CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 1, 2016
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

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

Absent: David Jordan, Chris Sansbury, Wren McMeekin, Jim Young

Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary

Others: N/A

I. CALL TO ORDER

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

II. APPROVAL OF THE NOVEMBER 3, 2016 PLANNING COMMISSION MINUTES

Guidera made a motion, seconded by O’Neil, to approve the November 3, 2016 Planning Commission meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONING/ANNEXATIONS

A. Request by Craig Hardee of Hardee Family Holdings, LLC to annex and rezone approximately 4.43 acres of property located at the intersection of Highway 501 and Four Mile Road, 3500 Hwy 501W, (TMS# 122-00-01-021, PIN 32609030003) from Horry County Commercial Forest Agriculture (CFA) to Highway Commercial (HC)

Emrick said Craig Hardee filed a request for rezoning and annexation for the parcel located at the intersection of US Highway 501 and Four Mile Road on October 27, 2016.

Emrick said the property owner has requested to rezone the property from Horry County’s Commercial Forest Agriculture zoning district to City of Conway Highway Commercial district (HC) to facilitate the development of an automobile sales lot.
Emrick said the applicant plans to develop an automobile sales lot on this site. The site is currently a vacant, undeveloped parcel.

Emrick said if the property is annexed and rezoned to HC, all uses in this zoning district would be permitted.

Emrick said staff recommended the annexation and rezoning as requested.

Guidera made a motion, seconded by Brown, to approve the request. The vote in favor was unanimous.

B. Request by Jimmy Jordan of JP Jordan and Associates, LLC to annex and rezone approximately 2 acres of property located at 2980 Hwy 378, (TMS# 136-00-01-011, PIN 33716040012) from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC) Zoning

Emrick said Jimmy Jordan filed a request for rezoning and annexation for the parcel located at 2980 Hwy 378 on October 27, 2016.

Emrick said the property owner has requested to rezone the property from Horry County's Highway Commercial zoning district to City of Conway Highway Commercial district (HC) to facilitate the development of an automobile repair and sales lot and existing office building.

Emrick said the applicant plans to develop an automobile repair and sales lot on this site. The site currently has an existing office building which will be maintained. Emrick said landscaping would be required to be installed.

Emrick said if the property is annexed and rezoned to HC, all uses in this zoning district would be permitted.

Emrick said staff recommended the annexation and rezoning as requested.

Guidera made a motion, seconded by Robinson-Cooper, to approve the request. The vote in favor was unanimous. The motion carried.
C. Staff initiated request to rezone a portion of the property located at 1302-1304 4th Avenue, totaling .68 acres owned by Horry Furniture Company (TMS# 137-02-04-007, PIN 36804010014) from Medium Density Residential (R-2) to Core Commercial (CC)

Emrick said the subject property is located at 1302-1304 4th Avenue which is zoned Medium Density Residential (R-2). The site is currently occupied by Ray Realty and has been so occupied for many years. Staff initiated this rezoning after reviewing a business license request for a business tenant at 1304 4th Avenue and discovering that the property was not zoned for commercial activity.

Emrick said the intent of the CC District is to establish a thriving commercial and mixed-use district adjacent to the Central Business District that provides form and use of development compatible to that of the CBD, but not as strict with regards to design standards.

Emrick said as it is currently zoned, no commercial activity is permitted at this site, despite it being located on 4th Avenue in the middle of the Core Commercial district and having historically been used as a commercial facility. He said additionally, this is the only residentially zoned parcel located on 4th Avenue, further supporting staff's request for rezoning.

Emrick said he was not a proponent of split zoning, but in this particular situation, it made the most sense. Guidera asked how the parcel would be delineated. Emrick said it would appear on the zoning map.

Emrick said should the parcel be rezoned to Core Commercial, all uses permitted in this zoning district will be allowed at this site.

O'Neil made a motion, seconded by Robinson-Cooper to approve the request. The vote in favor was unanimous. The motion carried.

IV. LETTERS OF CREDIT

a. Letter of Credit renewal and reduction request – New Castle Phase III

Emrick said the developer has requested to extend and reduce their current letter of credit of $591,646.26 to $74,851.00. Emrick said this letter
of credit covered drainage, streets, sidewalk, and street trees. He said this subdivision phase was building out quickly.

Emrick said staff did recommend the extension and reduction of the letter of credit.

Guidera made a motion, seconded by Brown, to extend and reduce the New Castle Phase III letter of credit from $591,646.26 to $74,851 for another year. The vote in favor was unanimous.

b. Letter of Credit renewal and reduction request – Rivertown Row Phase IIA

Emrick said the developer has requested to extend and reduce their current letter of credit from $337,234.00 to $79,000. Emrick said this letter of credit was for erosion control, storm drainage and grading, final roadway improvements, landscaping, open space, sidewalks, street trees and ADA accessible ramps. He said this subdivision phase was also building out quickly.

Emrick said staff did recommend the extension and reduction of the letter of credit.

Guidera made a motion, seconded by O’Neil, to approve the extension of and reduction from $337,234.00 to $79,000.00 for another year. The vote in favor was unanimous. The motion carried.

c. Letter of Credit renewal and reduction request – The Fairways at Wild Wing

Emrick said the developer has requested an extension for an additional year for the letter of credit that covers sidewalks

Emrick said staff recommends the extension of this letter of credit in the same amount for an additional year.

Guidera made a motion, seconded by Robinson-Cooper, to approve the extension of the Fairways at Wild Wing letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

d. Letter of Credit renewal – Snow Hill

Emrick said the developer has requested to extend this letter of credit for an additional year. He said this letter of credit covered sidewalks and street trees.
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Emrick said staff recommends the extension of the letter of credit.

O’Neil made a motion, seconded by Guidera, to approve the extension of another year for the Snowhill subdivision letter of credit. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none.

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:50 p.m.

Approved and signed this 2 day of FEB., 2017.

[Signature]

Brantley Green, Chairman