CITY OF CONWAY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, MARCH 1, 2018
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Chris Guidera, Alex Hyman, Brantley Green, Brian O’Neil, Mark Stanley, Chris Sansbury

Absent: Gloria Robinson-Cooper, Kendall Brown, John Thomas

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

Others: Kenneth Wells, J.P.Jordan, Theresa Falke, John Poston, Barb Eisenhardt, Rusty Helms

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES (February 1, 2018)

A. Hyman made a motion, seconded by Guidera, to approve the February 1, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONINGS

A. Request to rezone the property located at 3304 4th Avenue (TMS #136-16-03-002 | PIN 36809040035 from Professional (P) to Highway Commercial (HC).

M. Hyman said on February 13, 2018, staff received a rezoning petition request for the rezoning of a lot located at 3304 4th Avenue TMS #136-16-03-002 | PIN 36809040035 from Professional (P) to Highway Commercial (HC).

The property requesting rezoning is approximately 1.30 acres. The applicant intends to open a vet clinic, and possible pet crematorium. She said the UDO did not permit this use in the Professional Zoning District.

Green said the existing funeral home had a crematorium.

A. Hyman asked if there had been any response from the public on this request. M. Hyman said there had been one call and they were just asking what the sign posting was for.
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A. Hyman made a motion, seconded by O’Neil, to approve the rezoning request as presented. The vote in favor was unanimous. The motion carried.

IV. PLANNED DEVELOPMENT AMENDMENT

A. Request to amend the Wild Wing Planned Development (PD) identified as TMS #151-00-04-135 | PIN 383-00-00-0337, TMS #151-00-04-204 | PIN 383-00-00-0321, TMS #151-00-04-136 | PIN 383-13-02-0070, PIN 384-16-01-0030, PIN 383-13-02-0072, PIN 383-13-02-0073, and PIN 384-16-01-0032 to allow density assignment between parcels and use changes on three parcels.

M. Hyman said this request had come before the Board in February and had been approved. At that time, the applicant proposed to combine four parcels B-4 (PIN 383130200070), B-5 (PIN 38416010030), and D-5 (PIN 38300000321) with D-4 (PIN 38300000337) to build single or multi-family on four undeveloped parcels. Two of these parcels, located along Wild Wing Boulevard, are proposed to change from commercial to residential (single and/or multi-family). One parcel, located between Fairways and Aviary Village, is proposing to change from single-family only to single and/or multi-family. The last parcel already allows single and multi-family. No density will be increased. The proposed amendments would allow 625 units on the combined approximate 42-acre parcel. However, since that time, a wetland study had been completed that expanded the perimeter of the project boundaries. She said because of this change, Council requested that it come back before the Board.

Barb Eisenhardt, a resident of Wild Wing, said the Army Corp of Engineers had to sign off on any change to the wetland and she was not sure that had done that at this time. She asked the Board not to make any decisions tonight.

Ms. Eisenhardt brought up the secondary entrance as she had at the February meeting. She said they were concerned about safety, the number of vehicles on the Wild Wing Boulevard, and they did not want to have to remove their fountains in order to accommodate the secondary road where it was proposed.

In discussion, it was mentioned that neither Winyah or Yeager, the roads Eisenhardt suggested be used for the secondary entrance, were city roads. No one was sure if the roads were county or perhaps private. A. Hyman said he was not sure that the Fairways had enough area to allow a road behind them.

A. Hyman then said that the secondary road was not an issue for this Board as he had pointed out at the February meeting.

Theresa Falke, a resident of Wild Wing, spoke. She said the Bellamy Student Housing was permitted to enter/exit their location into an industrial area. She said that
was showing favoritism. Guidera said the City could not force the developers to use Yeager.

Falke then said she was concerned about water run-off into their lakes. M. Hyman said this development would have to meet the requirements of the City for stormwater. Green said this development could not channel the water into their lakes.

Falke asked why parcel D-5 had to be changed to accommodate multi-family, and Green said that was the developer’s choice. She said they wanted it to stay just single-family.

Stanley wanted to be sure that he understood what was being asked. He said he understood that they were not deleting any of the parcels that had been approved at the February meeting and that they were expanding the area. M. Hyman said that was correct.

Sansbury made a motion, seconded by A. Hyman, to approve the extension of the parcels as requested. The vote in favor was unanimous. The motion carried.

V. TEXT AMENDMENT

A. Consideration of an amendment to Article 5 – Specific Use Regulations of the Unified Development Ordinance (UDO) to allow mobile food trucks as a pilot program on private property.

M. Hyman said three food trucks have recently requested to locate on private property, which is not currently allowed under the City’s mobile vending ordinance. Council discussed the request during its workshop at the November 20, 2017, meeting, and asked staff to draft an amendment to allow food trucks on private property as part of a pilot program. It was then discussed again at the February 5, 2018 meeting. Because Council had a concern about competition to the brick and mortar establishments, all restaurants with a City of Conway Business License were sent a written invitation to attend the meeting, and the discussion was advertised on the City’s website. She said there had been no responses, but staff had been made aware that there had been some concerns.

Stanley asked if there would be a limit on the number of days a food truck could be at one location. M. Hyman said there would not be and that DHEC required the food trucks to leave at night for regular cleaning.
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There was discussion about what hours the food trucks could operate. Green suggested that the hours coincide with the City’s noise ordinance hours.

Green asked if the CAB would have to approve the appearance of the food trucks. M. Hyman said that would be done at the staff level.

A. Hyman made a motion, seconded by O’Neil, to amend the ordinance to permit food trucks on private property and to set hour of operation to coincide with the City’s noise ordinance hours. 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 6:05 p.m.

Approved and signed this 5th day of April, 2018.

[Signature]

Brantley Green, Chairman

[Signature]

Chris Sansbury, Vice Chairman