CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 3, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

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

Absent: Chris Sansbury

Staff: Mary Catherine Hyman, Planning Director; Alicia Shelley, Secretary

Others: Forrest Beverly, John Grant, James Grant, Jimmy Edwards, K. Wells

I. CALL TO ORDER

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

II. ELECTION OF OFFICERS

M. Hyman stated that per the UDO we are to hold the Election of Officers at the beginning of each calendar year.

Guidera made a motion to elect Brantley Green as Chairman. A. Hyman seconded the motion. The vote in favor was unanimous and the motion carried.

Green made a motion to elect Chris Sansbury as Vice Chairman. A. Hyman seconded the motion. The vote in favor was unanimous and the motion carried.

III. APPROVAL OF MINUTES

A. Hyman made a motion, seconded by O'Neil to approve the December 6, 2018 minutes with the change of Christ to Chris. The vote in favor was unanimous. The motion carried.

IV. ANNEXATIONS

Request to annex approximately 7.53 acres of property located on Four Mile Road (PIN 32610020007, 32610020008, 32610020009, 32610020010, 32610020011, 32610020012, 32610020013, 32611010001, 32611010002, 32606040048) and request to rezone from Horry County Office/Professional/Institutional (OPI) to Low/Medium Density Residential District (R-1).
M. Hyman stated that this annexation request, submitted by Beverly Homes LLC on December 18, 2018, is being made to allow future single-family homes on the ten parcels to tie into City water and sewer service. If the properties are annexed into the City of Conway, the R-1 Zoning District requirements must be met.

M. Hyman stated that Forrest Beverly was present to answer any questions.

There was no public input.

A Hyman made a motion that was seconded by Guidera, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

V. REZONINGS

A. Request to rezone the property located at 606 Hill Street (TMS #137-05-10-069 | PIN 36802030077) from Low/Medium-Density Residential District (R-1) to Medium-Density Residential District (R-2).

M. Hyman stated that on December 16, 2018, staff received a rezoning petition request for the rezoning of a lot located at 606 Hill Street (TMS #137-05-10-069 | PIN 36802030077) from Low/Medium-Density Residential District (R-1) to Medium-Density Residential District (R-2). The property requesting rezoning is approximately 0.21 of an acre. The applicant intends to build a duplex on the property. A duplex was previously located on the property, and was demolished in 2013.

M. Hyman informed the board that Per UDO Section 6.1.4 – Minimum Area of Zoning District, “no tract of land shall hereafter be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of three (3) acres in area. Tracts less than three (3) acres in area annexed into the city limits, may be zoned for a classification different from that of the surrounding in-city properties provided such zoning classification is consistent with the Future Land Use Map of the Conway Comprehensive Plan.”

M. Hyman further stated that the intent of the R-2 District is to provide areas for medium density attached, detached, semi-attached and multi-family residential development in the City of Conway, and to prohibit uses that would substantially interfere with the development or continuation of residential structures in the District. If the property is rezoned to R-2, all uses in this zoning district would be permitted.

Jim Edwards, agent stated that the owners grew up in the neighborhood and wanted to rebuild a duplex to rent out. He said that it would help the look of the neighborhood and that none of the neighbors had any objections.
A. Hyman had concerns about meeting the setbacks for the zoning district.

There was no public input.

M. Hyman stated that it would still have to go to City Council for 2 readings, one of which would be a public hearing, the property would be posted and letters will be sent to adjacent property owners.

Stanley stated that he had a problem with the size of the lot not being at least 3 acres in size as per the UDO.

Chairman Green said that they would have to meet the requirements of the district and since no one had any objections he didn’t want to limit the landowners to not be able to reinvest in their property.

A. Hyman agreed and also stated that there was a duplex there before. He also asked about a variance.

John Grant, applicant stated that the duplex caught fire and that is why it was torn down.

M. Hyman said that staff pondered on whether they should ask for a use variance because historically they had something there. They went with a rezoning but she did not know that the duplex had burned until just now.

Robinson-Cooper asked if there was something in the UDO about granting rezonings in low income communities. M. Hyman said not at this time.

The board had a lengthy conversation and had concerns about the duplex being about to meet the requirements of the R2 district, including landscaping, parking, setbacks.

M. Hyman stated that the board could defer the request and let staff work with the applicant to see if they think the requirements could be met.

A. Hyman made a motion that was seconded by O’Neil, to defer the request until next month. The vote in favor was unanimous. The motion carried.

B. 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 stated that on December 19, 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 veterinarian office and clinic. This same request was approved by the Planning Commission on March 5, 2018. However, the request was withdrawn prior to approval by City Council.
The intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.

K. Wells, agent was present to answer any questions.

There was no public input.

A Hyman made a motion that was seconded by Guidera, to recommend the rezoning to City Council. The vote in favor was unanimous. The motion carried.

VI. TEXT AMENDMENTS

Discussion on possible amendments to Article 6 – Design Standards and Article 8 – Off-Street Parking and Loading, of the Unified Development Ordinance to revise the off-street parking and loading requirements for the Central Business District and the Waccamaw River District areas of the City of Conway.

M. Hyman stated that Sections 6.4.1 and 8.1.4 of the UDO sets forth affected properties within the City subject to Parking Standards articulated within Article 8 of the UDO. The City will be providing a majority of the parking infrastructure within both the Central Business District (CBD) and the Waccamaw River Districts (WRD-1 and WRD-2) as an incentive for development along the Waccamaw River and Kingston Lake. This infrastructure is part of an Agreement with the Burroughs Company by which the City will be given parcels of land for parking, landscaping, drainage, open space and other public uses. The City has developed a Master Plan outlining the vision of the City for these areas.

M. Hyman further stated that the current standards within Article 6 and 8 do not meet the vision as outlined in the Master Plan. The proposed amendments to Article 6 and 8, will allow the City to determine the design, form and number of parking spaces for each area to be provided by the City. This will assure that the intent of the Master Plan is accomplished for all public spaces.

A Hyman made a motion to recommend the amendment relative to off-street parking to City Council and was seconded by B. O’Neil. The motion carried unanimously.

VII. STREET NAME REVIEW

A. Woodland Lakes – Barry Suggs with Crescent Moon Land Surveying on behalf of Beverly Homes LLC, requests street name approval (PIN 369-00-00-0032).
M. Hyman stated that on May 3, 2007, Planning Commission approved the following street names for the Woodland Lakes subdivision: Mandarin Drive, Merganser Drive, Ancona Court, Teal Court, Ruddy Court, Shovelers Court, and Iron Court. The streets are all names for types of ducks. With the submission of the plat for Phase 2, it was discovered that two new street names were needed. The two names requested for approval are: Blue Wing Teal Drive and Red Head Court. She said that staff recommends approval of the proposed street names.

VIII. COMPREHENSIVE PLAN PUBLIC HEARING


M. Hyman stated that the draft of the Cultural Resources Element was reviewed at the December 3, 2018 City Council Workshop and the December 6, 2018 Planning Commission Meeting. Another public hearing will be held at City Council with first reading.

The board commended M. Hyman and City Administrator Adam Emrick for their desire to get the word out and make changes for the better of the community.

A Hyman made a motion to sign a Resolution in support of the amendment recommending to City Council the adoption of the Cultural Resources Element and the Economic Development Element of the Comprehensive Plan. Stanley seconded the motion. The motion carried unanimously.

IX. COMPREHENSIVE PLAN DRAFT REVIEW

Discussion on the first drafts of the Community Facilities and Priority Investment Elements of the City of Conway Comprehensive Plan.

M. Hyman asked the members to review and submit any comments. She then stated that a Public hearing would take place at next month’s Planning Commission meeting on February 7, 2018.

X. PUBLIC INPUT

None.

XI. ADJOURN

Green made a motion, which was seconded, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:13 p.m.
Planning Commission
January 3, 2019

Approved and signed this 7th day of Feb 5, 2019.

Brantley Green, Chairman