CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, MAY 2, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Chris Sansbury, Alex Hyman, John Thomas, Chris Guidera, Gloria Robinson-Cooper, Brian O’Neil, Mark Stanley

Absent: Brantley Green, Kendall Brown

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

Others: Kyle Fullwood, Benjie Andrew, Clint Richardson, Forrest Beverly

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A Hyman made a motion, seconded by Guidera to approve the April 4, 2019 minutes. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS

A. Request to annex, approximately 13.35 acres of property located on Highway 378 (TMS 136-00-03-010 | PIN 337-00-00-0017 and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Heavy Industrial (HI).

M Hyman presented the request to the board. She stated that the annexation request was submitted by Jamie McClain of Low Country Land & Timber LLC, authorized agent, on April 10, 2019 and that Kyle Fullwood also of Low Country Land was present to answer any questions. The applicant intends to develop an industrial park. The intent of the HI District is to accommodate areas for heavy manufacturing, distribution and processing.

There was no public input.

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

M Hyman stated that before City Council would review at Workshop, but now there is subcommittees and this would go before the City Council Planning and Development

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Committee on May 16, then it would have the public hearing and 2nd reading before City Council.

B. Request to annex, approximately 65.05 acres of property located on Four Mile Road (TMS 109-00-04-015 | PIN 326-00-00-0017) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R2).

M Hyman stated that on April 16, 2019, staff received an annexation request from Beverly Investments LLC for approximately 65.05 acres of property located on Four Mile Road (TMS 109-00-04-015 | PIN 326-00-00-0017) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R2).

Forrest Beverly stated that they wanted to annex into the city to tie into the property that they already own that is zoned R2. The will develop a master plan and work in the project in phases for probably a period of approximately 10 years. He said they would have access on Four Mile Road and Highway 501.

Mark Stanley asked if he had a traffic study or and discussions with DOT. Beverly said not at this time but when he starts on the project that the City will require him to meet requirements and he will work with them and DOT. M Hyman said that the City’s Technical Review Committee will also review.

There was no public input.

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

C. Request to annex, approximately 60.57 acres of property located on Cultra Road (PIN 326-00-00-0046) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R2).

M Hyman said that on April 16, 2019, staff received an annexation request from Beverly Homes of Conway for approximately 60.57 acres of property located on Cultra Road (PIN 326-00-00-0046) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R2).

The intent of the R2 District is to provide areas for medium density attached, detached, semi-attached and multi-family residential development in the City of Conway, and to prohibit uses that would substantially interfere with the development or continuation of residential structures in the District.

Beverly stated that this would tie into the existing Rivertown Row and have the same concept. He said that they are adjacent to the Conway Church of God and have a good working relationship with them.
There was no public input.

Guidera 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.

IV. REZONINGS

A. Request to rezone, approximately 5.57 acres of property located on Cultra Road (PIN 337-04-02-0079) from City of Conway Low/Medium Density (R1) to Medium Density Residential (R2).

M Hyman stated that on April 16, 2019, staff received a rezoning request from Beverly Homes of Conway for approximately 5.57 acres of property located on Cultra Road (PIN 337-04-02-0079) from City of Conway Low/Medium Density (R1) to Medium Density Residential (R2).

There was no public input.

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

B. Request to rezone, approximately 0.30 of an acre of property located on Third Avenue (TMS 137-06-04-001 | PIN 368-04-04-0036 from City of Conway High Density Residential (R3) to Core Commercial (CC).

My Hyman said that on April 17, 2019, staff received a rezoning petition request for the rezoning of approximately 0.30 of an acre of property located on Third Avenue (TMS 137-06-04-001 | PIN 368-04-04-0036) or as City maps show Highway 723, from City of Conway High Density Residential (R3) to Core Commercial (CC) for construction of an office building.

M Hyman continued to say that the intent of the CC District is to establish a thriving commercial and mixed-use district adjacent to the Central Business District that provides form and use of development compatible to that of the CBD, but not as strict with regards to design standards.

M Hyman then stated that Benjie Andrew was here to answer any questions.

There was no public input.

A Hyman made a motion that was seconded by O’Neil, to recommend the rezoning to City Council. The vote in favor was unanimous. The motion carried.
V. EMERGENCY ACCESS

A. Request to waive the requirement for emergency access for a proposed multi-family development at 600 Medlen Parkway (TMS: 122-00-04-027 / PIN: 338-00-00-0005).

M Hyman stated that the applicant intends to develop a multi-family residential project for autistic adults at 600 Medlen Parkway with one ingress/egress.

The applicant has asked to waive this requirement because the site does not have enough frontage to install two drives on Medlen Parkway. The project is under 100 units; therefore, the Fire Code only requires one approved fire apparatus access road. Since the proposed development meets the Fire Code requirements, TRC recommends approval of the waiver.

O’Neil made a motion that was seconded by A Hyman, to waive the requirement for emergency access. The vote in favor was unanimous. The motion carried.

VI. MEETING SCHEDULE

M Hyman said that the July 2019 meeting had to changed due to a holiday and that there was a conflict with the date chosen and recommended that the July PC meeting be held on Tuesday, July 9, 2019.

A Hyman made a motion to change the Planning Commission meeting in July to July 9, 2019. The motion was seconded by Guidera and carried unanimously.

VII. PUBLIC INPUT

None.

VIII. ADJOURN

A Hyman made a motion, which was seconded, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 5:44 p.m.

Approved and signed this ___ day of June, 2019.

[Signature]

Brantley Green, Chairman