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

Present: Chris Guidera, Brian O'Neil, Alex Hyman, John Thomas, Brantley Green, Chris Sansbury, Gloria Robinson-Cooper

Absent: Mark Stanley, Kendall Brown

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

Others: Sammy Gay, Emma Boyer, Paul King

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 June 7, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS
A. Request to annex approximately 116.54 acres of property located on Cox Ferry Lake (PIN 38100000025) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Conservation Preservation (CP).

M. Hyman said this property was known as the Singleton tract. She said Winyah Rivers Foundation was working with the City to transfer title of the tract to the City. M. Hyman said in the future, the City may transfer the title to the Waccamaw Refuge as part of the Waccamaw Conservation Corridor. She said the Comprehensive Plan identified this parcel as Conservation Preservation on the Future Land Use Map.

A. Hyman made a motion, seconded by Guidera, to approve the annexation and subsequent rezoning. The vote in favor was unanimous. The motion carried.
IV. REZONINGS

A. Request to rezone approximately 0.61 acres of property located on Bellamy Avenue (TMS # 151-42-01-019 | PIN 38302030014) from Heavy Industrial (HI) to Institutional (IN)

M. Hyman said that this parcel is used as the access to the Bellamy Student Housing. The parcel that the student housing being built was annexed and rezoned in 2017. This parcel should now be rezoned as Institutional (IN) as well. The Future Land Use Map identifies this parcel as Industrial.

A. Hyman asked if there had been any feedback on the rezoning. M. Hyman said there had not been any feedback.

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

V. LETTERS OF CREDIT

A. Renewal Request – Elmhurst Phase 4A

M. Hyman said this letter of credit was for sidewalks, street trees, and accessible ramps at Elmhurst Phase V-A. She said that 71% of the homes had been built. She said the developer requested an extension of one year at the same amount of $45,585.25.

Guidera made a motion, seconded by A. Hyman, to approve the one-year extension of the letter of credit at the same amount. The vote in favor was unanimous. The motion carried.

B. Renewal Request – Jordan Estates

M. Hyman said this letter of credit was for sidewalks, street trees, and accessible ramps at Jordan Estates. She said 90% of the homes had been built, but said the letter of credit that was issued in 2017 was actually written to expire in 2019. She said the Board had to approve the extension until 2019.

Sansbury made a motion, seconded by Thomas, to approve the one-year extension in the same amount of $13,984.38. The vote in favor was unanimous. The motion carried.
VI. STREET NAMING

Woodland Lakes – Ancona Court

M. Hyman said that in 2007, the Board approved street names for Woodland Lakes. One of them was Ancona Court. However, in the meeting minutes and on the recorded plat, the name was misspelled as Acona Court.

This was recently brought to staff’s attention, and to keep in the theme of the duck named streets, staff is asking for the Board to approve the correction to Ancona. If approved, the final plat will be revised and re-recorded.

A. Hyman made a motion, seconded by O’Neil, to approve the name change from Acona to the proper duck name, Ancona. The vote in favor was unanimous. The motion carried.

VII. PRELIMINARY REVIEW

A. Oak Glen Phase III

M. Hyman said David Norris had requested approval of Oak Glen Phase 3 located off Cates Bay Highway. She said the phase had 74 lots. She said TRC was in the process of reviewing the phase, but that had previously reviewed and approved the overall development.

A. Hyman made a motion, seconded by Guidera, to approve Oak Glen Phase 3 pending TRC approval. The vote in favor was unanimous. The motion carried.

VIII. OPEN SPACE FEE-IN-LIEU

A. Hughes Student Housing

M. Hyman said Pete Hughes had requested to pay a fee in lieu of open space for the Hughes student housing development. She said Section 10.3.9 of the UDO allowed for a developer to make a payment of fee in lieu instead of providing open space.

M. Hyman said the fee in lieu would be $13,000, and explained how that amount was determined. She said it would have to be paid prior to the recording of the final plat.

M. Hyman said if the Board approved the request, it would then be forwarded to City Council for their review and final decision.
Green asked if there was any word about a cross over for Hwy 544 since it was a very dangerous place for students trying to cross from the one side to the other.

Guidera made a motion, seconded by A. Hyman, to approve the fee in lieu in the amount of $13,000. The vote in favor was unanimous. The motion carried.

VIII. PUBLIC INPUT

There was none.

IX. ADJOURN

There being no further business to come before the Board, Sansbury made a motion, seconded by A. Hyman, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 5:40.

Approved and signed this 2nd day of August, 2018.

Brantley Green, Chairman
Chris Sansbury