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

Present: Alex Hyman, Chris Guidera, Chris Sansbury, Gloria Robinson-Cooper, Kendall Brown, Brian O’Neil, John Thomas

Absent: Brantley Green, Mark Stanley

Staff: Mary Catherine Hyman, Planning Director

Others: Barb Eisenhardt, John Poston

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES (March 1, 2018)

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

III. ANNEXATIONS

A. Request to annex approximately 15 acres of property located on Yeager Avenue (TMS #151-00-04-016 | PIN 38300000338) and request to rezone from Horry County Limited Industrial (LI) to City of Conway Heavy Industrial (HI).

M. Hyman said on March 20, 2018, Castles Engineering, on behalf of Vulcan Lands, Inc. requested the annexation and rezoning of approximately 15 acres of property located on Yeager Avenue (TMS 151-00-04-016 | PIN 38300000338) and request to rezone from Horry County Limited Industrial (LI) to City of Conway Heavy Industrial (HI) for a rockyard with concrete crushing.

M. Hyman said the intent of the HI District is to accommodate areas for heavy manufacturing, distribution and processing. She said if the parcel is annexed and rezoned to Heavy Industrial (HI) all uses in this zoning district would be permitted.

M. Hyman said the Comprehensive Plan identifies this parcel as Industrial on its Future Land Use Map.
Brown asked what the past use of the property had been. M. Hyman said it was her understanding that the prior use had been of a similar nature.

Poston said there had been some rail issues in the past that forced Vulcan to move their material out toward Raines. He said now it was put on trucks into Horry County. He said he did not know if they would be reactivating the rail delivery.

A. Hyman said it was his understanding that the annexation was required for this parcel to obtain water and sewer services. M. Hyman said that was correct.

Guidera said they would be crushing concrete and asked if there would be machinery on property to crush the concrete. Poston said if this was an allowed use in Heavy Industrial in the City of Conway, it would be an option for them. Guidera asked what noise and dust would be created. Poston replied those were operational issues and he could not respond to the question. Guidera asked if those issues would interfere with the residents. Poston said he was not familiar with concrete crushing and he did not know if they had any mitigation plans. M. Hyman said she had printed out the City's Heavy Industrial requirements for review by the Planning Commission. She noted that said some of the potential concerns are addressed in the ordinance, including air and water pollution, odor, and noise.

A. Hyman said that per the Ordinance, noise was required to be 70 decibels between 7 a.m. and 7 p.m. and 65 decibels between 7 p.m. and 7 a.m. O'Neil asked if any perimeter landscaping was required. She said fairly heavy landscaping would be required. She said they would have a 25' buffer all the way around the property. She said Wild Wing already had a buffer of 25', for an overall buffer of 50'.

A. Hyman said with the current Limited Industrial, he thought that Horry County would allow them to have this use anyway. M. Hyman said the County's ordinance had been changed and this use would now require Heavy Industrial zoning in the County as well.

O'Neil asked if this would allow them to run 24/7. M. Hyman stated that they would have to meet the noise requirements of the City. She said she did not know if their intent was to run 24/7, and that was also an operational question.

Robinson-Cooper asked about the zoning of surrounding properties. M. Hyman said there was the Wild Wing PD, which was residential. She showed on the map what was currently in Horry County that was already industrial. She said there was the railroad and a mix of Highway Commercial, residential, and some industrial along Hwy. 501.
A. Hyman said he thought the goal would be to annex all the property near this particular one. M. Hyman said most of the parcels were already in operation in the County. She explained that properties are usually annexed when they are being developed or if there is a change in ownership and they need water services.

Robinson-Cooper asked if the Fairways at Wild Wing property had been built out yet. Hyman said it was platted out, but not completed. M. Hyman said the Board had also recently seen a request to amend the Wild Wing Planned Development in this vicinity for multifamily.

Robinson-Cooper asked what road they would be using, and M. Hyman explained they would be using Yeager.

A. Hyman asked if this was contingent on the railroad getting back up and running. Poston said he had talked to Vulcan and he did not know. He said there would be costs involved and it would have to be decided if it made sense. He said R.J. Corman was looking for more users along the line. Poston said some their final product would be used nearby. He said the asphalt company nearby used aggregate in their mix. O’Neil said it was a good way to recycle.

Eisenhart wanted to speak to the Board on this issue. She said in some states cement crushing is not allowed within a 3-5 mile radius of residential property. She said it caused silicosis in a lot of cases. She said the silica that was released when concrete is crushed can get into people’s lungs.

Eisenhardt said a Wild Wing resident passed away and it was determined that his death was probably due to silicosis. She said he had no previous lung issues. She said he was not a smoker and did not have a job that relative to any of the things you would worry about.

Eisenhardt said the other plants around them gave off so much dust in that section of Wild Wing have thick dust on their boats, cars, and railings. She said the Vulcan plant would only be 300 steps from the panhandle at the Fairways. She said another 180 homes were still to be built near that area.

She said she was raising this as a health concern for all the residents of Wild Wing. She asked the Board to consider these facts.

Poston asked if he could make one quick point. He said Vulcan had owned this property since 1985 and was in the business of aggregate materials since that time. He said any of the residents of Wild Wing had ample time to do research on Vulcan and what they did. He said the Wild Wing community was developed in 2005. He went on to say that when Wild Wing was built, Southern Asphalt was operational right across from
where Blue Max Trucking. He said it was there and visible to the residential buyers. He said he would not argue health issues. They were not asking for a new use of the property. He said it had always been an industrial area. Poston said he lived on a golf course and he hated golf balls hitting his house, but he knew that would happen when he purchased the house. He said he did not think it would be fair of him to oppose golf courses because golf balls hit his house. He said that same argument applied here.

Eisenhardt said they were concerned because the letters the residents received said Vulcan wanted to rezone from Limited Industrial to Heavy Industrial. She said she would be a liar if she claimed to know the difference between the two zonings. She said they were aware of the other plants, but knew they were for light industrial uses. She said if there was a significant difference between the two, that would be part of their argument. She said if it was light industrial before, it should stay that way.

Guidera made a motion, seconded by A. Hyman, to approve the annexation. Guidera, A. Hyman, and Sansbury voted in favor. Thomas, Brown, Robinson-Cooper and O’Neil voted nay. There were not enough votes in favor to approve the annexation. The motion failed, and no subsequent motion was made.

Poston asked if this did not get annexed, would the city still provide water services. M. Hyman said she would have to look into that.

IV. PLANNED DEVELOPMENT AMENDMENT

A. Request to amend the Carsens Ferry Planned Development (PD) identified as TMS #122-00-04-022 | PIN 33704030019 to remove approximately 3.5 acres from the Commercial Tract to be added to the Residential tract for development of Phase 5, and addition of sign language.

M. Hymn said the applicant was not present, but she would go ahead and present it. She said on April 9, 2007, the Rivertown Landing Planned District (PD) was approved by Conway City Council. This PD is a mixed use development that contains 28.55 acres of land and includes multi-family condominium units, single-family attached residential units, and office and retail.

M. Hymn said Rivertown Landing is now known as Carsen’s Ferry. Amendments were made to the PD in 2010 and 2017.

M. Hyman said on February 23, 2018, Staff received amended plans for Carsen’s Ferry, removing 3.5 acres from the “Commercial” tract to be added to the “Residential”
tract for development as Phase 5. This proposal adds 18 units to Carsen’s Ferry for a total of 88 units. There will be approximately 1.5 acres remaining in the “Commercial” tract. She said to retain the PD zoning, they still had to have some commercial tracts. The zoning requirements for Phase 5 will be the same as Phases 1-4. The typical proposed lot is 38.5’ wide by 83’ deep with an area of 3195 sf. The minimum lot width along the street right-of-way line is 27.54’ located along a right-of-way curve. The minimum lot depth along a side yard line is 78.08’. Setbacks are as follows: Front – 5’; Side – 5’ (10’ minimum between structures); Rear - 5’.

M. Hyman said the proposed amendment also adds language for a proposed sign. She said the proposed sign did not meet city sign requirements, and they were requesting an amendment to their PD to add language to allow the signage. Hyman asked if the sign request would need to go before the Zoning Board of Appeals. M. Hyman said if it was added to the PD language, they would not have to go to ZBA. Hyman asked how far off from the UDO the sign request was. M. Hyman said it was the height, the size, and it had an electronic message center. A. Hyman asked where it would be located. M. Hyman said she believed it would be located at Hwy. 501, but the applicant had not submitted a site plan.

M. Hyman was asked how many more units would be added, and she replied it would be 18 more residential units. She was asked if they actually planned to build the commercial units, and she said they were. She said she did not know when they planned to build the commercial units, but they did intend to build them.

There was discussion about how much the PD had changed since its inception, and that it was originally supposed to be more similar to Market Commons. Sansbury said the new homes were selling since the last amendment.

A. Hyman asked if they could approve the request, but recommended that the sign go to the Board of Zoning Appeals for a variance rather than language being added to the PD. M. Hyman said if they were more comfortable doing that, they could.

A. Hyman made a motion, seconded by Guidera, to grant the variance for the removal of approximately 3.5 acres from the Commercial Tract to be added to the Residential tract for development of Phase 5, but deny their request for the signage and have them go to the Board of Zoning Appeals. The vote in favor was unanimous. The motion carried.
V. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:53 p.m.

Approved and signed this 3rd day of May, 2018.

Chris Sansbury, Vice Chairman