CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 1, 2013
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Brantley Green, Hank Grabarz, Tammy Hughes, David Jordan, Bill Gobbel, Gerald Wallace
Absent: Larry Foye, Chris Guidera, Fran Humphries
Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary
Others: Joe Woodle, Randy and Forrest Beverly, Sammy Gay, Charles Jordan, Gary Wadsten

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Green made a motion, seconded by Grabarz, to approve the June 27, 2013 minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATION/REZONING

A. Request by Cohn & Cohn Investments LLC to annex two parcels, totaling approximately 2.39 acres, located at 770 Century Circle (TMS# 151-00-04-194 and 151-00-04-195) and to rezone the property to Light Industrial (LI) upon annexation.

Leinwand said this was an annexation the city was requiring because the property, which abutted Bohemia Court, recently obtained a building permit from Horry County to build a Sherwin Williams facility. He said in order for the City of Conway to provide water, the parcel had to be annexed. Leinwand said the parcels across the street were also Light Industrial (LI). Leinwand said if the adjacent property owner was the same owner, the city could annex both parcels as was the case.

Leinwand said staff recommended the annexation and rezoning the properties Light Industrial (LI).

Grabarz made a motion, seconded by Hughes, to approve the annexation of the two parcels and zoning the property Light Industrial (LI) upon annexation. The vote in favor was unanimous. The motion carried.
IV. LETTERS OF CREDIT

A. MIDTOWN VILLAGE

Leinwand said this letter of credit was for sidewalks and street trees. He said the city originally had letters from Midtown Village in 2006 and 2007 because the subdivision was to be built in phases. He said last year the Board voted to approve the extension of both letters of credit. However, the city was forced to draw down on the letter of credit from Cole Taylor Bank in the amount of $253,648.63 on August 21, 2012. He said the city planned to use this money to put a final lift of asphalt on the roads sometime in 2013. He said there was still a letter of credit issued from Coastal Carolina National Bank in the amount of $180,220.38 that would expire on October 17, 2013.

Leinwand said there were currently 127 vacant single-family lots and 29 townhomes. He said the last building permit had been issued in February 2013. He said it was staff’s recommendation to extend the letter of credit at the current amount.

Jordan said he believed Bill Clark Homes were coming into the subdivision. Leinwand said there had been plans brought to the city from Bill Clark Homes.

Green asked if the developer was still in business. Leinwand said the original developer, Portrait Homes, foreclosed and Cole Taylor Bank took over. He said the lots were then sold to Carolina Holdings Group. He said the letter of credit was in Cole Taylor name in 2012. Green asked whose name the letter of credit would be in now. Leinwand said it was in the name Carolina Holdings Group.

Jordan made a motion, seconded by Green, to approve the extension of the letter of credit from Carolina Holdings Group. The vote in favor was unanimous. The motion carried.

Green asked Leinwand what the timeframe was to get the asphalt on the roads. Leinwand said City Council approved a bid for several projects, and the Midtown Village roads were included in that bid. Leinwand said he believed it would be done this year. Jordan asked if there was any money coming out of the city’s pocket for the roads. He asked that the city had from the letter of credit would cover the cost of the roads. Leinwand said it would.

B. NEW CASTLE PHASE 2

Bill Gobbel stated he needed to recuse himself from this agenda item because he was the design engineer of the subdivision.

Leinwand said this letter of credit was for sidewalks in the amount of $43,822.50. He said there had been some activity during the past year. He said there were 104 lots and 34 lots were still vacant, which was 33% of the lots. He said staff recommended extending the letter of credit for another year.

Grabarz asked how many permits had been issued. Forrest Beverly was present and stated he thought they had been issued 15 during the year. He said he thought they would be finished building in approximately 18 months.
Jordan made a motion, seconded by Grabarz, to approve the extension of the letter of credit for another year in the same amount. The vote in favor was unanimous with Gobble having recused himself. The motion carried.

C. Pecan Grove Phase 2

Jordan stated he had to recuse himself from this agenda item because he was related to the developer of the subdivision.

Leinwand said this letter of credit was for sidewalks and street trees in the amount of $47,059.69. He said out of 42 units, only 18 had been built with 24 lots still vacant (57%). He said the last permit had been issued in July 2013. He said staff recommended extending the letter of credit for another year in the same amount. He said he had received an email from Steve Powell of Venture Engineering stating they did not need a reduction in the amount.

Green made a motion, seconded by Grabarz, to approve the extension of the letter of credit at the same amount for an additional year. The vote in favor was unanimous with Jordan having recused himself. The motion carried.

V. PUBLIC INPUT

Gary Wadsten, of Carolina Holdings Group, who had just arrived, asked about reducing the amount of the letter of credit for Midtown Village. Leinwand said he could contact him about that, and he would have to come back before the Board for approval.

VI. ADJOURN

Before the meeting adjourned, Green mentioned the sidewalk at 1107 Lakeside stayed submerged for a week after it rained. He said the ground was lower than the catch basin.

There being no further business to come before the Board, the meeting adjourned at 5:50 p.m.

Approved and signed this 3rd day of Oct, 2013.

Gerald C. Wallace, III, Chairman