

**CITY OF CONWAY  
CITY COUNCIL PLANNING AND DEVELOPMENT  
COMMITTEE MEETING  
MONDAY, JULY 15, 2019 – 4:00 P.M.**

**PRESENT:** Mayor Barbara Blain-Bellamy, Mayor Pro Tem William Goldfinch, and Council Committee Members Tom Anderson and Jean Timbes

**STAFF:** Adam Emrick, City Administrator; Mary Catherine Hyman, Planning Director; Taylor Newell, Public Information Officer; and Barbara Tessier, City Clerk

**OTHERS:** Felix Pitts, Greg McFarland, Benji Andrew, April O’Leary, Charley Ray, Joey Ray

**CALL TO ORDER:** Mayor Blain-Bellamy called the meeting to order.

**APPROVAL OF AGENDA:** **Motion:** Timbes made a motion, seconded by Blain-Bellamy, to approve the July 15, 2019 agenda. **Vote:** Unanimous. Motion carried.

**APPROVAL OF MINUTES:** **Motion:** Timbes made a motion, seconded by Blain-Bellamy, to approve the June 11, 2019 minutes as presented. **Vote:** Unanimous. Motion carried.

**ITEMS FOR DISCUSSION**

- A. **Request to annex approximately 121.2 acres of property located on Skipper Road between Cultra and Oak Streets (TMS 123-00-02-083 | PIN 325-00-00-0012) and request to rezone from Horry County Residential (SF20) to City of Conway Medium Density Residential (R2).** Hyman informed the committee that the request was to allow for an R2 residential subdivision with 162 proposed lots. Hyman explained that the developers wanted to have a narrower width than required by the R-1 zoning, but that the lots would be deeper if zoned as R2. The site plan is just a conceptual plan at this time. A good portion of the parcel is wetlands. A 15' landscape buffer is required along Cultra Road and Oak Street. Staff has informed the developer that Cultra Road is on the GSAT list for widening sometime in the future. Timbes noted that if the road was widened, the buffer would be lost. Hyman said that was correct, but that staff could talk to them about making it an open space instead. Hyman also noted that there would be shared driveways along Cultra and Oak. Hyman informed the committee that the Technical Review Committee was still reviewing the plans and there might be a few more changes.

Blain-Bellamy commented that the widening would occur at some point, and now was the time to make all concerns known about setbacks. Hyman replied that staff would

address this by suggesting the developer set aside open space or buffers along Cultra Road equal to the width of the future right-of-way.

There was some discussion concerning whether or not the wetlands would meet the stormwater runoff needs. Pitts, the developer's engineer, said it would and more.

**Motion**: Timbes made a motion, seconded by Anderson, to delay their recommendation to full Council until such time as the Technical Review Committee has reviewed the plans. **Vote**: Unanimous. Motion carried.

- B. **Request to annex, approximately 2.2 acres of property located on Highway 378 (PIN 337-15-04-0003) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Heavy Industrial (HI).** Hyman informed the committee that this parcel would be combined with the adjacent parcel to develop an industrial park. This was originally an open right-of-way, but because it was purchased, it became a parcel. In order for it to be combined with the adjacent parcel, that was annexed last month, it must be annexed and rezoned to HI. **Motion**: Timbes made a motion, seconded by Anderson, to move forward to Council with their approval. **Vote**: Unanimous. Motion carried
- C. **Request to rezone 3 parcels, approximately 10.25 acres of property located at 2501 East Highway 501 (TMS 151-00-03-060, 061, 021 | PIN 383-13-01-0069, 0070, 0071 from City of Conway Highway Commercial (HC) to Light Industrial (LI).** Hyman informed the committee that this request was to allow for the construction of a mini-warehouse storage facility. The UDO allows mini-storage facilities in HC but as a conditional use and is very prohibitive. The LI zoning district allows for mini storage, but without the conditions of HC. McFarland, who represented the applicant, informed the committee that the intention was to have a single-story building with a mixture of materials. The façade is about 16 feet in height. **Motion**: Anderson made a motion, seconded by Timbes, to move forward to Council with their approval. **Vote**: Unanimous. Motion carried
- D. **Request to rezone, 27.9 acres of property located off Highway 378 behind Shady Moss Court (TMS 136-00-03-028 | PIN 337-00-00-0021 from City of Conway Residential (Low/Medium Density R1 and Medium Density R2) to High Density Residential (R3).** Hyman informed the committee that this parcel was currently a split-zoned parcel with the center portion zoned R2 and the two wings currently zoned R1. The applicant wishes to rezone the entire parcel to R3 and develop multi-family units. There is an existing 66' access easement to the far right of the parcel. Should the developer construct more than 200 units, a second access would be required per the Fire Code. Hyman was asked if there was visibility from Hwy. 378 to this parcel. Hyman replied that there was not much visibility. Powell, the applicant's engineer, said a second access would have to be worked out with the individual property owner, whose property wrapped around this particular one if they go over 200 units. He noted

that usually multi-family developments were over 200 units so he would work to obtain land for the second access. **Motion:** Anderson made a motion, seconded by Blain-Bellamy, to move forward to Council with their approval. **Vote:** Unanimous. Motion carried

Goldfinch commented to those assembled that he was not voting because he was not a member of this particular committee.

- E. Request to rezone, 3.83 acres of property located on Cultra Road across from Everett Street (TMS 122-00-04-014 | PIN 337-03-02-0034 from City of Conway Forest Agriculture to Low/Medium Density Residential (R1).** Hyman noted this was a small strip on Cultra Road behind the Tiger Grand subdivision. The intent is to build single-family homes. SCDOT is requiring the shared driveways. The plans submitted have taken into account the widening of Cultra Road. The plan also shows a rear landscape buffer against Tiger Grand, although it is not required. The proposed development is considered a major subdivision, however, the current plan is missing sidewalks, street trees, open space, and stormwater. Concern was expressed about the widening of the road and the number of cars that would be associated with the homes. Powell, the applicant, noted the plan showed an extra-long radius on the driveway to allow more room for cars to turn. Mayor Blain-Bellamy noted that there was no way of knowing which side of Cultra would be the location of the widening. Powell commented that they had taken the widening of the road into consideration and none of the future homeowners would face condemnation. Powell did note that when the road was widened, SCDOT would tear out the required sidewalk. After discussion about the front setback, Powell informed the committee that it would be his recommendation to set the houses back 50-60' from the right-of-way. Emrick commented that the City could not require the setbacks to be that large. Powell noted it could be in the deed restrictions.

Goldfinch commented that it would be costly for the developer to put in long driveways that would need to be installed for homes set that far back on the property and could not see that happening especially if they were built on speculation. Powell remarked that the builder would have to build whatever met the conditions that existed. **Motion:** Blain-Bellamy made a motion, seconded by Anderson, to delay their recommendation to full Council until such time as the Technical Review Committee has reviewed the plans. **Vote:** Unanimous. Motion carried

- F. Request to rezone, 0.818 acres of property located at 2900 Fourth Avenue (TMS 136-12-03-013 | PIN 368-08-03-0008 from City of Conway Low/Medium Density Residential (R1) to Highway Commercial (HC).** Hyman advised the committee that the C&C gas station and was zoned R1. The applicant requests to rezone the parcel to Highway Commercial to bring it in to conformity. **Motion:** Anderson made a motion,

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seconded by Blain-Bellamy, to move forward to Council with their approval. **Vote:**  
Unanimous. Motion carried

**ADJOURN:** **Motion:** Anderson made a motion, seconded by Timbes, to adjourn the meeting.  
**Vote:** Unanimous. Motion carried.

**APPROVAL OF MINUTES:** this 19<sup>th</sup> day of August, 2019.

A handwritten signature in blue ink that reads "Barbara A. Tessier". The signature is written in a cursive style and is positioned above the printed name.

Barbara A. Tessier, City Clark