CITY OF CONWAY
PLANNING COMMISSION
THURSDAY, APRIL 3, 2014
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present – Chris Guidera, Gerald Wallace, James Young, Howard Henry, Hank Grabarz, Larry Foye, David Jordan, Brantley Green

Absent - Tammy Hughes

Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary

Others - Jeffrey Solan, Randy Beverly

I. CALL TO ORDER

Chairman Wallace called the meeting to order at 5:35 p.m.

II. APPROVAL OF MINUTES

Guidera made a motion, seconded by Grabarz, to approve the March 6, 2014 meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATION/REZONING

A. Request by Benton Rentals LLC to annex approximately 0.98 acres of property located at 701 SC Highway 544 and to rezone the property Highway Commercial (HC) upon annexation. TMS# 150-00-07-022 and PIN $ 3805020001

Leinwand said the property was currently vacant, but there were preliminary plans to develop it into a restaurant. He said in order to develop the property, City of Conway water services would be needed, which required annexation. He said the property had previously been a service station.

Leinwand said although the Comprehensive Plan identified the parcel as Institutional (IN), two properties across the street were already zoned Highway Commercial (HC). He said staff recommended approving the annexation and the Highway Commercial (HC) rezoning.

Grabarz asked how long ago it had been a service station. He asked if the tanks had been removed. Guidera said it had been some time and he thought they had most likely been removed. Grabarz asked if it could be verified. Leinwand said he could ask
the engineer. Grabarz said he did not want the new owner to be responsible for the tanks. Jordan said the new owner was the one who did the demolition last year after he made the purchase. Wallace said Grabarz could make a motion and include verification of the tanks being removed as a condition.

Jordan made a motion, seconded by Guidera, to approve the annexation and rezoning to Highway Commercial (HC). The vote in favor was unanimous. The motion carried.

As Mr. Beverly was the only applicant present, the Board approved moving his rezoning and Letter of Credit request to be next on the agenda.

VI. REZONING

A. Request by Beverly Homes LLC to rezone approximately 33.85 acres of property located behind Rivertown Row subdivision and identified by Horry County Tax Map number 122-00-04-011 and Horry County Pin 33700000033, from Planned Development District (PD) to Medium Density Residential (R-2).

Leinwand said in 2013, Beverly Homes LLC purchased this 33.85 acres of property. He said it was currently zoned as a Planned Development District (PD), and was known as Rivertown Bluffs. He said the master plan for Rivertown Bluffs consisted of 63 single-family homes and 54 multifamily townhouses. He said the property was vacant with no infrastructure in place.

Leinwand said the applicant wanted to rezone the property to Medium Density Residential (R-2), which would do away with the master plan. Leinwand said the applicant said they would be building all single-family houses. Leinwand said with the R-2 zoning, there would be no way to prevent townhouses or apartments being built if the developer decided to do so.

Wallace asked if this rezoning would be for the entire Planned Development District (PD). Leinwand said it would. Green asked if this had been to TRC yet. Leinwand said it had not.

Jordan asked what the property was zoned before it was a PD. Leinwand said he thought it had been annexed in and rezoned to PD upon annexation years earlier.

Solan, present with Beverly, said the lots would be the same as Tiger Grand and Rivertown Row, except they would be 70 feet wide and the side setbacks would be 7.5 feet. Guidera asked about green space. Solan said the sketch was preliminary, but it was a fairly good representation.
Leinwand told the Board if the parcel was rezoned by City Council, the preliminary plat would have to come back before them.

Jordan asked about having two entrances into the subdivision. Leinwand said TRC would have to look at that issue. He said they would most likely want another way in and out. He said the City encouraged roads to be at least stubbed out for future connectivity. Solan said they were aware of the issue and were working on it. Solan said there was one road left to get in. Solan said a stub existed where the job trailer was now. Wallace said they were just voting today on whether to recommend the rezoning.

Guidera made a motion, seconded by Jordan, to approve the rezoning of the parcel from Planned Development District (PD) to Medium Density Residential (R-2). The vote in favor was unanimous. The motion carried.

V. LETTERS OF CREDIT

B. Rivertown Row

Leinwand said in early 2013, Rivertown Row was purchased by Beverly Homes LLC. The existing letter of credit was transferred to Beverly Homes.

Leinwand said the letter of credit was currently in the amount of $206,406.25, and would expire on July 21, 2014. He said the applicant was asking for a reduction in the letter of credit to the amount of $48,757.50. Leinwand said staff recommended reducing the remaining required sidewalks to 3,100 linear feet at $15.00 per linear foot instead of the 1,983 linear feet at $14.00 per linear foot Solan had recommended. Leinwand said the 3,100 linear feet accounted for property with no sidewalks that currently had building permits.

Leinwand gave the Board a breakdown showing staff’s recommendation for the reduction in the letter of credit. Leinwand said the letter of credit could be reduced to $70,100.

Leinwand said the Board could vote or wait until more houses had been completed and the sidewalks installed.

Beverly said he was fine with the reduction to $70,100.

Jordan made a motion, seconded by Henry, to approve the extension of the letter of credit for an additional year, and to reduce the letter of credit amount to $70,100. The vote in favor was unanimous. The motion carried.

IV. TEMPORARY SUBDIVISION SIGNAGE
A. Rosehaven

Leinwand said at the April 4, 2013 Planning Commission meeting, the developer of Rosehaven was granted a one-year extension to keep a temporary off-site subdivision sign at the entrance of the subdivision along Highway 378 and Belladora Drive. He said the initial approval was granted by the Board on May 5, 2011.

Leinwand said according to Section 11.5.5.E of the City of Conway Unified Development Ordinance (UDO), temporary off-site subdivision signs shall be removed after two years or 85% of the lots have been sold. If, after two years, 85% of the lots have not been sold, this permit was renewable by approval from the Planning Commission.

Leinwand said because only 21% of the lots had been sold, staff recommended approving the off-site signage for an additional year with the following conditions:

- The City of Conway Planning Commission can review the off-site temporary sign on an annual basis.

Green made a motion, seconded by Young, to approve the additional year for the off-site subdivision signage at Rosehaven. The vote in favor was unanimous. The motion carried.

V. LETTERS OF CREDIT

A. Rosehaven

Leinwand said Rosehaven Phase I letter of credit was due to expire on July 18, 2014. He said the letter of credit for sidewalks was in the amount of $148,125.00 from Horry County State Bank.

Leinwand said all the sidewalks had been installed at Rosehaven. He said City staff would make another inspection prior to the Planning Commission meeting to determine if the existing letter of credit could expire.

Leinwand said the Board could table or not renew the letter of credit. He said after the package was sent out to the Board, it was discovered there were some minor drainage run-off issues.

Leinwand said the developer was not interested in renewing the letter of credit.

Jordan made a motion, seconded by Green, to table the matter until the next meeting. The vote in favor was unanimous. The motion carried.

C. St. John’s Ridge Phase 1
Leinwand said this subdivision had 198 planned lots. He said Phase 1 had 76 lots which was platted and recorded on August 27, 2012. He said the letter of credit was for sidewalks, street trees, a berm, and Victorinox Road construction and was in the amount of $135,525.

Leinwand said staff recommended extending the letter of credit for an additional year.

Green made a motion, seconded by Foye, to approve the extension of the St. John’s Ridge Phase 1 letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

VII. PUBLIC INPUT

There was no public input.

VII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:02 pm.

Approved and signed this 10th day of July, 2014.

Gerald C. Wallace III, Chairman