CITY OF CONWAY
SPECIAL PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 12, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, Chris Guidera, Brian O’Neil, Kendall Brown, John Thomas, Gloria Robinson-Cooper

Absent: Mark Stanley, Chris Sansbury, Wren McMeekin

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

Others: Sharon Weisgerber, Zachary Senn

I. CALL TO ORDER

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

II. ANNEXATION/REZONING

A. Thomas & Hutton Engineering Co, on behalf of Industrial Attitude, LLC, requests the annexation and subsequent rezoning of approximately 9.16 acres of property located at Atlantic Center Parcel 38 (TMS 151-00-04-174 | PIN 38305040021) from Horry County’s Highway Commercial/PUD zoning to City of Conway Light Industrial (LI).

Hyman said Thomas and Hutton has submitted an application for the annexation and subsequent rezoning of this property on October 5, 2017. She said the structure that would be built on the property was 46,000 sq. feet of office and manufacturing space.

Senn, with Thomas & Hutton, said it would be considered a Light Industrial factory. He said there would be one storm pond on the property.

Green asked about a landscape buffer. Hyman said there would be a buffer, and that the plans were currently under review.

Green asked about there being any noise restrictions. Hyman said they would have to meet the city’s noise ordinance requirements.

Guidera made a motion, seconded by Thomas, to approve the annexation and rezoning request. The vote in favor was unanimous. The motion carried.
B. **Section 6-29-540 review for a public school, Palm Charter School, to be located at 826 West Cox Ferry Road (PIN 38200000008)**

Hyman said that the 1994 South Carolina Planning Enabling Legislation required that the Planning Commission review proposals for all new public facilities, which included schools.

Hyman said the City had received site plans for a proposed school to be located on West Cox Ferry Road called PALM Charter School. She said PALM stood for Palmetto Academy for Learning Motor Sports.

Hyman said their review was to be sure that the request was consistent with the Comprehensive Plan requirements. She said the property had been annexed into the city earlier in 2017 as Low Density Residential (R-1). She said schools were a permitted use in the R-1 zoning district. She said the annexation, because it was coming in as R-1, did not require approval from the Planning Commission. Hyman said the Future Land Use map did designate this parcel as R-1. Hyman said the civil plans were under review at this time as well.

Green said this was a great location for the school. He said he was happy to see them getting into a new building,

O’Neil made a motion, seconded by Guidera, to approve the use of this property for PALM Charter School. The vote in favor was unanimous. The motion carried.

**III. PUBLIC INPUT**

There was none.

**IV. BOARD INPUT**

Green asked for prayers for the Building Official’s (Robert Cooper) father who was having surgery.

**V. STAFF INPUT**

Hyman told the Board that 810 Bowl that had come before them previously had changed ownership since their review and that it would have two public hearings at City Council.

**VI. ADJOURN**

There being no further business to come before the Board, the meeting adjourned at 5:40 p.m.
Planning Commission
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Approved and signed on the ______ day of ______, 2017.

[Signature]
Brantley Green, Chairman