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

Present: Chris Sansbury, Brantley Green, Kendall Brown, Wren McMeekin, Brian O'Neil, Jim Young

Absent: David Jordan; Chris Guidera

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

Others: Jimmy Jordan, Jenks Hedgepath, Randy Anderson

I. CALL TO ORDER

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

II. APPROVAL OF THE FEBRUARY 4, 2016 PLANNING COMMISSION MINUTES

O'Neil made a motion, seconded by McMeekin, to approve the February 4, 2016 meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. LETTERS OF CREDIT

A. Oak Place

Emrick said this letter of credit was to cover sidewalks and street trees and, was set to expire on May 7, 2016. He said the letter of credit was in the amount of $30,622.50. Emrick said because on 43% of the lots had been developed, and permits had been issued in the last six months, staff recommended approving the renewal for an additional year.

McMeekin made a motion, seconded by Sansbury, to approve the additional year extension for the Oak Place letter of credit in the current amount. The vote in favor was unanimous. The motion carried.
B. Ridgewood West

Emrick said this letter of credit was to cover sidewalks and street trees, and was set to expire on May 19, 2016. He said the letter of credit was in the amount of $93,750.00. Emrick said because only 30% of the lots had been developed, and new homes have been permitted within the last six months, staff recommended the extension of the letter of credit for an additional year.

Emrick said the developers were requesting to reduce the amount of the letter of credit, but the details had not been agreed upon. Emrick said staff was inclined to approve the reduction if the engineer's estimate was acceptable.

Sansbury made a motion, seconded by Young, to approve the extension of the letter of credit, giving staff the authority to accept a reduced amount if acceptable.

IV. REZONING/ANNEXATIONS

A. Request by Jimmy Jordan on behalf of Joyce J. Utt, et al to annex and rezone approximately 15 acres of property located on East Cox Ferry Road near the intersection with Conway Plantation Drive (65 acre vacant tract, TMS# 151-00-04-008, PIN 38300000347) from Horry County Commercial Forest Agriculture and General Manufacturing and Industrial (CFA/MA2) to Institutional (IN)

Emrick said the property owner wanted to annex and rezone the 15 acres from a CFA and MA2 County zoning districts to the City of Conway Institutional District to facilitate the development of student housing. He said the applicant planned on developing student housing on this site with access coming from the Atlantic Center.

Emrick said staff recommended the annexation and rezoning subject to the applicant subdividing the 15 acres out of the County, and acquiring access to the parcel from the Atlantic Center prior to Final Reading.

Young said for the record that he had represented the applicant, but was not recusing himself on this matter.

Jordan, the applicant, said there would be a secondary construction entrance and would have a crash gate for the Fire Department. He said the entrance on the Coastal side needed final approval from them and still needed to be ironed out. Jordan said there were no detailed plans yet.
He said they were making sure the City was aware though. He said it would be low density as it was only going to be two-stories.

Emrick said he had included in their package, a rendering of a building similar to what was being considered for this location. Emrick said this project had not gone before the TRC yet.

McMeekin made a motion, seconded by O’Neil, to approve the annexation and subsequent rezoning as presented. The vote in favor was unanimous. The motion carried.

B. 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# 123-13-06-025 / PIN 33810030007) from existing Low Density Residential (R-1) to Highway Commercial (HC) for the purposes of commercial redevelopment

Emrick said the subject property was located near the corner of Sixteenth Avenue and Church Street. He said this parcel was adjacent to the recent rezoning of six lots on the corner of Sixteenth and Church. Emrick said the property owners wanted to rezone the parcel to Highway Commercial (HC) to accommodate commercial development.

Emrick said it was staff’s recommendation for the Board to review and make a recommendation to City Council.

Green said the six other properties were rezoned without much issue. Emrick said this particular lot had also been vacant for a long time. O’Neil asked what they wanted to build on the lot. Emrick said an office building.

Green said it made sense being so close to the intersection.

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

C. Request by Krishna P. Maganti on behalf of Diamond Lakes Properties, LLC, et al to annex and rezone approximately 2.8 acres of property located at 100 Patriot Hollow Way (Existing Student Housing Development, TMS# 150-00-06-031, PIN 38205040049) from Horry County General Residential (GR-18) to Institutional (IN)

Emrick said this request was to annex and rezone existing student housing. He said the applicant intended to continue operating student housing at this site.
Emrick said it was staff’s recommendation to approve the annexation and rezoning as requested.

There were no questions or comments from the Board.

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

D. Request by Matthew J. Babcock, Horry Furniture Co. Inc., Jack and Jackie Fenner, Eldridge R. Inman, and Larry and Lorna Skipper to rezone approximately 2.76 acres of property located on Second Avenue between 1508 and 1529 Second Avenue (TMS# 137-06-04-015 PIN 36804040050, TMS# 137-06-04-014 PIN 36804040049, TMS# 137-06-04-013 PIN 36804040048, TMS# 137-06-05-010 PIN 36805010015, TMS# 137-06-05-009 PIN 36805010016, TMS# 137-06-05-008 PIN 36805010017, TMS# 137-06-05-007 PIN 36805010018, TMS# 137-06-05-006 PIN 36805010019, TMS# 137-06-04-018 PIN 36804040052, TMS# 137-06-05-002 PIN 36804040054, TMS# 137-06-05-005 PIN 36804040057) from existing High Density Residential (R-3) to Core Commercial (CC) for the purposes of commercial redevelopment

Emrick said the properties were located on Second Avenue between Church Street and the Horry County Courthouse facility. He said the neighborhood had been subject to a great amount of property maintenance issues and had been slow to redevelop. He said the request of the property owners was to accommodate commercial development and stimulate positive development activity in the area. Emrick said this was a transitional areas between high density residential zoned properties and Core Commercial zoned properties.

Emrick said he talked to Jennifer Hughes who used her property for rental property and her tenants had been there for 10 years. He said she was not ready to rezone at this time, but perhaps later on. He said there were other houses on several lots. He said it would not affect them except to perhaps drive their property values up.

Emrick said the city had made several property owners demolish structures on this section of the street and this is what had spurred Fenner to come forward with the rezoning request.

Emrick said if the parcels were rezoned to Core Commercial, it was hoped it would jump start growth in the area.
Emrick said an issue though was that Second Avenue ended and did not connect all the way to Highway 723. He said if this area developed, he could see connecting the two as a possibility.

Emrick said Core Commercial was the city's downtown zoning district. He said this was the zoning district surrounding this parcels. He said this zoning district was designed to keep the downtown feel. Emrick said there had been interest by the legal profession in the area being so close to the courthouse.

Emrick said it was staff’s recommendation to approve the multiple parcel rezoning request.

Sansbury made a motion, seconded by O'Neil, to approve the rezoning of the parcels. The vote in favor was unanimous. The motion carried.

Green asked Emrick if there was anything he wanted to share. Emrick said he was fielding a lot of commercial inquires. He said the fireworks store and the Exxon by McDonald’s were being demolished. He said he had not seen a site plan, but that he said he had gotten a preliminary annexation from the fireworks store. He said there was also some interest in the former Ryan’s. He said residential plans were also coming in at a good rate.

Green welcomed Kendall Brown and Brian O'Neil to the Board.

V. PUBLIC INPUT

There was none.

VI. ADJOURN

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

Approved and signed this __________ day of ________, 2016.

[Signature]

Brantley Green, Chairman