CITY OF CONWAY  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 7, 2015  
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Brantley Green, Chris Guidera, Tammy Hughes, James Young, Chris Sansbury, Howard Henry, David Jordan

Absent: Wren McMeekin, Larry Foye

Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary

Others: Tracy Davis, Shelley Vasquez

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Young made a motion, seconded by Hughes, to approve the April 2, 2015 meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONING

A. Request by Tracy Davis to rezone approximately .5 acres of property located at 2617 Shoffner Road (Metal Building, TMS # 123-00-02-186 / PIN 32513010001) from Light Industrial (LI) to Highway Commercial (HC).

Emrick said this property contained a metal building between Food Lion and Universal Truss Plant. Emrick said some retail businesses were permitted in the Light Industrial zone, but hair salons were not. The applicant specifically wished to have a hair salon in this building.

Emrick said staff recommended approving the rezoning request as the character of the area was consistent with the requested zoning district.

Guidera made a motion, seconded by Henry, to approve the requested rezoning from Light Industrial (LI) to Highway Commercial (HC). The vote in favor was unanimous. The motion carried.
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B. Request by Thomas W. Thornton to annex and rezone approximately 2.07 acres of property located at 2883 Church Street (Metal Building, TMS# 122-07-02-004 / PIN 33703010006 and TMS# 122-06-01-001 / PIN 33703010005) from Horry County Highway Commercial (HC) to Highway Commercial (HC).

Emrick said the property currently housed a metal building with a parcel line bisecting the building, which was adjacent to the Conway municipal limits. He said in order to obtain water, they needed to annex. Emrick said the applicant planned to continue to use the building as an auto-related service business. Emrick stated if the property was annexed and rezoned to Highway Commercial, all uses in this zoning district would be permitted.

Emrick said the Comprehensive Plan identified this parcel as Highway Commercial in the Future Land Use Map. He said staff recommended the annexation and rezoning as requested.

Hughes made a motion, seconded by Jordan, to approve the requested annexation and rezoning. The vote in favor was unanimous. The motion carried.

IV. LETTERS OF CREDIT

A. Rosehaven

Emrick stated this was incorrectly put on the agenda. He said it had been released the previous year.

B. St. John’s Ridge

Emrick said this was a residential subdivision that included 198 planned lots. This particular phase had 76 lots with 55 of those lots having already been built out. However, this is still not at the 80% build out mark.

Emrick said although this phase was near completion and the necessary infrastructure would most likely be completed before the expiration date of the letter of credit, staff was recommending the extension of the letter of credit for an additional year in the same amount to assure there was sufficient time for completion.

Guidera made a motion, seconded by Hughes, to approve the extension of the St. John’s Ridge letter of credit for an additional year at the same amount. The vote in favor was unanimous. The motion carried.

Emrick said he would like to go over some of things that had been passed before by the Board or upcoming new phases.
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Elmhurst Phase IV - Emrick said this has been reviewed and approved by TRC. Emrick said he was not sure the Board had approved yet or not. He said this phase would connect Mill Pond and Medlin Parkway. He said there were plans to have future phases continue up Medlin, but those had not been approved.

Emrick said if the plans had already been approved by the Board, they would not see them again unless there were changes that were to be made. He said this phase had 91 lots.

Rivertown Row Phase II - Emrick said this had gone before City Council so it had already been presented to the Board. Emrick said Council had approved the first phase of Phase II. Phase II A. Council gave them the option for approval for Phase II B once the road connection at Carsens Ferry was put in. Emrick said the Beverly’s now had the road connection, and staff was getting ready to approve it at the staff level. Emrick said in were only about 75 lots total in Rivertown Row Phase II. Emrick said both Tiger Grand and Rivertown Row were just about built out.

Oak Glen - Emrick said this had not yet come before the Board. He said this subdivision was on Cates Bay Highway near New Castle. He said it was a 204 lot subdivision with 50 lots being built in the first phase. He said decel lanes would be installed coming out from Conway for Phase I. He said a traffic study would be done to see if a left turn lane would be needed for Phase II.

Young asked who was developing the subdivision. Emrick said it was King Properties.

Jordan Estates – Emrick said this subdivision had been approved a while ago. He said it was between El Bethel and Mill Pond on Hwy. 378. He said it was only a 26 lot subdivision.

Country Club Driving Range – Emrick said this was only six lots. He said this property was in the County and would have to be annexed. He said the city had no paperwork for it yet. He said anything over five lots was considered a major subdivision so it would need sidewalks and open space.

V. PUBLIC INPUT

There was none.
VI.  ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:44 p.m.

Approved and signed this 12th day of June, 2015.

Brantley Green, Chairman