CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, MAY 3, 2018
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Alex Hyman, Brantley Green, Kendall Brown, Brian O’Neil, Gloria Robinson-Cooper, Chris Sansbury, Mark Stanley, John Thomas, Chris Sansbury

Absent: N/A

Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary

Others: Dennis Calhoun, Ross Brazier, Barb Eisenhardt

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A. Hyman made a motion seconded by O’Neil, to approve the April 5, 2018 minutes as written with the correction of adding John Thomas to the list of those present. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS

A. Request to annex approximately 5.2 acres of property located at 1700 Hemingway Chapel Road (TMS #136-00-03-265 | PIN 33715030006) and request to rezone from Horry County Residential SF20 to City of Conway Rural Agricultural (RA).

M. Hyman stated that on March 23, 2018, Michael Ross Brazier and Kayla Calhoun Brazier requested the annexation and rezoning of 5.2 acres of property located at 1700 Hemingway Chapel Road (TMS #136-00-03-265 | PIN 33715030006) and request to rezone from Horry County Residential SF20 to City of Conway Rural Agricultural (RA). The applicant intends to build a house, and possibly farm and raise poultry and livestock (non-commercially).

M. Hyman said the Future Land Use map had identified this parcel as Neighborhood Commercial, but that it was surrounded by County parcels and some of them were zoned Commercial Forest Agriculture and others were zoned for mobile
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home/manufactured homes.

A. Hyman asked if this parcel was CFA in the County. M. Hyman said it was zoned SF 20, which was a residential zoning.

A. Hyman made a motion, seconded by Thomas, to approve the request as presented. The vote in favor was unanimous. The motion carried.

IV. LETTERS OF CREDIT

A. Renewal Request – Ridgewood West

M. Hyman said this letter of credit was due to expire on May 17, 2018. She said it was in the amount of $93,750.00 and for sidewalks and street trees. She said it was 60% built out. She said staff recommended the approval of the extension at the same amount.

Guidera made a motion, seconded by A. Hyman, to approve the one-year extension of the Ridgewood West Letter of Credit. The vote in favor was unanimous. The motion carried.

B. Renewal Request – Oak Glen Phase I

M. Hyman said this letter of credit was due to expire on May 24, 2018. She said it was currently in the amount of $181,038.00, for streets, sidewalks, and street trees, but they were requesting to reduce the amount to $15,500 to only include the sidewalks and remaining street trees. She said this phase was 91% built out.

M. Hyman said that although the UDO states that once a subdivision or phase of a subdivision reaches 75% built out, that the infrastructure was required to be installed without the renewal of the letter of credit. She said that if the remainder of the infrastructure was installed now, construction of the 5 remaining houses could potentially damage the sidewalk and street trees. She said they would have the last 5 houses built in the near future, and staff recommended the approval of renewing the letter of credit at the reduced amount for another year.

A. Hyman made a motion, seconded by Sansbury, to approve the requested one-year extension at the reduced amount. The vote in favor was unanimous. The motion carried.

M. Hyman said there was a member of the public in attendance who might want to have input. Eisenhardt said she did not have any input.
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Green asked M. Hyman if anyone had applied for the parklets. She said they had not, but she had heard someone was going to shortly. She said they did have someone applying for the mobile food vending on private property.

V. ADJOURN

There being no further business to come before the Board, A. Hyman made a motion, seconded by Stanley, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 5:35 p.m.

Approved and signed this 7 day of June, 2018.

Brantley Green, Chairman