CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, APRIL 2, 2015
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Chris Sansbury, Brantley Green, Howard Henry, Larry Foye, James Young, Wren McMeekin
Absent: David Jordan, Tammy Hughes, Chris Guidera
Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary
Others: David Gaulfetter, Scott Shelley, Dean Varner, Jimmy McDowell, Kevin Sansbury

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Henry made a motion, seconded by Foye, to approve the February 2, 2015 minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONING

A. Request by Kevin Sansbury to annex and rezone approximately 3.0 acres of property located at Old Dunn Lane and Four Mile Road (vacant lot, TMS #122-01-01-026/ PIN 32610010001) from Horry County CFA/FA zoning to Institutional (IN).

Emrick said the owner had requested to rezone the property from a split zoned Horry County Commercial Forest Agricultural and Forest Agricultural zoning district to City of Conway Institutional (IN).

Emrick said the intent of the Institutional zoning district was to provide areas for the development of medical, education and high educational facilities set in a campus-like setting. He said the applicant would like, in the future, to develop this property into a day care facility, which would be permitted in the Institutional zoning district. Emrick said that if the property was annexed and rezoned to Institutional, all uses in the zoning district would be permitted.

Emrick said staff recommended approving the annexation and rezoning as requested.
Scott Shelley, the proposed buyer of the property, said he thought this would be an asset to the community. He said Langston Baptist Church was selling the property to he and his wife.

Chris Sansbury made a motion, seconded by McMeekin, to approve the requested annexation and rezoning. The vote in favor was unanimous. The motion carried.

B. Request by Michael Wallace Anderson to annex and rezone approximately 2.3 acres of property located at 141 East Cox Ferry Road (United Van Lines, TMS # 151-00-04-013 / PIN 38301020023) from Horry County Commercial Forest Agriculture (CFA) to Heavy Industrial (HI).

Emrick said Anderson through his agent, Dean Varner, requested to annex vacant property along East Cox Ferry Road. He said the site was currently used by a cell phone tower and a shipping and receiving truck/van company. Emrick said the applicant proposed to continue to operate both facilities as permitted in the Heavy Industrial zoning district. He said the applicant also planned to subdivide out a parcel, which is currently used by the cell tower. Emrick said the annexation and rezoning would accommodate the subdivision.

Emrick said if the property was annexed and rezoned to Heavy Industrial, all uses in the zoning district would be permitted. Emrick said staff recommended the approval of the annexation and the rezoning as requested.

Varner said HTC wanted to expand the base compound area to allow for extra carriers on the tower.

Howard made a motion, seconded by Sansbury, to approve the request as recommended by staff. The vote in favor was unanimous. The motion carried.

IV. LETTER OF CREDIT

A. Carsens Ferry

Emrick said there were two letters of credit for Carsens Ferry. He said one was for the top course of asphalt, sidewalks, street trees and as-builts. The second letter of credit was for erosion control.

Emrick said staff recommended not renewing the letter of credit. He said the existing infrastructure had begun to fail given the amount of time which as passed between the initial installation and now. He said the amount in the letter
of credit for the asphalt, etc. would not be enough to cover the sidewalks and street trees once the one inch of asphalt had been done.

Emrick said it was staff’s recommendation to draw down the letter of credit, and complete whatever infrastructure could be completed with the funds.

Foye made a motion, seconded by Young, not to approve a renewal of both of the Carsens Ferry letters of credit. The vote in favor was unanimous. The motion carried.

B. Ridgewood

Emrick said this letter of credit was for sidewalks and street trees. Emrick said construction had been slow, but it was beginning to pick up. He said at this point, only twenty percent of the lots had been developed, and staff was recommending the extension of the letter of credit for an additional year in the same amount.

McMeekin asked who was responsible for the repairs. Emrick said the developer was responsible.

Young made a motion, seconded by McMeekin, to extend the Ridgewood West letter of credit for an additional year at the same amount. The vote in favor was unanimous. The motion carried.

C. Meadow Farms

Emrick said this subdivision was only about half built out. He said he had talked to the developer, and the developer thought it was about to pick up. Emrick said the letter of credit was to cover the sidewalks.

Emrick said staff recommended renewing the letter of credit for an additional year in the same amount.

Young made a motion, seconded by Sansbury, to approve the extension of the Meadow Farms letter of credit for an additional year in the same amount. The vote in favor was unanimous. The motion carried.

D. Coastal Club

Emrick said this letter of credit was the water maintenance. He said they had given the city a check in the amount $18,500, and the city still held the funds. He said there was no action necessary by the Board.
V. AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO)

A. Amendment to Article 9, Landscaping and Buffers of the City of Conway Unified Development Ordinance (UDO)

Emrick said during the drafting of the Unified Development Ordinance, the buffering requirements were changed from considering adjacent zoning districts to adjacent uses. He said this had resulted in confusion over appropriate buffering of legal non-conforming uses and buffering that covered multiple land uses on a single adjoining side. Emrick said this amendment would change the landscape buffering requirements from considering adjacent uses to considering adjacent zoning districts. Emrick said this would be easier to understand and be more efficient and provide a more uniform buffering standard.

Emrick said staff recommended approving this amendment to Article 9.

Sansbury said this would be much simpler and cleaner. McMeekin thought it would be for the better.

Emrick gave several examples of non-identified parcels that showed the confusion using the buffering for adjacent uses.

Young said it would be a better scenario for commercial properties. Henry expressed concern for those long term residential uses that might be affected by the lesser buffering required by a commercial use.

Foye made a motion, seconded by Henry, to approve the amendment to Article 9 as presented with requiring twice the amount of plant material in the same sized buffer to adequately protect the residential use when the residential use is currently legal non-conforming adjacent to a Neighborhood Commercial or Highway Commercial property.

VI. AMENDMENT TO THE OFFICIAL ZONING MAP

A. Amendment to the Official Zoning Map for the City of Conway to add the CCU Neighborhood Overlay Zone

Emrick said in 2009 Horry County adopted an overlay zone to cover several neighborhoods which abutted Coastal Carolina University. He said the residents were facing problems with homes being rented to college students which included noise, parking, speeding, litter, and underage drinking.

Emrick said the overlay limited rentals to four unrelated persons per home or 1 per permitted bedroom, whichever was the lesser. The overlay also added parking regulations to control improper parking in front yards and designated open spaces.
Emrick said the city's current definition of "Family" was no more than three unrelated persons. He said all single family residential dwellings were expected to comply with this definition.

Emrick said all of the neighborhoods in the County Overlay zone were also in the City of Conway Water Service District and subject to future annexation. He said when the parcels adjacent to the city were sold, they were often annexed into the city. He said many times the purchasers would have researched the County Overlay as part of their business planning. Once annexed, the city's regulations apply, which reduced the number of unrelated residents to 3 instead of the 4 permitted by the county.

Emrick said adopting the same overlay standards as Horry County would assist in uniformity and consistency for enforcement purposes. He said the current proposal is to only consider changing the city's definition of "Family" within the existing bounds of Horry County's Overlay.

Sansbury said more and more of these properties would become investment properties. Henry said it made sense to have the same standard as the county.

Young made a motion, seconded by McMeekin, to approve the proposed adoption of an overlay mirroring the Horry County Coastal Carolina University Neighborhood Overlay Zone. The vote in favor was unanimous. The motion carried.

VII. PUBLIC INPUT

There was none.

VIII. ADJOURN

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

Approved and signed this 7 day of May, 2015.

Brantley Green, Chairman