CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 6, 2020
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

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

Absent: None

Staff: Mary Catherine Hyman, Deputy City Administrator / Planning & Development Director; Alicia Shelley, Planning Assistant

Others: Rikin Patel, Rein Mungo, Dale Grunsky, Davis Inabnit Jr, Jim Tufts

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Guidera made a motion, seconded by Thomas to approve the January 2, 2020 minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONINGS

A. Request to rezone, approximately 0.13 of an acre of property located at 1616 Sixth Avenue (TMS 137-01-34-011 | PIN 368-03-02-0045) from City of Conway Medium Density Residential (R2) to Highway Commercial (HC).

Hyman stated that on January 7, 2020, staff received a rezoning petition request for the rezoning of approximately 0.13 of an acre of property located at 1616 Sixth Avenue (TMS 137-01-34-011 | PIN 368-03-02-0045) from City of Conway Medium Density Residential (R2) to Highway Commercial (HC). This request is to allow for combination with the adjacent Highway Commercial (HC) parcel to be used for an addition of the existing gas station/convenience store.

Rikin Patel was present and further explained the request.
Stanley made a motion to grant the rezoning as requested. O’Neil seconded the motion and the motion carried unanimously.

B. Request to rezone approximately 5.32 acres of property located at 198 Long Ave (TMS: 123-10-33-007 | PIN: 339-08-01-0003) from City of Conway Residential (R1) to Planned Development District (PD).

Hyman stated that on January 27, 2020, staff received a request from Trinity United Methodist Church to rezone approximately 5.32 acres of property located at 198 Long Ave (TMS: 123-10-33-007 | PIN: 339-08-01-0003) from City of Conway Residential (R1) to Planned Development District (PD). The church has been vacant since suffering flood damage after Hurricane Florence. In addition to renovations due to flood damage, the church is also planning additions to the building. Because the footprint of the building is expanding, rezoning to PD is required to bring it into compliance with the UDO. Any religious use of a parcel of property greater than 3 acres requires Planned District zoning under the UDO. This is because, generally, religious uses of larger size include uses beyond just a church or parsonage.

She then stated that a detailed narrative of the proposed Planned District was attached and that Dale Grunsky was present to answer any questions.

Sansbury made a motion to grant the rezoning request as presented. Robinson-Cooper seconded the motion and the motion carried unanimously.

IV. ROAD CLOSURE

A. Discussion on closure of Pinewood Circle Alley between Joshua Hudson etal (PIN 338-11-01-0060) and Andrew B Cooke etal (PIN 338-11-01-0057).

Hyman stated that Andrew Cooke ETAL, and Joshua Hudson ETAL are the property owners located on either side of a 20’ private alley that runs between their respective properties, from Sixteenth Ave to Pinewood Circle. These adjoining owners seek to have the unimproved 20’ private alley declared closed with the alley being split between the two property owners.

Hyman stated that the City of Conway Code Section 1-3-23 requires the following: “Prior to the introduction of an ordinance...for the permanent closing of any abandoned street, the applicant for such an ordinance shall publish a notice in three (3) issues of a newspaper having general circulation in the city stating the nature of
the franchise, license or right sought or a description of the street sought to be closed, and the date on which the application is to be presented to the council which shall be at least one (1) week after the last notice.” The applicant is responsible for these requirements. State Code Section 57-9-10 requires the following: “Any interested person, the State or any of its political subdivisions or agencies may petition a court of competent jurisdiction to abandon or close any street, road or highway whether opened or not. Prior to filing the petition, notice of intention to file shall be published once a week for three consecutive weeks in a newspaper published in the county where such street, road or highway is situated. Notice also shall be sent by mail requiring a return receipt to the last known address of all abutting property owners whose property would be affected by any such change, and posted by the petitioning party along the street, road, or highway, subject to approval of the location of the posting by the governmental entity responsible for maintenance of the street, road, or highway. The Department of Transportation shall promulgate regulations which once effective will establish the minimum mandatory size, language, and specific positioning of signs pursuant to this section.”

Hyman then said that the request will go before City Council for workshop then two readings. The request, by the applicant, will comply with all City and State advertising, notice, and signage requirements.

Davis Inabnit stated that there is a row of hedges in the right of way and that it has never been used by the public.

O’Neil made a motion to recommend approval of the alley closure. Thomas seconded the motion and the motion carried unanimously.

V. PARKING PLAN – Discussion and review of a proposed Master Parking Plan for Coastal Carolina University

Hyman stated that CCU is looking to build a Learning Library Complex (LLC) on its campus, proposed for where parking lot “G” is currently located; between Wheelwright Auditorium and Kearns Hall. With the expansions that have occurred over the last several years, and the loss of parking in some areas, as well as the addition of parking in other areas, staff recommended that the university develop a Master Parking Plan, which requires review and approval from Planning Commission. Based on the City’s current parking requirements, the university is compliant with the minimum parking requirements. Fluctuations in enrollment could increase or decrease the requirements
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for parking; however, as the university continues to grow, it is more likely than not that there will be an increase in enrollment numbers. The removal of parking lot G will include the elimination of 88 student parking spaces, 41 faculty and staff spaces, and 3 reserved spaces. This will reduce CCU’s overall parking to 7,536. However, the university proposes to keep the same number of ADA spaces that is currently provided in parking lot G, only they will be relocated within the site to accommodate the proposed building. The architectural site plan that has been provided and was included in the boards packet.

Rein Mungo further explained the request.

Thomas made a motion to recommend approval of the proposed Master Parking Plan for Coastal Carolina University. Sansbury seconded the motion and the motion carried unanimously.

VI. PUBLIC INPUT

Jim Tufts, resident of 510 Ninth Avenue asked if requirements such as short term rentals are not addressed in the ordinance, does that mean that they are not permitted.

Hyman stated that City Council has asked staff to research the ordinance at other jurisdictions and report their findings to City Council. This should be presented to them at their March meeting. As it is now there is just no way to address the issue.

VII. ADJOURNMENT

A motion was made and seconded to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 5:40 p.m.

Approved and signed this 5 day of March, 2020.

[Signature]

Brantley Green, Chairman