CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 10, 2013
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Bill Gobbel, Hank Grabarz, Gerald Wallace, David Jordan, Larry Foye, Fran Humphries
Absent: Chris Guidera, Brantley Green
Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary
Others: Bill Marsh, Palmetto Chevrolet; Steve Powell, Venture Engineering; Earl McDaniels, Tiger Grand; Raymond Teller, Tiger Grand

I. CALL TO ORDER

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

II. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN

Leinwand said it was time to elect a new chairman and vice chairman.

Grabarz made a nomination and motion to re-elect Wallace as chairman. Humphries seconded the nomination and the motion. The vote in favor was unanimous. The motion carried.

Gobbel made a nomination and motion to re-elect Foye as vice chairman. Humphries seconded the nomination and the motion. The vote in favor was unanimous. The motion carried.

III. APPROVAL OF MINUTES

Foye made a motion, seconded by Grabarz, to approve the November 1, 2012 minutes as written. The vote in favor was unanimous. The motion carried.

IV. LETTER OF CREDIT

A. Tiger Grand Phase I

Leinwand said this phase of the Tiger Grand subdivision consisted of 89 lots of which 52 lots had been built on or building permits had been pulled. Leinwand said the letter of credit was for sidewalks in the amount of $100,078.13.
Leinwand said Staff had recently done an inventory of the sidewalks in the subdivision. He said there appeared to be just a small area of about 200-300 feet in the rear where sidewalks still needed to be installed under this current letter of credit. He said the letter of credit had been valid for a little over six years. He said Staff recommended the sidewalks be installed and also a sidewalk ramp in the rear of Tiger Grand allowing the letter of credit to expire. Leinwand said in the last two or three months, the sidewalks had been installed even though there were vacant lots.

McDaniels, the owner, said all the sidewalks were supposed to be put in. He asked if he could get a short extension. He said he would get in touch with the company who installed the rest of the sidewalks, and try to get them in within the month if the weather permitted. Wallace asked if McDaniels preferred just an extension of time. McDaniels said that was correct. Wallace said he would need another letter of credit. McDaniels said if he needed one, he would. McDaniels asked when the letter of credit expired, and he was told it expired on February 3, 2013. McDaniels said it was a possibility that he could have them in by the expiration date.

Humphries asked how installation of the sidewalks would be impacted if there was exceptionally cold weather between now and February 3. McDaniels said they could not be put in sidewalks if the weather was cold.

Humphries asked if they could give him an extension for a period of time. Wallace said he could make a motion to not extend it or table it until February's meeting. Leinwand said the letter of credit would expire before the next Planning Commission meeting. Humphries asked if it would have to be extended for a year. Leinwand said it could be extended for two or three months. He said the developer could give the city a check instead of tying up a letter of credit. Leinwand said the letter of credit was currently slightly over $100,000, which was substantially more than what was needed at this time. Grabarz asked how much paperwork would be involved to change the value if the Board decided to grant an extension. Leinwand said the city would need a cost estimate from the developer. He said Public Works would have to verify the costs before it could be reduced. Humphries asked if they would just let the current letter of credit expire. Leinwand said they could unless the developer just wanted to tie up that much money for another 2 or 3 months. McDaniels said he would hate to tie up the money, but he would do whatever he had to do.

McDaniels said the contractor must have thought that the sidewalks were to be installed in Rivertown Row. Leinwand said the plat showed the sidewalks were in Phase 1 of Tiger Grand. Jordan said he was missing a ramp. Leinwand said that was correct. Gobbel said with a good week it could be completed. McDaniels said he would see the contractor the next day and get him started.

Wallace told McDaniels the Board, although he had not heard a motion, was probably not going to extend the letter of credit. He said the city could hold him responsible if the sidewalks were not installed. McDaniels said he understood that. McDaniels said he was not trying to get out of installing them. He said he was under
the impression, as was the contractor, that what had not been installed was part of
Phase 2.

McDaniels said he would try to get the sidewalks installed by February 1st, but if
there was cold weather, he would get them in as soon as possible.

Humphries made a motion, seconded by Gobble to follow Staff’s
recommendation, and not extend the letter of credit. The vote in favor was unanimous.
The motion carried.

V. ANNEXATION/REZONING

A. Request by Venture Engineering, Inc. to annex approximately 11.37
acres of property (TMS# 150-00-06-029) located at SC Highway 544
and to rezone it Institutional (IN).

Leinwand said this was the parcel on Highway 554 just north of Monarch 544
student housing development. He said Monarch 544 was zoned institutional. He said
the plans for this vacant property was also to have a student housing development. He
said student housing was permitted in the Institutional Zoning District. He said it was
Staff’s recommendation to approve the requested annexation/rezoning.

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

B. Request by Palmetto Chevrolet Company, Inc. to annex
approximately 25.06 acres of property (TMS# 122-00-03-055) located
at U.S. Highway 501 and to rezone it Highway Commercial (HC).

Leinwand this property was located across from the Sleep Inn going out of town
toward the west. He said it was Staff’s recommendation to approve the request.

Wallace asked Marsh if he wanted to make any comments. Marsh said they were
getting some pressure from General Motors to do something with their current facility.
He said they would have to do it downtown or build a new facility. He said no decision
had been made yet, but if they needed to relocate, this parcel would be the spot.

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

VI. PUBLIC INPUT

There was none.
VII. STAFF INPUT

A. 2013 Planning Commission Meeting Schedule

Leinwand asked if everyone was okay with the 2013 meeting schedule. Jordan said he would like it to be moved so they did not meet on the same nights as the Alive After 5 events. Wallace asked if they would want to meet on another day of the week or just earlier on Thursdays. After discussion it was determined there was not another time that worked for everyone.

During the Staff Input, a question was asked about the unfinished buildings at the student housing at Coastal Estates. Jordan, whose company is the contractor, said the lenders were not lending money. He said two different sets of engineers had been through the buildings right after Thanksgiving. He said they would be okay unfinished a while longer.

Wallace then welcomed Gobbel back after his surgery.

VIII. ADJOURN

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

Approved and signed this 7th day of February, 2013.

[Signature]
Gerald C. Wallace III, Chairman