CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 5, 2015
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Brantley Green, Chris Guidera, David Jordan, Howard Henry, James Young
Absent: Larry Foye, Tammy Hughes, Wren McMeekin
Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary
Others: Kathy Johnson, HCS; Jimmy Edwards

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:33 p.m.

II. APPROVAL OF MINUTES

Guidera made a motion, seconded by Henry, to approve the January 8, 2015 minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONING

A. Request by Horry County Board of Education to rezone approximately 9.98 acres of property located at 3001 Fourth Avenue (South Conway Elementary School) from Low Density Residential (R-1) to Institutional (IN). TMS # 136-12-06-043/ PIN 36809010048

Emrick said this parcel was currently zoned as Low Density Residential (R-1). Emrick said the Comprehensive Plan identified this parcel as Institutional (IN), which was the zoning they were requesting. The reason for the request to rezone was to accommodate the permitting of the type of signage, an LED sign with changeable copy, the Board of Education wanted to install. This type of sign is not permitted in the Low Density Residential (R-1) zoning district. Emrick said Kathy Johnson, from the school district, was present to give the Board a brief overview.

Johnson said the school would like to have a digital sign at this location. She said it was a busy main access road coming into town, and they could get messages to the public more quickly this way. Johnson said the school was known as what was called a service learning school. She said they had a lot of partners working with them to improve communications with the community. She said this way they could more easily...
rotate the messages to let people know what was going on with the school. Johnson said this could also include things like the Amber alerts. Johnson said another issue with the current signage was letters often were blown off when it was windy.

Emrick told the board if the rezoning was successful, there would be another review. Emrick said staff recommended approving the request.

At this time, Young stated for the record his firm, Singleton, Burroughs and Young, had represented the school district in the past, but he did not believe they were at this time. He, therefore, did not believe he would have to recuse himself. Emrick agreed.

Jordan asked if staff had received any complaints from the neighbors. At this time, there had been no complaints.

Young asked Johnson if this sign would be like the one at Langston Church. She said it would be like the one at the district office.

Johnson told the board she was first cousins with Joe Burroughs. She did not know if Young would want to recuse himself based on that. Young said he had not been aware of that. He said he did not feel he had to recuse himself on that fact.

Jordan made a motion, seconded by Young to approve the rezoning request. The vote in favor was unanimous. The motion carried.

Johnson asked if this would go before City Council. Emrick said it would go before Council for 2 readings. She asked if he knew when the first date would be. Emrick said he thought it would be March 2, 2015.

IV. LETTER OF CREDIT

A. Oak Place

Emrick said this was a small subdivision off Oak Street. He said there were some sidewalks in place. Emrick said there were 6 building permits issued. Edwards, the developer, said there were 4 existing houses, and he was in the process of building 2 more.

Emrick said the subdivision was only 36% built out. He said there were sidewalks in front of the completed houses. Emrick said staff recommended approving the request to renew the letter of credit.

Edwards said he wanted to renew and would not be asking to change the amount of the letter of credit.
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Henry asked how long the letter of credit has been in place. Emrick said since 2009. Edwards said he hoped to have the subdivision built out quickly now.

Guidera made a motion, seconded by Jordan, to approve the request to extend the Oak Place letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none.

Green asked Emrick if he would help coordinate the generation of a steering committee for the future land use of the power plant. Emrick said he would see what could be done.

VI. ADJOURN

There being no further business to come before the board, the meeting adjourned at 5:40 p.m.

Approved and signed this __/__/2015 day of __________________, 2015.

Brantley Green, Chairman