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 Jordan, to approve the September 5, 2013 minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATION/REZONING

A. Request by Clarence Smith to annex 0.15 acres of a portion of property that front McKinley Way and to rezone the property to Institutional (IN) upon annexation. (TMS # 150-00-06-034)

Leinwand said Coastal Club, formerly known as Chanticleer Square, was a student housing development located along South Carolina Highway 544. He said the Coastal Club property was annexed into the city on February 18, 2013, and was rezoned to Institutional (IN).

Leinwand said when the plans for Coastal Club were developed, staff required a secondary emergency access in the rear of the property. The access to the rear was provided through a 30-feet easement on another property (TMS# 150-00-06-034. The easement was recorded with the Register of Deeds in book 258, page 229. The easement is in the jurisdiction of Horry County.
Leinwand said this access would only be used for emergency access and for a waterline connection.

Leinwand said the Coastal Club property owner now had an option to acquire the 0.15 acre easement area. He said in order to acquire the portion of property and combine it with the Coastal Club property, annexation and rezoning would have to be approved by the City of Conway.

Leinwand said staff recommended approving the request to annex and rezone the property.

Wallace said he agreed a second access was needed, but worried about students using it. Leinwand said the access road would be gated. Green asked if it would be asphalt. Myers from Venture Engineering, said he believed it was to be paved.

Ann Langston, who lives at 606 McKinley Way said she understood about the access road, but wanted to voice her concern about the stormwater pond. She said it was an unsanitary mess. She said the water was stagnant, smelled foul, and mosquitoes were everywhere. She said the pond had garbage in it.

Ernest Langston said he had called the city to come spray for mosquitoes. He said they had complained to the dorms, but nothing had been done. Leinwand said the city could talk to the property owner about the maintenance issue.

Ann Langston said there was also a dead pine tree on McKinley. Wallace said that was not an issue for the Planning Commission, but Leinwand would pass the information on to the appropriate city department.

Guidera asked when the road would be put in. Leinwand said it would have to be installed before the CO was given to the rear buildings. Guidera mentioned the contractors might use the access to gain entrance to the rear buildings. Leinwand said he thought the contractors would continue to use Highway 544 to access the property.

Guidera made a motion, to approve the annexation and rezoning, with the caveat the gate was installed immediately when the road was cut in.

Green asked if there would be landscaping. Leinwand said not at the driveway, but there would be landscaping at the rear of the student housing. Green said he would like to amend the motion on the floor to dress up with access with landscaping. Foye seconded Green's amendment to the motion.
Pete Hughes, an applicant for another agenda item, said he owned property in the same area. He agreed with the Langston’s comments about the mosquitoes.

Green then seconded Guidera’s motion to approve the request. Jordan asked how big the buffer would be required for the back of the Coastal Club property. Leinwand said it would be 5-10 feet wide, which is a Type A buffer. Jordan asked about it facing a residence. Leinwand said the road was a separation and it will just be a small buffer. Jordan asked if the buffer would be required even without the amended motion. Leinwand said that it was not mentioned to the owners, but he felt it was a good thing.

Gobbel said the emergency road had to be more than a dirt road to withstand fire truck traffic. He said it had to be the same as subdivision standards. He said he assumed the fire department had standards for the gate.

Wallace asked if there were any further questions or comments. Wallace said the motion was on the table to accept the annexation with the proviso that the driveway met City standards for both for landscaping and emergency vehicle access. The vote in favor was unanimous. The motion carried.

IV. LETTERS OF CREDIT

A. SNOW HILL

Leinwand said there were 35 original lots in this subdivision. He said at this time, only 15 permits had been pulled or about 43 percent of the total lots. He said the current amount for sidewalk and street trees was $18,352.50. He said this letter of credit was due to expire on December 27, 2013.

Leinwand said it was staff’s recommendation to approve the letter of credit at the same amount for another year.

Guidera made a motion, seconded by Jordan, to approve the Snow Hill letter of credit at the same amount for an additional year. The vote in favor was unanimous. The motion carried.

B. THICKET AT IVY GLEN

Leinwand said this letter of credit was for sidewalks in the amount of $46,750.00. He said there were 37 original lots. He said at this time, only 16 permits had been pulled or approximately 43 percent of the lots. He said this letter of credit was due to expire on December 13, 2013.

Leinwand said it was staff’s recommendation to approve the letter of credit at the same amount for another year.
Green made a motion, seconded by Guidera, to approve the Thicket at Ivy Glen letter of credit at the same amount for an additional year. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:55 p.m.

Approved this 7th day of November, 2013.

Gerald C. Wallace, III, Chairman