PLANNING COMMISSION
March 2, 2017

CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, MARCH 2, 2017
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Kendall Brown, Chris Guidera, Chris Sansbury, Gloria Robinson-Cooper, Brian O’Neil, David Jordan

Absent: Brantley Green, Wren McMeekin

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

Others: Ted Hudgins, Jimmy Jordan, Steve Powell, McKenzie Jordan

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Robinson-Cooper made a motion, seconded by Guidera, to approve the February 2, 2017 minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATION/REZONING

A. Request by Jimmy Jordan on behalf of Joyce J. Utt, et al and Ted Hudgins to annex and rezone approximately 15 acres of property located on East Cox Ferry Road near the intersection with Conway Plantation Drive (65-acre vacant tract, TMS# 151-00-04-008, PIN 38300000347) from Horry County Commercial Forest Agriculture and General Manufacturing and Industrial (CFA/MA2) to Institutional (IN)

Emrick said on May 5, 2016, the Planning Commission had approved Jordan’s request to annex vacant property on East Cox Ferry Road, which is adjacent to the Conway Municipal limits. He said the request had been withdrawn after the meeting, and did not go to Council. Emrick said too much time had elapsed since they had approved the annexation and that was why it was before them again.

Emrick said the only thing that had changed since the 2016 approval was the egress. He said the egress would now be through Lot 37 going through the industrial center, which would allow students to enter onto Hwy. 501 from University Blvd. or East Cox Ferry Road with direct access to signalized intersections. He said there would be an entrance for emergency vehicles in Northeast corner of the parcel.
Emrick said that the portion of the property that was being considered for the annexation would be purchased by another individual and the annexation of just this portion of the parcel would be legal provided it was owned by another party prior to the rezoning.

D. Jordan asked if the lot going into the industrial center had already been secured by J. Jordan. J. Jordan said that it had, and had been approved by the Planning Commission for a road in the mid-2000’s.

Jordan made a motion, seconded by Guidera, to recommend the approval of this annexation request to City Council. The vote in favor was unanimous. The motion carried.

IV. LETTERS OF CREDIT

A. Oak Place

Emrick said this LOC was set to expire on May 7, 2017. He said it was a 14 lot subdivision and only 6 lots had been built on, which was only 43% of the total. He said this letter of credit had been in place for eight years, and that no permits had been issued since 2015 until the developer brought in one set of plans that day, but staff still recommended not renewing the letter of credit.

Emrick said the developer, Jim Edwards, did not want to put in the sidewalks because he was concerned that they would get broken with the construction on the remaining lots. Emrick said he understood that, but that the residents who purchased the already constructed houses expected there to be sidewalks through the development.

Guidera said he agreed with the length of time the LOC has been in place was too long, but he did understand the concern about breaking the sidewalks with construction.

Sansbury asked what would happen. Emrick said Edwards could put the sidewalks in before the LOC expired in May or the City would draw down the funds and hold the money in escrow until the City installed the sidewalks. If the LOC amount was more than it cost to install the sidewalks, the City would refund the difference to the lender.

Jordan understood the concern about the sidewalks being broken, but that it had been eight years.

Emrick said if they did renew the LOC, he would suggest they express to the developers that it would be the final renewal.
Guidera made a motion, seconded by Jordan, to deny the renewal of the Oak Place letter of credit. The vote in favor was unanimous. The motion carried.

V. TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE

A. Consideration of an amendment to Article 5 of the Unified Development Ordinance to amend the Parking, Storage & Use of Recreational Vehicles Ordinance.

Emrick said Section 5.2.6 of the UDO restricted the parking of recreational vehicles, including boats, jet skis and campers to a carport garage, or rear yard only. He said these vehicles could not be parked on the front or side yard. He said staff had encountered a loop hole in the ordinance in that a recreational vehicle parked on the street in front of a residence was not specifically prohibited in Section 5.2.6. The proposed amendment would add language to also restrict the parking of recreational vehicles on the street or in the City right-of-way. Emrick said this ordinance had come before the Board previously for amendment. He said at that time, the Board wanted the ban on parking of recreational vehicles and boats to be limited to those over 20’ in length, however, City Council was not receptive of that change.

Emrick said there had also a good deal of concern over whether all recreational vehicles should be allowed to be located in side yards and what conditions should be place upon side yard parking if located there. He said the proposed amendment made the parking of these vehicles in the side yard legal, only if located behind a 6’ opaque fence. He said this would permit masking some of the intrusion of large boats and RV’s, while giving greater flexibility to parking of recreational vehicles.

Emrick said another consideration would involve a new prohibition concerning the parking of boats or other recreational vehicles in commercial districts. He said this would prohibit this parking unless the vehicle was being legally stored or was being legally serviced by a repair facility.

O’Neil said he had recently seen two vehicles with trailered boats at restaurants and asked how that would affect them. Emrick said that use could be permitted for a small amount of time. Robinson-Cooper asked what amount of time would be considered reasonable. She thought 24 hours was too much. Emrick suggested four (4) hours, except for where boat parking was currently permitted. Robinson-Cooper asked about small commercial lots, and Emrick said he did not think those would be an issue as it would be difficult for them to maneuver onto those type lots.

Robinson-Cooper made a motion, seconded by Brown, to approve the amendment as written, and adding the parking of said vehicles on the street or commercial district for a period of four (four) hours unless otherwise permitted. Robinson-Cooper, Brown, Guidera, Sansbury and O’Neil voted in favor. Jordan was
opposed. The majority of the Board members voted for approval. The motion carried.

Consideration of an amendment to Article 10 of the Unified Development Ordinance to amend the standards for required elevations for building areas during lot development.

Emrick said Section 10.3.8 of the UDO stated that the building area of all lots must be elevated two (2) feet above the 100-year flood elevations as provided for in the City’s Flood Damage Prevention Ordinance. Due to the flooding in 2015 and 2016, this requirement has been altered within the flood Damage Prevention Ordinance to be two (2) feet above the high water mark from the October 2015 flooding, Hurricane Matthew of 2016, or the FEMA delineated flood zone, whichever is higher. In order for the UDO and the Flood Damage Prevention Ordinance not to conflict with each other, the UDO needed to be amended to conform with the language of the Flood Damage Prevention Ordinance regarding building elevation.

Jordan made a motion, seconded by Guidera, to recommend the approval of this amendment to City Council. The vote in favor was unanimous. The motion carried.

VI. COMPREHENSIVE PLAN AMENDMENT

A. Review and consideration of adoption of the Housing Element of the Comprehensive Plan

Emrick said staff would be working on a continuous basis to update each of the Comprehensive Plan’s elements. He said they had recently reviewed the Population Element and he was now bringing the Housing Element to them for their review.

He pointed out the various changes from the information that was collected in 2000 compared with information from 2014 to the present. He said staff believed there were about 26,000 people living in Conway. He said that was about 5,000 more than the U.S. Census numbers.

Emrick said 70% of the housing units in Conway were single-family residential, almost 30% was multi-family, and that 0.4 % were mobile homes. He said mobile homes were not permitted in the city, but they could be annexed in. but they could not be replaced and therefore, the number of mobile homes would be dwindling.

Emrick said that the city had been losing some of its older housing stock. He said the numbers showed that some of the historic housing was gone. He said housing built prior to 1939 up to the 1970’s was a small percent of the housing in the city today. He said the city needed to focus on retaining historic housing.
Emrick said the housing values showed that in 2014, the majority of the housing in Conway was in the $100,000-$150,000 price range or nearly 32% of the total housing stock. He said only a small portion of housing, roughly 5.8%, had a price range of less than $50,000.

Emrick said there was no shortage of affordable housing in Conway. He said, in fact, that Conway had more than its share of affordable housing and it should be better distributed throughout the county.

Jordan made a motion, seconded by Guidera, to recommend the approval of the Housing Element update to City Council. The vote in favor was unanimous. The motion carried.

VII. PUBLIC INPUT

There was none.

VIII. ADJOURN

There being no further business to come before the Board, O’Neil made a motion, seconded by Jordan, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 6:05 p.m.

Approved this 26th day of March, 2017.

Chris Sansbury, Vice Chairman