CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, MARCH 7, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, Brian O’Neil, Chris Sansbury, Kendall Brown, Mark Stanley, Alex Hyman, John Thomas

Absent: Chris Guidera, Gloria Robinson-Cooper

Staff: Mary Catherine Hyman, Planning Director; Alicia Shelley, Secretary

Others: John Poston, Steve Woodard, Carol Woodard, Cheryl Wingard, Forrest Beverly, Clint Richardson, Jason Collins, Patti Kerwin

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES

Sansbury made a motion, seconded by O’Neil to approve the February 7, 2019 minutes. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS/REZONINGS

A. Request to annex approximately 62.42 acres of property, formerly the Conway Country Club Golf Course located on Country Club Drive (TMS 123-00-02-079 | PIN 324-00-00-0017, and request to rezone from Horry County Single-Family SF20 to City of Conway Low/Medium-Density Residential (R-1).

Forrest Beverly presented the request to the board. He stated that they wanted to bring a really nice development with R1 zoning with an average of 9,000 sf lot sizes with brick front homes ranging from $200,000 - $275,000. They have plans for amenities to include pool, clubhouse, sidewalks, walking trails and possibly a dog park. He states that the stormwater should be better as it was at the Deerfield Golf Club. He said that he rode the property during the last flood and there was no water on the property.

A Hyman asked if the ponds would remain in the same spot. Beverly said they may move around some and may be additional ponds.
A Hyman asked if there would be 3 ingress and egresses. Beverly said yes and that the amenities would be moved to the back of the property.

Thomas asked how many lots. Beverly said 198.

Sansbury asked about the entrance on Long Road. Beverly said that a traffic study would be done and we will have to meet DOT regulations.

Green asked if the roads were County as he knows that Country Club is County. Beverly said that Long is, and Graham is a City owned road.

Stanley asked what was flash flooding like in the area with Matthew. Beverly said flash flooding did not get as high as when it came back up.

Steve Woodard voiced his concerns about where all the water would run and more traffic in the area. Beverly said he expects most of the traffic to use the main entrance on County Club Drive. He expects very little on Graham Road as there are 3 speed bumps that have been added. He also said that he doesn’t expect stormwater to be a problem as 10 percent of the property will be retention ponds.

M Hyman stated that a traffic study will be required to determine what is needed at the proposed intersections. She said staff has reached out to SCDOT and they stated that the development will likely need to install a left turn lane on Graham Road or on Country Club Drive at the entrance opposite of Sherwood, or possibly both.

Jason Collins, neighbor across country club expressed his concerns with stormwater as he said that Country Club did flood during the flash flood on that Sunday night but did recede overnight and was gone the next day.

M Hyman said that in the packet was a map with the average lot widths and sizes of the surrounding neighborhoods. R-1 requires 7500 lot size minimum and 75’ lot width minimum where the R district requires 10,000 lot size minimum and 100’ lot width minimum.

M. Hyman said that the Technical Review Committee is currently reviewing the attached sketch plan and if the properties are annexed into the City, subdivision and land development regulations and the R1 zoning district requirements must be met. M Hyman stated that a citizen that lives on Long Road was unable to come to the meeting but his concerns were handed out to the members.

A Hyman made a motion that was seconded by Thomas, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

M Hyman said that a public hearing would take place at the April 1 City Council meeting.

B. Request to annex approximately 0.14 acres of property located at 117 Quail Run (TMS 151-25-01-008 | PIN 383-09-04-0072) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential
District (R-1).

M Hyman stated that the annexation request was submitted by Jordan Simbeck of AGS117QR LLC on February 6, 2019. The request is being made to allow an existing house that has recently changed ownership to tie into City water services. The rezoning request would go from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). If the properties are annexed into the City of Conway, R-1 Zoning District requirements must be met. The Comprehensive Plan identifies this parcel as Medium Density Residential in the Future Land Use Map.

A Hyman recused himself from this request and also the next request.

Sansbury made a motion that was seconded by O’Neil, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

C. Request to annex approximately 0.15 acres of property located at 126 Quail Run (TMS 151-25-01-058 | PIN 383-09-04-0057) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1).

M Hyman stated that the annexation request was submitted by Jordan Simbeck of AGS126QR LLC on February 6, 2019. The request is being made to allow an existing house that has recently changed ownership to tie into City water services. The rezoning request would go from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). If the properties are annexed into the City of Conway, R-1 Zoning District requirements must be met. The Comprehensive Plan identifies this parcel as Medium Density Residential in the Future Land Use Map.

O’Neil made a motion that was seconded by Stanley, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.


John Poston explained the request. He stated that these 4 parcels are owned by Conway Hospital Community Services. He said Conway Medical Center intends to build a resident intern facility and are requesting annexation for consistency since this will be part of the CMC Campus.

M Hyman added that the parcels are not within the City’s utility service area, and therefore annexation is not required. The applicant is requesting voluntarily annex into the city, and the development will be subject to all sections of the UDO.
A Hyman made a motion that was seconded by Sansbury, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

E. Request to annex approximately 0.49 acres of property located at 606 Johnson Street (TMS 136-12-10-033 | PIN 369-12-03-0009) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1).

M Hyman stated that the annexation request was submitted by Robert Weis on February 26, 2019. The request is being made to allow an existing house that has recently changed ownership to tie into City water services. The rezoning request would go from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1). If the property is annexed into the City of Conway, R-1 Zoning District requirements must be met. The Comprehensive Plan identifies this parcel as Existing Residential in the Future Land Use Map.

Sansbury made a motion that was seconded by A Hyman, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

IV. TEXT AMENDMENTS

A. Discussion on possible amendments to Article 4 – Use Tables, of the Unified Development Ordinance (UDO), regarding vocational schools as an accessory use to permitted uses in the Core Commercial (CC) zoning district.

M. Hyman stated that staff recently denied zoning approval of a business license application for a hair academy to be located in the Core Commercial (CC) zoning district. The applicant, SHB International Hair Academy LLC, is a current business owner in Conway of a hair salon (SHB International Hair Studio), who proposes to convert one of the units she is leasing into a hair academy. Because the hair academy will be operating as a standalone use in its own unit, rather than as an “accessory” use to the hair salon, it will need a separate license and must be treated as a separate entity. The academy would start with at least 6 students, but there is no cap as to how many students could potentially enroll in the program. The program would have its own instructor.

M Hyman said that Article 4 – Use Tables, of the UDO, does not permit vocational / trade schools in the CC district. Vocational / trade schools are permitted only in the Highway Commercial (HC), Institutional (IN), Light Industrial (LI) and Heavy Industrial (HI) zoning districts. As such, staff was unable to approve the applicants request.

M Hyman then said that this issue went before Council as a discussion item at the February 18th City Council meeting. In order to solve the issue of allowing the hair salon to obtain final approval by the state for the hair academy, council discussed allowing the use of a vocational school in the CC district for certain trades. Staff recommended that in order to achieve that objective without also allowing vocational schools in the district outright, Article 4 could be amended to allow vocational, trade schools as an accessory use (Pa) in
the CC district only, which would mean that the use would only be permitted as an accessory use when the principal use is permitted in the CC zoning district.

A Hyman made a motion to recommend the amendment to *Article 4* of the UDO regarding vocational schools as an accessory use to a permitted use in the CC zoning district to City Council and was seconded by O’Neil. The motion carried unanimously.

**B. Discussion on possible amendments to Article 2 – Definitions, Article 4 – Use Tables and Article 5 – Specific Use Regulations, of the Unified Development Ordinance (UDO), regarding Community Support Services (and other permitted and conditional uses) in the LI and HI zoning districts.**

M Hyman stated that the *UDO* currently defines five different types of day care services; none of which would be permitted in the Light Industrial (LI) or Heavy Industrial (HI) zoning districts. These include Adult Day Care Services, After School Programs, Child Day Care Facilities, Day Care Facilities for Adults, and Family Day Care Homes. Staff believes one of the reasons why these types of facilities have not been permitted to be located in these industrial districts is because of the need to provide areas where uses that are deemed to be “restricted” can be located, including adult entertainment establishments, bail bond establishments and tattoo parlors, which can only be permitted in the LI and HI zoning districts, with certain conditions.

M Hyman said that Horry County Disabilities and Special Needs is looking to purchase a property located within the Commerce Plaza Industrial for their facility, which provides individuals with intellectual or developmental disabilities a variety of services that aim to develop / strengthen their independence within the community. A majority of the parcels within this area are zoned HI, with a few being zoned LI. They are currently operating from a unit within a medical plaza off Singleton Ridge Road (Waccamaw Medical Park). The property they wish to relocate to is zoned HI.

M Hyman further stated that this item was discussed at a council workshop in February, where instead of permitting an adult day care service in either of the industrial districts, it was preferred that the use be called “Community Support Services”; a term provided by the applicants (Horry Co. Disability & Special Needs).

M Hyman also said that while drafting this amendment to allow Community Support Services, staff realized there were currently no provisions in the UDO dealing with outpatient treatment facilities and that this was the best opportunity to include it in the ordinance. Staff has listed this use as a type of “Community Support Facility”, as shown in *Article 4 – Use Tables*. Conditions for both the Community Support Services and Outpatient Treatment Facilities have also been provided.

Additionally, staff has also taken this opportunity to review the Use Tables in *Article 4*; specifically, the uses permitted in LI and HI, either outright or conditionally, and requests to remove certain uses that are currently permitted and allow others that currently are not permitted in order to be more in line with the intent of the LI and HI districts. These
amendments will also serve to maintain consistency with some of the more restrictive uses which can only operate in the LI and HI zoning districts (i.e. Adult Entertainment Establishments, Bail Bond Establishments, Tattoo Parlors etc.).

A Hyman made a motion to recommend the amendments to Article 2, Article 4 and Article 5 of the UDO relating to Community Support Services Facilities to City Council and was seconded by Thomas. The motion carried unanimously.

M Hyman announced to the Planning Commission that it was time to schedule the first Land Use Committee meeting. She suggested April 4 at 4:00 p.m. which would be the same day as the next Planning Commission meeting. The members that were interested in serving on the Committee are Brantley Green, Alex Hyman, Brian O’Neil, Chris Sansbury, and Gloria Robinson-Cooper.

V. PUBLIC INPUT

None.

VI. ADJOURN

Green made a motion, which was seconded, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:11 p.m.

Approved and signed this 4 day of April, 2019.

Brantley Green, Chairman