CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 27, 2013
CITY HALL CONFERENCE ROOM – 6:00 P.M.

Present: Gerald Wallace, Hank Grabarz, David Jordan, Tammy Hughes, Brantley Green, Fran Humphries,
Absent: Bill Gobbel, Chris Guidera, Larry Foye
Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary;

I. CALL TO ORDER

Chairman Wallace called the meeting to order at 6:05 p.m.

II. APPROVAL OF MINUTES

Jordan made a motion, seconded by Green, to approve the June 6, 2013 Planning Commission minutes as written. The vote in favor was unanimous. The motion carried.

III. STREET NAMES REQUEST

A. Request by Rein Mungo of Coastal Carolina University to name the roads located at Campus Edge

Leinwand said the apartments at Campus Edge were currently addressed off of Jackson Bluff Road.

Leinwand said after discussing this situation with Coastal Carolina University (CCU), it was determined the roads needed to be named and re-addressed. Conway’s GIS Coordinator, Police Chief, and Fire Chief have reviewed the request by CCU to name the roads Bronze Loop, Teal Loop, and Leaders Lane.

Green made a motion, seconded by Grabarz, to approve the three street names as requested. The vote in favor was unanimous. The motion carried.
IV. TEXT AMENDMENT

A. Amendment to Article 2 Definitions of the City of Conway Unified Development Ordinance (UDO) relating to Artisan and Artists' Studio & Gallery and Amendment to Article 4 Use Tables of the City of Conway Unified Development Ordinance (UDO) relating Artists' Studio & Gallery in the Professional (P) Zoning District

Leinwand said at the June 6, 2013 meeting, staff recommended adding some uses to the Professional (P) Zoning District. He said at that meeting, the Board recommended adding the use of antique shops, frame shops, hobby/craft shops and photography sales and studio and film development. He said they had not recommended artists' studios and galleries. He said since then he had done research on some definitions. He said the definition they now had before them was from the Town of Mt. Pleasant. He said he thought it could be appropriate to define the use and define what an artisan was. Leinwand said staff was recommending the adoption of the two definitions and to also add the use to the Professional (P) Zoning District. He said the public hearing for the amendment was scheduled for the July 15, 2013 City Council Meeting.

Grabarz suggested they do away with the watercraft reference, but Green said watercraft was fountains for large office buildings. Grabarz said he said had issue with the reference to baked or prepared food and drink. He said cafes and restaurants were available for that type of use. Grabarz said if that was allowed, the artist studio or gallery would have to have a vent system or they would not be permitted to bake. Wallace said that was a building code issue. Jordan said restaurants were already permitted in the Professional (P) Zoning District anyway. Grabarz said they didn't need the baked or prepared food or drink in the definition of an artists' studio. There was discussion that they might sell jams or jellies and things of that nature.

Wallace said one of the items that had come up at the last meeting was the noise issue for something like a sculpture studio. Leinwand said the city had a noise ordinance. Humphries asked who determined the decibel levels. Leinwand said the Police Department measured the decibel levels.

Grabarz noted that the definition should say "hand-woven articles" instead of "hand-woven article."

Green made a motion, seconded by Humphries, to approve the request as presented with the plural of hand-woven articles. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none.
Prior to the Board adjourning, Green said he would like to state for the record his wish to recognize the contributions Robert Miller had made to the city. Miller had recently moved away from the state back to Michigan. Miller had been a member of the Community Appearance Board, and was the chairperson of the Design Review Committee for Conway Downtown Alive. Green said it was a big loss for the city.

Grabarz brought up the definition of caliper. He wanted to change the definition and made a motion to that effect. Leinwand said this would have to come back before the Board because it was not an advertised agenda item. Leinwand said he would talk to the arborist about this in the meantime.

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:25 p.m.

Approved and signed this 1st day of August, 2013.

Gerald C. Wallace, III, Chairman