

**CITY OF CONWAY**  
**PLANNING COMMISSION MEETING**  
**THURSDAY, MARCH 6, 2008**  
**CITY HALL CONFERENCE ROOM – 5:30 P.M.**

Present: Chris Guidera, Betty Woodward, Julia Long, William Goldfinch, Gerald Wallace, Mark Wilson, Adam Emrick

Absent: Terry Watson

Staff: Steve Tanner, Senior Planner; Barbara Tessier, Secretary

Other: None

**I. CALL TO ORDER**

Chairman Wallace called the meeting to order at 5:35 p.m.

**II. APPROVAL OF MINUTES**

Guidera made a motion, seconded by Emrick, to approve the February 7, 2008 minutes with a correction in spelling of Emrick's name. The vote in favor was unanimous. The motion carried.

**III. ZONING TEXT AMENDMENT**

**A. Dance Club**

The Zoning Ordinance does not allow for night clubs specifically in any zoning districts. The proposal is to allow night clubs as conditional uses in the Highway Commercial and Core Commercial zoning districts. The definition of a night club is a place of entertainment offering music and dancing and specifically excludes adult entertainment. Tanner said a condition would be that any night club must have security plan reviewed and approved by the Conway Police Department prior to the issuance of a Certificate of Zoning Compliance or a Business License.

There was discussion about what the differences were between a night club and a bar. A bar, by law, according to Guidera must offer food until 10 p.m. Tanner said that this proposed night club would also serve food, such as pizza, hot dogs, nachos and smoothies, but not limited to just those items. Tanner was asked if there was a definition of adult entertainment in the Ordinance. Tanner thought so, but was not certain.

A question was asked if the proposed location abutted any residential or school area. Wallace reminded the Board that the text amendment was not just for this proposed club, but for anyone wishing to open a club.

The question was asked if it would still be a night club if it offered alcohol or would it then be a bar. Tanner said he didn't see the distinction.

There was a brief discussion about whether or not there were any comparable clubs around. The Magic Attic in Myrtle Beach seemed to be the only such club.

Guidera said he didn't think it was a bad idea overall. He thought it might keep the kids off the street. Tanner was asked what age group the club would cater to. He said 13-17 would be the ages catered to for this club. There was discussion about alcohol in the cars in the parking lot and it was suggested that security would take care of that.

The Board thought perhaps the definition should be changed and that perhaps it should be called a something other than a night club. Woodward thought the teens would think it would be cool to be called a night club. There was talk about calling it a recreation center. Tanner said there would have to be more research on what were typical options for the name and the conditions under which they would be allowed.

Goldfinch made a motion, seconded by Woodward, to table this item until more research can be done. The vote in favor was unanimous. The motion carried.

#### **IV. COMPREHENSIVE PLAN**

##### **A. Economic Development Element**

Tanner summarized the major areas that were covered in the Economic Development Element - Economic Base Analysis, Globalization, Place economics, Innovative Economies and Sustainability. Tanner offered to read the goals and objectives as the Planning Commission members read the strategies or just answer questions if the members had questions.

Rather than Tanner reading them, Wallace said the Board should look at the goals, objectives and strategies because this was the time for the Board to give any input or ask for changes to be made. The Board took some time to review the materials. Tanner said information from the market analysis developed for the meetings that the City had just had with Community Design Solutions could be incorporated into the Element. The Clemson Institute for Economic and Community Development and BB&T Center for Economic and Community Development at Coastal Carolina have partnered to develop a strategic plan for economic development in Horry County and the City had been invited to attend. Information from this plan could be considered for additions to this element as well.

Emrick made a motion, seconded by Wilson, to approve the Economic Development Element as written. The vote in favor was unanimous. The motion carried.

**V. BOARD INPUT**

Tanner was asked what was being done on 16h Avenue right behind Kmart. Tanner said he thought it might be some work being done by Santee Cooper. Emrick said the property had been cleared and looked like someone might be going to build on the property.

**VI. STAFF INPUT**

Tanner said he would be working on the project concerning fees in lieu of open space. There was a brief discussion on how those fees should be calculated.

**VII. ADJOURN**

There was discussion about impact fees. Emrick said the County was looking at charging impact fees. He said there was no incentive to cut fees when they were already so low to begin with.

Wilson made a motion, seconded by Emrick, to adjourn the meeting. The vote in favor was unanimous. The motion carried.

Approved and signed this 3<sup>th</sup> day of April, 2008.

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Chairman

Minutes prepared by Barbara Tessier, Secretary.