CITY OF CONWAY PLANNING COMMISSION MEETING
THURSDAY, JULY 7, 2016
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, David Jordan, Chris Sansbury, Gloria Robinson-Cooper, Chris Guidera, Brian O’Neil, Kendall Brown, Jim Young

Absent: Wren McMeekin

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

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:32 p.m.

II. APPROVAL OF THE JUNE 2, 2016 PLANNING COMMISSION MINUTES

Young made a motion, seconded by O’Neil, to approve the June 2, 2016 minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONING/ANNEXATIONS

A. Request by Jenks Hedgepath on behalf of Keith Collins to rezone approximately .52 acres of property located near the corner of 16th Avenue and Church Street in the Buckwood Subdivision (TMS# 123-13-06-004 PIN 33810030007) from existing Low Density Residential (R-1) to Professional (P) for the purposes of commercial redevelopment (REMANDED TO PLANNING COMMISSION FOR FURTHER REVIEW BY CITY COUNCIL)

Applicant not present yet so Board moved to Item B.

B. Request by Loreese C. Thomas to rezone approximately .2 acres located behind and contiguous to 1402 Church Street (TMS# 123-1304024, PIN 33811040013) from Neighborhood Commercial (NC) to Highway Commercial (HC) and approximately .9 acres located at 1402 Church Street (TMS#123-1304027 / PIN 33814010022) a portion of which is currently zoned Neighborhood Commercial (NC) to Highway Commercial (HC)

Emrick told the Board that the property was split zoned, a portion of it was zoned Neighborhood Commercial (NC) and a portion was
zoned Highway Commercial (HC). He said the parcel was currently a vacant lot adjacent to Pizza Inn, and once housed a car wash facility.

Emrick said the applicants wished to rezone to accommodate the future development of a restaurant with a drive-thru, which would not be permitted in the Neighborhood Commercial zoning district. Emrick said the Comprehensive Plan identified the parcel as Highway Commercial on the Future Land Use map.

Emrick said staff recommended the rezoning of the property.

Jimmy Jordan was present as agent for the applicants. He said the split zoning should have been resolved years ago without the applicants having to pay to have the parcel rezoned. He said it should have been an administrative function.

Jordan said the street beside the parcel was going through the process of being abandoned. He said he had already talked to Emrick about this.

Sansbury made a motion, seconded by Guidera, to approve the rezoning request as presented. The vote in favor was unanimous. The motion carried.

C. Request by Horry County Commission on Alcohol & Drug Abuse dba Shoreline Behavioral Health Services to rezone approximately .456 acres, located at 901 Bell Street, (TMS# 137-0127008, PIN 33814040068) from Highway Commercial (HC) to Professional (P)

Emrick said this property was used as a group home. He said the group home was a legal non-conforming use. He said the rezoning request was being made to bring the use into compliance. He said as a legal non-conforming use, they could not expand in any way. He said they wished to enclose a porch area to be used for office space. He said it would require a variance in the future, but the rezoning would permit them to make this change in the structure.

Emrick said the Comprehensive Plan identified the parcel as Professional on the Future Land Use map. Emrick said staff recommended the rezoning of the property.
Jordan made a motion, seconded by O'Neil, to approve the rezoning request as presented. The vote in favor was unanimous. The motion carried.

A. Request by Jenks Hedgepath on behalf of Keith Collins to rezone approximately .52 acres of property located near the corner of 16th Avenue and Church Street in the Buckwood Subdivision (TMS# 123-13-06-004 PIN 33810030007) from existing Low Density Residential (R-1) to Professional (P) for the purposes of commercial redevelopment (REMANDED TO PLANNING COMMISSION FOR FURTHER REVIEW BY CITY COUNCIL)

Emrick said this request had come before the Board previously with the request to be rezoned to Highway Commercial (HC). He said when it went to City Council, there had been some opposition from the community. City Council had a concern about it being rezoned to Highway Commercial, and remanded the request to go back to the Planning Commission for further review.

Emrick said staff felt that rezoning the parcel to Professional would be an appropriate compromise. He had spoken to Hedgepath about rezoning the property to Professional instead.

Emrick noted that the only access to this parcel was from Sixteenth Avenue, whereas all the residential parcels had internal access.

Jordan asked about the deed restrictions on the property. Emrick said they had expired.

Sansbury asked if the owners were happy with the Professional designation. Hedgepath said they were. He said it would not take away from their intentions for the property. He said Councilwoman Timbes had a concern that it might affect the development of the corner lots. Hedgepath said the contractors for the two developments would work together.

Robinson-Cooper asked if this would restrict traffic into the Rec Center. Emrick said there was no entrance to the Rec Center from Sixteenth Avenue.

Jordan made a motion, seconded by Guidera, to approve the rezoning request as presented. The vote in favor was unanimous. The motion carried.
IV. TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE

A. Consideration of an amendment to the Unified Development Ordinance Article 11 to create a category of signs for Shopping Centers and amending various sections of the UDO to properly reference said amendment

Emrick said staff had received several inquiries for shopping center developments recently and there was no mechanism by which signage could be approved should these developments come to fruition. He said an amendment was needed to accommodate these potential shopping center developments.

Emrick said the Unified Development Ordinance, Article 2-Definitions regarding Shopping Center Identification Signs provides a reference to UDO Section 11.4.11, which clearly was intended to provide for signage for large scale, multi-tenant shopping centers. Emrick said though that Section 11.4.11 was the section of the sign ordinance for residential subdivisions and multi-family developments. He said there was nowhere in the UDO that provided for signage for multi-tenant shopping center developments.

Emrick said staff recommended Commission review and make a recommendation to Council.

Jordan asked why you would want a monument sign instead of a freestanding sign. Emrick said a monument sign was more aesthetic. Guidera said Hilton Head had mostly monument signage. Emrick said he was not sure it was intentional. Guidera said it worked well there.

The Planning Commission allowed public input from Jimmy Jordan, who said he was working on a few deals that would require larger signs than currently permitted.

Young made a motion, seconded by O'Neil, to approve the request to amend the UDO to address shopping center developments regarding signage. The vote in favor was unanimous. The motion carried.
V. STAFF UPDATE ON DEVELOPMENT ACTIVITY

Emrick told the Board he wanted to bring them up-to-date on some of the recent activity in the city. He said the city was at an all-time high on developments, he said there were local and national chains that were making inquiries, he said there was a large grocery store coming, more student housing talks were underway, he said KFC was coming back on Church Street next to McDonald's where the fireworks store had been. Emrick said the housing developments were going strong. He said a new subdivision, Oak Glen, had just started building. He said the housing permit had been 30 and over for the last two months. He said there was activity at the Fairways in Wild Wing with 14 new units. He said there was some interest in Kiskadee at Wild Wing as well. He said there were plans in the works for the currently defunct Carsens Ferry.

VI. PUBLIC INPUT

There was none.

VII. ADJOURN

There being for further business to come before the Board, the meeting adjourned at 6:00 p.m.

Approved and signed this 15th day of Sept., 2016.

[Signature]
Brantley Green, Chairman