CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 5, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

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

Absent: John Thomas, Wren McMeekin

Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Sec

Others: Jimmy P Jordan, Jenks Hedgepath, Michael Siniscalchi, Devin Parks, Sammy Gay, Dirk Derrick

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES (September 7, 2017)

Guidera made a motion, seconded by Sansbury, to approve the September 7, 2017 meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATION/REZONING

A. Jimmy P. Jordan, on behalf of Canolina Properties, LLC, requests the annexation and rezoning of approximately 2.16 acres of property located at the corner of Allied Drive and Hwy, 501 (TMS 151-00-03-062 | PIN 38307010007) from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).

Hyman said that Jordan had submitted this annexation and rezoning to construct a commercial bowling facility. She said the Future Use Map identified this parcel as Highway Commercial.

Green asked if the reason for the two-lane road on the back was for future connections. Hyman said the parcel in the back was actually owned by Horry County and they were working with them on that to get access over the property. She said they were working with SCDOT to get a right-in only off Hwy. 501.
Planning Commission  
10/5/17

Jordan said he wanted to address the issue of the easement. He said there was a 60' easement behind the property that was actually a portion of this property when they purchased it. He said it was actually deeded to them. He said the County had a 60' drainage easement. Jordan said they requested that 30' of the easement be called an access easement across the property to tie into Burroughs and Chapin property with idea that would continue at some point all the way to University Drive and connect to the stop light. Jordan said there was no dispute that the 30' access was there and it was for ingress and egress. He said the did not know what issues there would be with the County. He said it should be cut and dry.

Michael Siniscalchi, introduced himself, and said he had just purchased the property. He said they were building 810 Conway that would be a boutique bowling and entertainment complex. He brought a rendering of the complex. He said there would be 16,000 square feet of indoor space and another 3,000 square feet of outdoor bar and restaurant space. Siniscalchi said there would be 12 bowling lanes, pool, shuffleboard, bocce, basketball and ping pong.

Sansbury asked Hyman if staff had any concerns. Hyman said staff did not have any concerns with the request.

O’Neil said that on the front it showed a driveway access, and asked if there was already a curb cut there. Hyman said there was not, but said they were working with SCDOT. Jordan said they had worked out a right-in only with SCDOT. He said they should have split the property years ago and gotten a driveway, but that it wasn’t an issue a few years ago. Jordan said SCDOT had gotten very restrictive. He said the right-in worked for them. He said to exit they could go out the back and come back out and do the crossover. Jordan said it still gave them 2 driveways.

Sansbury made a motion, seconded by Guidera, to approve the request for the annexation and rezoning. The vote in favor was unanimous. The motion carried.

IV. REZONINGS

A. Request by Jenks Hedgepath, on behalf of Jenkins Properties of Conway II, LLC to rezone a portion of a property identified as TMS # 122-00-05-027 | PIN 338000000008 from Low Density Residential (R-1) to Highway Commercial (HC).

Hyman said the owner of the property wished to rezone a portion of property to Highway Commercial for the purpose of using it for overflow parking for The Rock Church. The rezoned portion of the property would then need to be combined with the Highway Commercial parcel that housed the church before it received final reading at City Council. She said there would have to be landscaping installed and the parking area would at least have to be gravel.
Hyman said the Future Land Use map had identified this parcel as Low Density Residential, but this area was prone to flooding and would not likely be a good use as residential.

Hedgpath said the church did things first class and he was sure the parking lot would be done top notch.

Sansbury asked Hyman if staff had any concerns, and Hyman responded there were no concerns.

Guidera made a motion, seconded by O’Neil, to approve the rezoning. The vote in favor was unanimous. The motion carried.

B. Request by Dirk J. Derrick to rezone the property identified as TMS # 123-14-06-004 | PIN 33813010036 from Low Density Residential (R-1) to Professional (P).

Hyman said the purpose of this rezoning was to combine this parcel with the adjacent parcel that was currently zoned Professional to provide parking for the new law office that Derrick intended to build.

Hyman said there had been no feedback from the residents in the area.

Green asked Derrick if he planned to install a pond or subsurface drainage. Derrick answered subsurface.

Sansbury made a motion, seconded by Guidera, to approve the rezoning of the parcel. The vote in favor was unanimous. The motion carried.
V. AMENDMENTS

A. Amendment to Article 6 and Article 8 of the Unified Development Ordinance to revise parking, curb cut, drive-through, and design requirements for the Professional District (P) and the Upper Main Street Overlay District (MSO).

Hyman said that this proposed amendment had gone to City Council in a workshop on September 18, 2017.

She said the current articles, while great in theory, do not meet the reality of commercial construction. Hyman stated the city had received several requests to deviate from these standards in the development of new businesses along upper Main Street. She said the proposed amendment would encourage appropriate growth and development along upper Main Street from Fifth Avenue to Sixteenth Avenue.

She said the proposed amendment would remove the requirement for rear parking only, and there shall be no parking maximums, as maximums will be dictated by lot size and design. Drive-thru facilities for financial institutions would be allowed when approved by CAB. One curb cut would be allowed on Main Street on corner lots, and setbacks would be dictated by underlying zoning. The requirement that all new commercial structures must have a single-family detached residential appearance would also be removed, although the design review requirements will remain. The proposed amendment also removes the requirement that residential structures may only be demolished if determined structurally beyond repair (although demolition would still require approval by CAB).

There was a discussion about not all corner lots being able to have a curb cut along Main Street. Hyman said curb cuts would still have to meet SCDOT requirements.

Robinson-Cooper said since this was an amendment to the original ordinance, with the projected growth for the area, should they do more rather than make another change a few years down the road. She asked if they should look at projects on a case-by-case basis. Hyman said these were the things they were aware of now. She said every time an ordinance was considered for amendment, they tried to think of anything else that might need to be added at that time. Hyman said she could not promise that the ordinance would not have to be amended again in a few years. She said ordinances were fluid and kept changing. Robinson-Cooper said if these changes would be retroactive. Hyman said these changes would be for new construction that came along after the ordinance was amended.

Green said that the ordinance was written by consultants using someone else’s ordinance. He said the city had to start with something, but he said it was time to revise it to be Conway’s.

Green said he would also like a caveat to be added that if a house had historical significant, that it not be demolished. Hyman said the CAB would have to approve any demolition. Hyman said she did not think any house was individually listed on the
Planning Commission
10/5/17

Historic Register, but there were some in the historic district. Green said he did understand that sometimes the houses got to a point of disrepair that the owners could not afford to fix them up.

Stanley said he would not like to see a hodge podge of facades though. Hyman said the CAB would still have to approve the facades.

O’Neil said that under Driveways and Curb Cuts, it states “Existing curb cuts on Main Street shall be allowed to continue, but...”. He suggested that “shall” be changed to “may”.

O’Neil made a motion, seconded by Brown, to approve the amendment change with the noted change. The vote in favor was unanimous. The motion carried.

VI. PUBLIC INPUT

Devin Parks with the City of Conway Chamber introduced himself to the Board. He said would be helping to bring new businesses into the City.

VII. BOARD INPUT

Green said the Aldi’s on Church Street had installed more landscaping than had been required and how nice it looked.

VIII. STAFF INPUT

There was none.

IX. ADJOURN

Sansbury made a motion, seconded by Robinson-Cooper, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting ended at 6:05 p.m.

Approved and signed this 2nd day of November, 2017.

Brantley Green, Chairman