CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 7, 2018
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, Kendall Brown, Brian O’Neil, Mark Stanley, John Thomas, Alex Hyman

Absent: Chris Guidera, Chris Sansbury, Gloria Robinson-Cooper

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

Others: Kenan Walker, Margaret Ramsey, Donald Brown, Steve Powell, Tim Meacham, Katherine Brooks

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 Stanley, to approve the May 3, 2018 meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS

Green asked the Board if they would approve agenda item D to the top as the applicant was also on the Horry County Planning Commission agenda tonight. The Board agreed and heard item D first.

D. Request to annex approximately 57 acres (portion of a 141-acre tract) of property located on East Cox Ferry Road (portion of TMS 138-00-05-020 | PIN 36600000015) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R-2).

M. Hyman said on May 24, 2018, Venture Engineering, on behalf of JEB LLC, requested the annexation of 57 acres (portion of a 141-acre tract) of property located on East Cox Ferry Road (portion of TMS 138-00-05-020 | PIN 36600000015) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R-2) for the development of a single-family home subdivision. The 57-acre tract will be required to be subdivided from the 141-acre tract prior to final reading of the annexation and rezoning request.
M. Hyman said this tract was not in the city’s water and sewer area, but the owners requested a voluntary annexation. She said they requested the R-2 zoning rather than R-1 because R-2 would allow for smaller lot widths for single-family homes.

Green asked if there was anyone there who wished to speak for or against this item. There was no one present except the applicant.

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

A. Request to annex approximately 1.93 acres of property located at 161 Gardner Lacy Road (TMS 151-00-03-048 | PIN 39901010001) and request to rezone from Horry County Limited Industrial (LI) to City of Conway Light Industrial (LI).

M. Hyman said on May 10, 2018, Kenan Walker requested the annexation and rezoning of 1.93 acres of property located at 161 Gardner Lacy Road (TMS 151-00-03-048 | PIN 39901010001) and request to rezone from Horry County Limited Industrial (LI) to City of Conway Light Industrial (LI). The existing building has recently changed ownership, and annexation is required to continue water service. Existing businesses, including snack food distribution and flooring supply distribution, are located in the building and have been continuously operating.

M. Hyman said the property changed ownership and this had initiated the annexation. She said that although the future land use map identified the parcel as Highway Commercial, the surrounding properties, for the most part, were also Light Industrial.

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

B. Request to annex approximately 1.75 acres of property located at the corner of Highway 544 and Buccaneers Cove (PIN 38213010018) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC).

M. Hyman said on May 1, 2018, Robin Roberts, on behalf of Inlet Cove Family LLC, requested the annexation and rezoning of 1.75 acres of property located at the corner of Highway 544 and Buccaneers Cove (PIN 38213010018) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC) for commercial development. She said there were no specific plans for this site at this time.
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A. Hyman, made a motion, seconded by Thomas, to approve the request as presented. The vote in favor was unanimous. The motion carried.

C. Request to annex approximately 5.27 acres of property located at the corner of Highway 544 and Buccaneers Cove (TMS 150-00-06-049 | PIN 38212040006) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Institutional (IN).

M. Hyman said on May 1, 2018, Robin Roberts, on behalf of Inlet Cove Family LLC, requested the annexation and rezoning of 5.27 acres of property located at the corner of Highway 544 and Buccaneers Cove (TMS 150-00-06-049 | PIN 38212040006) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Institutional (IN) for student housing development.

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

IV. PUBLIC INPUT

There was none.

V. ADJOURN

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

Approved and signed this ______ day of ______, 2018.

Brantley Green, Chairman