CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 2, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Chris Guidera, Wren McMeekin, Gloria Robinson-Cooper, Chris Sansbury, Kendall Brown, Brian O’Neil, Brantley Green

Absent: David Jordan

Staff: Adam Emrick; Planning Director; Barbara Tessier, Secretary

Others: David Norris, Forrest Beverly, John Poston

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:31 p.m.

II. APPROVAL OF MINUTES

Sansbury made a motion, seconded by Guidera, to approve the December 1, 2016 minutes as written. The vote in favor was unanimous. The motion carried.

III. ELECTION OF OFFICERS

Sansbury made a motion to nominate Green as Chairman. Guidera seconded the motion. Green accepted the nomination. The vote in favor was unanimous. The motion carried.

Green made a motion to nominate Sansbury as Vice Chairman. McMeekin seconded the motion. Sansbury accepted the nomination. The vote in favor was unanimous. The motion carried.
IV. ANNEXATIONS

A. Coastal Carolina University, requests annexation and subsequent rezoning of approximately 4.37 acres located at 120 Winyah Road (TMS# 151-00-03-004 / PIN 38311030002 from Horry County Highway Commercial (HC) to Institutional (IN).

B. Coastal Carolina University, requests annexation and subsequent rezoning of approximately 0.42 acres located at 1000 Block, Hwy. 544 (TMS# 150-00-07-015 / PIN 382120400010 from Horry County Neighborhood Commercial to Institutional (IN)

C. Coastal Carolina University, requests annexation and subsequent rezoning of approximately 0.49 acres located at 1000 Block, Hwy. 544 (TMS# 151-20-01-001 / PIN 382120400009 from Horry County SF 10 to Institutional (IN)

Emrick grouped the three requests as one as they were all the same request to annex and rezone to the same zoning district.

He said the parcel on Winyah Road, off Highway 501, was the band field, and the two parcels on Highway 544 were adjacent to each other just North of Buccaneers Cove. He said the Comprehensive Plan identified the parcels as Highway Commercial (HC) in the Future Land Use Map, but the requested Institutional zoning would keep all Coastal parcels in the same zoning designation.

Emrick said Staff recommend the annexations and rezonings as requested.

Poston said the university had no immediate plans for the parcels on Highway 544. He said there was another parcel on Highway 544 they would like to annex once it became adjacent to the city.

Guidera made a motion, seconded by McMeekin, to approve the three requests as presented. The vote in favor was unanimous. The motion carried.
V. REZONING

A. Request by Ekklesia Christian Church to rezone approximately 8.31 acres of property located at 2469 Highway 501 E (TMS# 151-00-03-020/PIN 38311030005) from Highway Commercial (HC) to Planned Development (PD) to allow for the development of a church and related amenities

Emrick said that in December 2016 the church filed an application to rezone this vacant lot. The lot is approximately 8.31 acres. The Unified Development Ordinance (UDO) requires that any religious use using property greater than three (3) acres must rezone to Planned District. This is because generally, a religious use greater than three acres tends to include uses beyond just a church or parsonage.

Emrick said no plans had been submitted, but the applicants intended to develop a church, gymnasium, and a youth center. Emrick said before any construction could begin, the TRC would review and approve development plans.

Emrick said it was staff’s recommendation that the Board review the site plan and narrative, and make a recommendation to City Council on the rezoning of the property.

There was no representative present for the church.

Green asked if there was already infrastructure in place. Emrick said there was and that a pond on the property would be retained, but the road was being removed.

O’Neil made a motion, seconded by Guidera, to approve the rezoning request. The vote in favor was unanimous. The motion carried.

VI. PRELIMINARY PLANS REVIEW

A. Forrest Beverly on behalf of Beverly Homes, LLC, requests preliminary approval of Phase 2B of the proposed Rivertowne Row subdivision consisting of 76 lots currently zoned R-2, which is identified as PIN 337000033, 33704020027, 33704030021, and 33704030026.
Emrick said this phase had 76 lots on 26.59 areas and required 1.514 acres of open space. He said the portion of the pond and walking trail that was permitted to be used as open space equaled 0.511 acres leaving 1.003 acres of open space to be provided by paying the fee in lieu.

Emrick said in addition, Phase 2A incorporated a total of 0.737 acres of open space into Phase 2B. Of that amount, 0.275 came from a portion of the pond and a walking trail, leaving 0.462 acres of open space to be provided by paying the fee in lieu.

The total amount of open space to be covered by the fee in lieu would be 1.465 acres or $12,118.21 in fee in lieu based on a per acre price of $8,271.82.

Emrick said the developer had requested approval of two street names, Road A – Magnolia Bay Drive and Road B – Big Bay Court. Both of these street names had been 911 approved.

Emrick said staff recommended approval of these requests.

Beverly said paying the fee in lieu helped the City parks and that was great for the children. Emrick said in the past, open space has not been useable for some subdivisions that required less open space.

Guidera made a motion, seconded by Sansbury, to approve the request for preliminary review, the fee in lieu, and the two street names. The vote in favor was unanimous. The motion carried.

B. DN Engineering, applicant, requests a review of changes to the previously approved 148-lot subdivision at Woodland Lakes located off Dirty Branch Road. (TMS# 136-00-03-091/ PIN 36900000032)

Emrick said this subdivision has been approved in 2007, but it was never built due to the economy. He said a new developer had purchased the property and was now going to begin building.

Emrick said the engineer, DN Engineering, had slightly modified the plans to bring the subdivision into conformity with the UDO in terms of open space, road connections, and landscaping.

Emrick said there would be a centralized open space of over an acre. He said lots 1-6 were double lots and a berm would be installed between the houses and Dirty Branch Road.
Emrick said if the Board had no issues with the changes, a vote was not necessary.

Green asked Beverly if he saw much use of open space. Beverly said it was not used much. He said it had not worked well at New Castle and so they gave the land to the City. He said Woodland Lakes was not near any city park and they would likely put in a small playground for the residents. Emrick said the trails would be in before the houses.

Beverly said he appreciated Emrick's assistance with this subdivision.

The Board had no issues so there was no vote taken.

VI. PUBLIC INPUT

There was none.

VII. ADJOURN

There being no further business to come before the Board, Sansbury made a motion, seconded by McMeekin, to adjourn the meeting. The vote in favor was unanimous. The motion carried and the meeting adjourned at 5:50 p.m.

Approved and signed this 2nd day of March, 2017.

Brantley Green, Chairman