CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 9, 2014
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Tammy Hughes, Brantley Green, Larry Foye, David Jordan, Hank Garbarz
Absent: Chris Guidera, Gerald Wallace
Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary
Others: Tommy Moore, Keith Benton, Sr., Dianne Read

I. CALL TO ORDER

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

Foye said it was time to elect a new Chairman and Vice Chairman and asked for nominations.

Garbarz nominated Gerald Wallace as Chairman, seconded by Brantley Green. The vote in favor was unanimous. The motion carried.

Jordan nominated Larry Foye as Vice Chairman, seconded by Hughes. The vote in favor was unanimous. The motion carried.

II. APPROVAL OF MINUTES

Green made a motion, seconded by Garbarz, to approve the November 7, 2013 minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATION/REZONING REQUEST

A. Request by Keith A. Benton, Sr. and Norman Tommy Moore, Jr. to annex approximately 2.02 acres of property located at 3412 Highway 701 South and to rezone the property Neighborhood Commercial (NC) upon annexation. (TMS #136-00-05-010)

Leinwand said this property had recently changed ownership, and the new owner requested City of Conway sanitary sewer services. Because the property is contiguous to the Conway Municipal Limits, annexation was required.

Leinwand said the property owner had requested to rezone the property from Horry County’s Commercial Forest Agriculture (CFA) to the City of Conway’s Neighborhood Commercial (NC).
Leinwand listed the uses located on the property at this time. They are the Fisherman’s Headquarters, apartments, indoor storage and outdoor open air storage. He said if the property was annexed and rezoned to Neighborhood Commercial, the use of the apartments and the indoor and outdoor storage would be considered nonconforming. Only the Fisherman’s Headquarters would be a permitted use. He said the uses could continue because of the current valid moratorium of Section 12.1.2.D of the UDO through September 30, 2014. He said after September 30, 2014, the uses could only continue if they have not been discontinued for over 180 days.

Leinwand said based on the recommendations of the Comprehensive Plan, staff recommended approval of the annexation and rezoning request to Neighborhood Commercial (NC).

Grabarz asked if the storage was for the owner or if it was rented out. Benton said they rented the storage area. He said the outdoor storage was for boats and campers. Grabarz asked where the outdoor storage was located. Benton said it was located behind the building.

Jordan made a motion, seconded by Grabarz, to approve the requested annexation and rezoning.

IV. DEVELOPMENT ENTRANCE MARKERS AND LANDSCAPE MEDIANS

A. Request by Dianne Read of the Westridge Subdivision Beautification Committee to install a subdivision sign, a fence, and landscaping to the grass median along Westridge Boulevard.

Leinwand said in December 2013, staff met with Dianne Read who lives in the Westridge subdivision. Read said a group of neighbors in the subdivision would like permission from the city to install a subdivision sign, a fence, and landscaping inside the median of Westridge Boulevard. He said in order to make these improvements, the Planning Commission must review and approve the request.

Leinwand said according to the proposal, the fence would be four feet tall and would be placed inside the Westridge Boulevard median. He said a two feet wide sign identifying the Westridge Subdivision would be placed on the fence facing US Highway 378. He said various types of small vegetation along with a short brick border, would be placed around the fence area.

Leinwand said if the Board approved the request, it was staff’s recommendation to include the following requirements:

1) The City will not be responsible for any maintenance of the signage, fence or landscaping.
2) An entity responsible for maintenance shall be created.

3) No such improvements shall interfere with sight distance or with normal maintenance requirements or otherwise pose a hazard to vehicular, bicycle, or pedestrian traffic.

4) In the event of loss, damage or lack of maintenance, the City may remove all improvements and maintain the area in accordance with City standards.

Hughes made a motion, seconded by Jordan, to approve the request as long as the applicant met the requirements for maintenance. The vote in favor was unanimous. The motion carried.

V. TEXT AMENDMENTS

A. Amendment to Article 7 Streets and Circulation of the City of Conway Unified Development Ordinance (UDO) relating to Access Management.

Leinwand said this text amendment was staff initiated.

Leinwand said with the recent increase in growth along SC Highway 544, particularly multifamily developments, staff was proposing this text amendment to be able to require a secondary ingress/egress in order to impose reasonable connectivity allowing access across the developed property and to the adjoining properties. He said the proposed amendment was to ensure public safety and public welfare.

Leinwand said Staff had worked with Coastal Club, the newest student housing development, to provide a secondary access into the rear of the development for public safety purposes.

Leinwand said the proposed amendment would ensure the city could require, in the early stages of a multifamily development, a second point of access.

Leinwand said Staff had received a legal opinion to help in the drafting of the proposed text amendment.

Jordan said he didn't like the part that would allow the possibility to adjoin other property. He said he felt it was taking away property rights from someone by making them give access to additional property for no consideration. He cited the Murphy Express and Walmart. He said while connectivity would have been nice, it was Walmart's property.
Green said where Coastal Club purchased an easement for secondary access, the proposed amendment would force easements across adjacent properties for secondary access. Leinwand said if the amendment had been in place, the city could have asked up front for the Monarch student housing development to provide an easement to the adjacent undeveloped property, which is now Coastal Club.

Grabarz said he thought this would be for site specific situations.

Jordan said Coastal Club was not required to have a secondary access. Leinwand said the Fire Department worked with Coastal Club because the ordinance did not provide the ability to require it.

Jordan said if he was Monarch, he would not want people driving through his property to get to Coastal Club. He said it should be up to Coastal Club to figure out a way, which they did, to provide secondary access. Grabarz said they could put a gate up that only residents could use. Leinwand said the Coastal Club secondary access was for emergency use only and was gated. Grabarz said he was thinking more of a housing development next to a shopping center. He said that's where a gate would be of good use.

Jordan suggested striking out the language in 7.2.1 A "and to the adjoining properties." Grabarz asked if that would not be nullifying the entire paragraph. Green said just as Coastal Club did, property for another access could be purchased. Grabarz said he thought the paragraph raised too many other questions.

Jordan made a motion, seconded by Hughes, to amend the proposed addition to section 7.2.1.A by striking out "and to the adjoining properties" and inserting "to a public right-of-way." The vote in favor was unanimous. The motion carried.

VI. PUBLIC INPUT

There was none.

VII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:00 p.m.

Approved and signed this 6 day of March, 2014.

Larry Foye, Vice Chairman