I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Young made a motion, seconded by Grabarz, to approve the September 4, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

Because the representative from Coastal Carolina for the rezoning of property was the only representative present at the time, the board decided to address the rezoning request first.

IV. REZONING

A. Request by Coastal Educational Foundation to rezone approximately 0.98 acres of property located at 701 SC Highway 544 (TMS# 150-00-07-022 / PIN 3820502000) from Highway Commercial (HC) to Institutional (IN)

Leinwand said this property had been annexed into the city on May 19, 2014 by another developer. At that time, the developer had planned for a restaurant to be built on the property and requested the annexation and the Highway Commercial (HC) zoning.

After the property was annexed, Coastal Educational Foundation purchased the property. Leinwand said in order to keep the zoning consistent with the surrounding
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properties associated with Coastal Carolina University, the applicant would like to
rezone the property to Institutional (IN).

Leinwand stated if the property was rezoned to Institutional (IN), the use of an
Electronic Message Center (EMC) would be permitted if requested.

Leinwand said staff recommended approving the rezoning. He said the
Comprehensive Plan recommended the property to be zoned Institutional (IN), and the
surrounding properties affiliated with the university were zoned Institutional (IN).

Wallace asked if the parcel behind was cut off from the highway. Leinwand said
there was a driveway.

Grabarz made a motion, seconded by Henry, to approve the requested rezoning
from Highway Commercial (HC) to Institutional (IN). The vote in favor was unanimous.
The motion carried.

III. LETTER OF CREDIT

A. SNOWHILL

Leinwand this letter of credit covered uncompleted sidewalks and street trees at
the Snowhill subdivision. He said it was set to expire on December 27, 2014. The
amount of the letter of credit is $18,352.50.

Leinwand said the subdivision was just at 50% built out. He said the letter of
credit was first issued in 2007. He said he had not heard from the developer on
whether he wanted to extend the letter of credit, however, staff would recommend
extending the letter of credit for another year.

Henry asked how it would ever get done if the board kept renewing it. Leinwand
said it was the decision of the board to approve an extension or not. Henry said if the
developer had not responded they had no idea if they would get it done or not.
Leinwand said the developers were installing a segment of sidewalk as each house
was built. Henry said people lived out there now and they did not know when the
sidewalks would be completed. Guidera said things were picking back up. Henry
asked if they were selling lots. Leinwand said there were some new houses being
built. Leinwand said the ordinance did require when a subdivision was 75% built, the
developer shall install all infrastructure.

Guidera made a motion, seconded by Grabarz, to approve the recommendation
of staff to extend the Snowhill letter of credit for an additional year. The vote in favor
was unanimous. The motion carried.

B. IVY GLEN
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Leinwand said this letter of credit covered uncompleted sidewalks at the Ticket at Ivy Glen. He said it was set to expire on December 10, 2014. Leinwand said 62% of the lots had been built out. He said letter of credit was first issued in 2006.

Since the issue paper had been written, the developer had requested to reduce the amount from $46,750.00 to $34,500.00. He handed out paperwork from the developer’s engineer and the City’s Public Works Department in support of this reduction.

Leinwand said staff recommended extending the letter of credit for another year, but the board should consider this not be renewed again in 2015.

Henry made a motion, seconded by Young, to extend the Thicket at Ivy Glen letter of credit at the reduced amount of $34,500.00, and to notify the developer this would most likely be the final extension. The vote in favor was unanimous. The motion carried.

V  PUBLIC INPUT

There was none.

There was a brief discussion about a possible upcoming training session at CCU in early December. Leinwand said he would let the board know once it had been arranged.

Jamie McLain, the developer of the Snowhill subdivision entered the meeting at this time. Leinwand told him his request had been extended for another year at the same amount and when the new letter of credit had to be received by the city.

Young asked if there was much in the way of new commercial permits being issued. Leinwand said there was a lot more residential, including a new development. Leinwand said he thought commercial buildings would follow.

VI.  ADJOURN

There being no further business to come before the board, the meeting adjourned at 5:45 p.m.

Approved and signed this ____________ day of 2015.

Gerald C. Wallace, III, Chairman

[Signature]