CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 2, 2017
COUNCIL CHAMBERS – 229 MAIN STREET – 5:30 P.M.

Present: Chris Guidera, Kendall Brown, Brian O’Neil, Chris Sansbury, Mark Stanley, John Thomas, Gloria Robinson-Cooper, Brantley Green

Absent: Wren McMeekin

Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary

Others: John Poston, Lynn O’Brien, Charlton Butler, Penelope Butler, Philip Chasin and another from SOBA Recovery, Susan McMillan, Marshall McMillan, Barbara Streeter, Kathy Ropp, Forrest Beverly

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES (October 5, 2017 & October 12, 2017)

O’Neil made a motion, seconded by Sansbury, to approve the October 5, 2017 minutes as written. The vote in favor was unanimous. The motion carried.

Guidera made a motion, seconded by Brown, to approve the October 12, 2017 special meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS

A. Annexation of approximately 113 acres, consisting of 3 parcels off Four Mile Road and Hwy 501 identified as (TMS # 109-00-04-021 | PIN 32600000032; TMS# 122-00-03-005 | PIN 32600000033; and TMS# 122-00-03-045 | PIN3260000034), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R-2)

The applicant was not present at 5:30 and the agenda item was moved back on the agenda until he was present. The applicant arrived as the second agenda item was being heard. This agenda item was heard directly after agenda item 2.

Hyman said the city had received the annexation application on October 13, 2017. She said the intended use for the parcels was for a single-family home subdivision. Hyman said the properties were now currently zoned Horry County Commercial Forest Agriculture (CFA).
Hyman said even though they planned to build single-family dwellings, they requested the zoning of Medium Density Residential (R-2) for its width requirements.

Hyman said the Comprehensive Plan Future Land Use Map identified one parcel as Rural Residential, one as Forest Agriculture, and one Highway Commercial.

Forrest Beverly, the applicant, said there was not a lot of access on Hwy 501 and they probably did intend to have a drive there as well at Four Mile Road in the master plan. He said this development would be similar to what they had done at Rivertown Row and Tiger Grand. He said the buyers were mostly retired and did not want large yards to maintain. He said they did not have any layout yet since they had to wait for the rezoning to be approved.

Green asked Beverly what the estimated density would be. Beverly said the plan was typically 3 lots per acre.

Green asked Hyman if there had been any call on this request. Hyman said there had been no calls.

Sansbury asked Hyman if there were any staff concerns. Hyman said staff concern was the Future Land Use Map, because it had designated the parcels to be something different, but this was the direction the area seemed to be headed.

Stanley asked if the main entrance would be off Four Mile Road, and Beverly said that was correct. Beverly said it would be safer to exit onto Four Mile and get onto Hwy. 501 from the stop light.

O'Neil asked about a curb cut onto Hwy. 501. Beverly said that would be up to SCDOT. He said maybe they could have a decal lane on 501. Green said that SCDOT did not like traffic crossing over the highway.

Guidera made a motion, seconded by Stanley, to approve the annexation request as submitted. The vote in favor was unanimous. The motion carried.

B. Annexation of approximately 9.3 acres located on Hwy. 544 and Edwards Lane (TMS #150-00-06-154 l PIN 38205010009; TMS #150-00-06-084 l PIN 38205010008; TMS #150-00-06-100 l PIN 38205010007; TMS # 150-00-06-114 l PIN 38205010006) and rezone from Horry County Single-Family Residential (SF20) to City of Conway Institutional (IN)

Hyman said Castles Engineering on behalf of Donald E. Edwards, John M. Edwards, and Connie E. Altman, submitted an application to annex and rezone multiple parcels consisting of 9.3 acres of property located on Highway 544 and Edwards Lane. She said the intention was to combine the parcels to build student housing.

All the properties are currently zoned Horry County Single Family Residential (SF20).

Hyman showed conceptual renderings for the development. She also said that a secondary access was being worked on to West Cox Ferry Road.
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Poston said this housing was for upperclassmen. Poston said this property was adjacent to two already established student housing developments. Poston said the university had gotten their on-campus housing needs met, but there was still a need for junior and senior housing. He said it was nice to have dedicated student housing available. He said this development would be comprised of 161 units with 536 beds. He said they were very early in the process and these numbers were subject to change. He said they were seeking the annexation and rezoning first.

Poston then talked about the secondary access. He said he had talked with Jeremy Carter, the Assistant Fire Chief, about the need for this access. He said they had just acquired an access easement in from West Cox Ferry Road. He said they would work with the fire department in regard to their requirements. He said it would be similar to the emergency access of the other student housing developments.

Edwards Lane, a private Right-of-Way, is also included in the rezoning. Poston said the conceptual plan did not show the improvements to Edward Lane yet. He said that the improvements would meet the requirements of the city’s UDO.

Green asked if Castles had any conversations with the property owners. Poston said that the realtor had been proactive on that front.

Robinson-Cooper asked if this development was out of need expressed by the university. Poston said it was a need based on available housing in the area. He said it was not a university funded project. He said it was a private venture. Robinson-Cooper asked if the units would be marketed just to students. Poston said that was the intent.

O’Neil asked Hyman if there had been any concern voiced by the community. Hyman said there had not been any calls.

There was a discussion about the area already being a congested area and whether or not excel or decal lanes would be installed.

Robinson-Cooper asked who would be responsible for the security and safety at this development – the university or the city. Hyman said it would be the city because the development was not part of the university. Hyman said that both the fire and police departments reviewed the plans as well.

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

IV. REZONINGS

A. Request to rezone the property identified as TMS #137-01-24-001 | PIN 338140200057 & TMS# 137-01-024-002 | PIN 338140200058 from Low Density Residential (R-1) to Professional (P).

Hyman said this request had been received on October 19, 2017. She said the parcels were approximately 0.19 and 0.18 acres. She said the applicant intended to combine the two lots in the future. Hyman said once the lots were combined, a new office building could be
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constructed. She said another possible option was to use the property as a parking lot for the existing office building across the street, as it had been historically used in the past. Hyman said if they wanted to use the property as stand-alone parking lot, a use variance would be required, as well as paving and landscaping per City regulations.

Green asked about buffering and landscaping. Hyman said the UDO requirements would have to be met.

Hyman said the Future Land Use Map had designated the parcels as Low Density Residential (R-1).

Susan McMillan spoke and said Conway was big on its history and historically this had been a parking lot. She said they also owned the parcel across the street and they would like to “marry” them together again so it could go back to its historic use if the need arose.

Charlton Butler, Sr., a resident on Ninth Avenue, said he would prefer the parcels not be a parking lot. He was concerned about crime. He said they had gotten letters from the police about gun fire. He said that parking was permitted before without the consent of Council. Hyman told Mr. Butler that the parking lot had been there prior to zoning.

Green asked Hyman if the city had any issues with the rezoning, Hyman said the city had no issues at this time with the rezoning.

Sansbury made a motion, seconded by Thomas, to approve the requested rezoning as submitted. The vote in favor was unanimous. The motion carried.

V. LETTERS OF CREDIT

A. Renewal Request – Fairways

Hyman said this renewal request was for sidewalks in the Fairways subdivision at Wild Wing. She said the original letter of credit was issued in 2006, but there had been a turn down in the economy and building had ceased for several years. She said in the last year, a good deal of units had been built and that in September of 2017, permits for 14 townhomes had been issued.

Hyman said Team Malphrus was requesting an additional year at the same amount, which was $71,843.89.

Green explained to the newer Board members that there had been a cap of 5 years on letters of credit, but with the turn down in the economy, they had opted to allow the letters of credit be extended past 5 years as long as there was some activity.

O’Neil made a motion, seconded by Guidera, to approve the one-year extension at the same amount of $71,843.89. The vote in favor was unanimous. The motion carried.
VI. TEXT AMENDMENTS

A. Consideration of an amendment to Article 2 and Article 5 of the Unified Development Ordinance to allow book exchange boxes as an accessory structure in front and side yards.

Hyman said the city had been approached by a local organization about having book exchange boxes, known as “Little Free Libraries,” placed around the city. She said the city viewed the boxes as accessory structures and as such, they would not be permitted to be installed in front or side yards. Hyman said City Council had discussed the possibility of amending Article 2 and 5 of the UDO to allow the book exchange boxes in the front and side yards at a workshop on October 16, 2017.

Barbara Streeter was present to talk to the Board about the boxes. Streeter said this was a community project that Create! Conway and the Conway Cultural Development Corporation had started in Conway. She said they hoped to spark creativity and literacy. She said this concept was nation-wide and in 80 different countries. She said the idea was to leave a book/take a book. She said Create! Conway had 6 structures to install.

Brown asked if the boxes would be installed at businesses. Streeter said they would be installed with owner permission at residential sites. She said they already had arrangements made for 5 of the boxes to be installed. She said each library would have a steward. She said each box might have different reading materials based on the make-up of the neighborhood. She said some might be more geared to seniors or children.

Streeter said over 400 books had been donated, and she thanked the Conway Library for their donation. Streeter was asked about vandalism to the boxes. She said if the same box was vandalized over and over, it would be removed. She also said that anyone could remove inappropriate materials from the boxes.

There was some confusion over the size of the boxes, but Streeter said they would hold about 20-30 books. Green thought there should be some parameters on the size of the boxes. Hyman said there would be.

O’Neil asked who would be responsible for obtaining insurance for the boxes. Streeter said they would be considered like mailboxes or playhouses. O’Neil said it would be the homeowner and not Create! Conway. Streeter said that was correct.

Guidera made a motion, seconded by Thomas, to approve the proposed amendment to Article 2 and 5 to permit the installation of book boxes on the front and side yards. 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, Green made a motion, seconded by Guidera, to adjourn the meeting. The vote in favor was unanimous. The motion carried and the meeting adjourned at 6:20 p.m.

Approved and signed this 11th day of June, 2018.

Brantley Green, Chairman