CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JULY 10, 2014
CITY HALL CONFERENCE ROOM - 5:30 P.M.

Present: Hank Grabarz, Brantley Green, Chris Guidera, Tammy Hughes, Gerald Wallace, Jim Young, Larry Foye, Howard Henry, David Jordan

Absent: N/A

Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary

Others: N/A

I. CALL TO ORDER
Chairman Wallace called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES
Young made a motion, seconded by Foye, to approve the April 3, 2014 meeting minutes as written.

III. LETTER OF CREDIT

A. Rosehaven
Leinwand said this letter of credit was due to expire on July 18, 2014. He said on April 3, 2014, the board tabled the letter of credit discussion in order to allow staff to finalize the inspection of the recently installed sidewalks and ramps.

Leinwand said staff had completed the final inspection, and recommended allowing the letter of credit to expire.

Jordan made a motion, seconded by Grabarz, to allow the Rosehaven Phase 1 letter of credit in the amount of $148,125.00 to expire. The vote in favor was unanimous. The motion carried.
IV. ANNEXATION/REZONING

A. Request by Tom Roe of Hospital Land Partners LLC to annex approximately 8.55 acres of property located along Myrtle Trace Drive and adjacent to Conway Medical Center and to rezone the property Institutional (IN) upon annexation. (TMS#151-27-03-089 / PIN 38315030038)

Leinwand said no municipal water or sanitary services were provided in this area. He said the property would be served by Grand Strand Water and Sewer.

Leinwand said the future plans for this property would be the development of a type of congregate living facility, which would be permitted in the Institutional (IN) Zoning District. He said the applicant said the facility would be similar to Eagle Crest, which was located in North Myrtle beach.

Leinwand said if the property was annexed and rezoned to Institutional, all uses in this zoning district would be permitted.

Leinwand said this property request had been before the board 15 years ago. He said it had come before the board on March 30, 1999, at which time the board recommended approval of the annexation and the Institutional zoning.

Leinwand said on April 12, 1999 the request went to City Council for its First Reading, at which time Council approved the annexation and rezoning requests. However, on May 24, 1999, the item was removed from the City Council agenda. On July 12, 1999, the request again came before City Council. The Myrtle Trace community had opinions both opposing and favoring the request. County Council member Liz Gilland recommended the denial of the request. She said it was a good venture, but the wrong area. The Horry County Council has previously denied the request.

Leinwand said at the July 12, 1999 meeting, Tom Roe, the applicant, mentioned the Army Corp of Engineers noted a permit violation had occurred. Roe also said permits from OCRM still had to be obtained.

The item was deferred with Council giving Mr. Roe 45 days to provide an OCRM report.

Leinwand said because the property was located outside the city utilities area, no future land use is recommended in the Comprehensive Plan.

Leinwand said it was staff’s recommendation to approve the annexation and the rezoning.

At this point, Grabarz stated for the record that he lived in the Myrtle Trace community within 200’ of the property, and Larry Foye stated he worked for
Conway Hospital. Neither felt any conflict of interest and did not recuse themselves.

Jordan asked if the city was requesting this annexation. Leinwand said the city had not requested them to annex.

Leinwand said Roe was supposed to provide him with documents prior to tonight’s meeting showing all the previous issues had been resolved. Leinwand said he did not receive the document. Roe was also not present for this meeting. Grabarz suggested the board not take any action until the paperwork had been received.

Wallace asked Grabarz if he spoken to any of his neighbors about the proposed annexation/rezoning. Grabarz said he had not. Leinwand said no public hearing date had been set. He said once it was, the property owners within 200’ of this property would receive a letter about the request.

Jordan made a motion, seconded by Henry, to recommend the approval to annex and rezone the property to Institutional (IN). The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none.

Wallace asked Leinwand if he knew anything about Lake Busbee. Leinwand said he did not have any knowledge about Lake Busbee. There was a brief discussion about the lake.

VI. ADJOURN

There being no further business to come before the board, the meeting adjourned at 5:55 p.m.

Signed and approved this _______ day of ________, 2014.

[Signature]
Gerald C. Wallace, III Chairman