

1.0 Coastal Carolina Campus District [CCCD]

A. Applicability

The CCCD District is applicable to Coastal Carolina University and is designed to provide the University the flexibility it needs to develop in response to the unique needs and characteristics of a campus. In contrast to the typical urban and suburban patterns of private real estate development, the main body of the Coastal Carolina campus consists of a single contiguous parcel of land 260 acres in size and a design form which features a series of interior interconnected pedestrian quadrangles and open spaces. Vehicular circulation is relegated to the perimeter.

The land use, circulation and open space elements of the University's Master Plan shall define the constituent elements of the ordinance. The CCCD District will allow the University to create its own Master Plan for future development, rather than submitting individual developments for review under the Institutional (IN) District.

Development within the CCCD District that complies with an approved, valid and unexpired Coastal Carolina Master Plan shall be exempt from individual development review.

B. Permitted Uses

The principal uses within the CCCD District shall include the typical uses associated with the University such as academic and athletic facilities as well as ancillary facilities including but not limited to; housing, retail services, bookstores and food service, auditoriums, parking facilities including parking garages, and research facilities.

C. Institutional Master Plan Requirements

The following elements shall be provided by Coastal Carolina University in its Master Plan.

1. **Mission** – Coastal Carolina shall provide a Mission Statement of the University's organizational mission and objectives, including any services to be provided to the residents of adjacent neighborhoods and the City of Conway. The Mission Statement should include a statement of the University's existing and projected population including faculty, staff and students.
2. **Existing Property & Uses** – Coastal Carolina shall provide an inventory and description of all land, buildings and other structures occupied or owned by the University as of the date of submission of the plan. The inventory of University property should include the boundary locations illustrating all areas within the University campus as well as areas impacted by the University within 300 feet of the University boundaries. The Inventory shall include:
 - i. Site plan showing the footprints of each building or structure, roads, sidewalks, parking areas, principal landscape features and other significant site improvements.
 - ii. Land and building uses
 - iii. Floor area of each building in square feet
 - iv. Building height in stories and feet
 - v. Location and size of parking facilities

3. Program of Needs

Coastal Carolina University shall provide a comprehensive Program Statement for a 10 year time horizon including its projected growth of faculty, staff and students, its current and future facility needs in assignable square feet ([asf]), acreage of athletic and playfield needs, and numbers of parking spaces. The Program Statement shall include:

- i. Existing and projected faculty, staff, and students in headcount.
- ii. Academic, office and research facilities in assignable square feet [asf]
- iii. Student life facilities in assignable square feet [asf]
- iv. Housing in number of beds to be provided and gross square feet [gsf]
- v. Athletic facilities, including varsity athletic venues and recreation fields.
- vi. Parking facilities in number of cars
- vii. Other supporting facilities in gross square feet [gsf]

4. Physical Land Use Master Plan

Coastal Carolina University will provide a Physical Land Use Master Plan to scale illustrating existing and proposed land use, pedestrian and vehicular circulation and open space. Although not required, a comprehensive Illustrative Site Development Plan may also be provided for the purposes of background information to the Physical Land Use Master Plan. The Physical Land Use Master Plan shall illustrate:

- i. Proposed land use districts, including academic, housing, recreation, mixed use where appropriate and support. The anticipated location of future facilities may also be illustrated.
- ii. Existing and proposed conservation areas and principal campus open spaces.
- iii. Existing and proposed primary vehicular circulation.
- iv. Existing and proposed primary pedestrian circulation.
- v. Existing and proposed parking facilities along with their capacities.
- vi. A summary of the University's transportation demand management program.

5. Community and Neighborhood Needs

The Physical Land Use Master Plan will address the needs of the community, including public safety with respect to signage and lighting and the University generated impacts to adjoining neighborhoods.

- i. Signage – Coastal Carolina will provide a plan for wayfinding for campus entries, street and campus drive identification, building identification and parking locations.
- ii. Lighting – Coastal Carolina will provide a lighting plan for streets and campus drives which meets the lighting standards of Santee-Cooper for public rights of way.
- iii. Neighborhoods – Coastal Carolina will provide a neighborhood protection plan which will incorporate a minimum Type D buffer consistent with Section 9.2.2, limit building height to 50' within 150 of campus boundaries which adjoin residential neighborhoods, restrict light intrusion from athletic venues or playfields, and restrict campus related vehicular circulation and parking from adjoining residential neighborhoods.

D. Coastal Carolina Campus District [CCCD] Master Plan Procedures

1. **Application** – Coastal Carolina shall prepare and submit the Coastal Carolina Master Plan to the Planning Commission for Planning Department and Planning Commission review.

2. **Review** – The Planning Commission shall review the Coastal Carolina Master Plan and make a recommendation to the City Council for approval. The Council will hold a public hearing on the proposed ordinance in accordance with Section XX. Following the public hearing the City Council shall consider the ordinance for rezoning the campus to the CCCD District. If the ordinance is approved after two readings of the ordinance, the rezoning shall be considered complete and the master plan shall become the zoning standard for the property. Following its adoption, the University shall record the Master Plan at the Register of Deeds for Horry County.
3. **Master Plan Horizon & Updating Procedures** – The Coastal Carolina Master Plan shall cover a 10 year time period and shall be updated every 5 years with approval of the City Council after review by the Planning Commission.
4. **Amendment Procedures** – Coastal Carolina may apply to amend the Master Plan for a major change should the proposed change occur prior to the 5 year update requirement. Major change shall be defined as a 15% change in programmatic needs, land acquisition of 5 acres or more, or significant change in primary vehicular circulation or parking. Major change shall be reviewed by the Planning Commission and forwarded to the City Council for approval as in the procedure for the 5 year update. Minor changes may be approved by the Planning Director.

E. Approval Criteria

The City Council shall approve the CCCD District subject to the following criteria:

1. The plan is consistent with the adopted plans of the City of Conway.
2. The proposed new development in the plan will not create a strain on public services and infrastructure.
3. The plan complies with all applicable standards of the Unified Development Code.
4. The plan will not result in significant adverse impacts to other property in the vicinity of the campus or to the natural environment.
5. The plan will not have significant adverse impacts on the livability of nearby residential neighborhoods.
6. The plan has adequate mitigation measures for any other identified adverse impacts.