Present: Hank Grabarz, Bill Gobbel, Charles Byrd, Brantley Green, Chris Guidera, Larry Foye, David Jordan

Absent: Fran Humphries, Gerald Wallace

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

Others: Jamie McLain, Snowhill; Marshall Godwin, Rosehaven; Walt Smith, Conway Feed and Garden; Pete Hughes, Thicket at Ivy Glen

I. CALL TO ORDER

Foye, Vice Chairman, called the meeting to order at 5:32 p.m.

II. APPROVAL OF MINUTES

Grabarz made a motion, seconded by Jordan, to approve the October 4, 2012 minutes as written. The vote in favor was unanimous. The motion carried.

III. LETTERS OF CREDIT

A. Thicket at Ivy Glen

Leinwand said this was the second phase of Ivy Glen. He said there were a total of 37 lots in this phase. He said only 10 building permits had been issued. He said the last one was issued in June of 2012.

Leinwand said the city was holding a letter of credit in the amount of $46,750.00 to cover the sidewalks that had not been installed. He said this letter of credit originated in April of 2006. He said staff recommended the renewal of the letter of credit for another year. He said it was not 50% built out yet.

Guidera asked if the developers were still being informed that even if the Board approved the extension of the letter of credit tonight, there was no guarantee they would approve it in 2013. Leinwand said that had been what the Planning Commission had been doing over the past year. He said if the letters of credit were five years old or
older, the Board had been telling the applicants they would have to have a very good reason or the Board would not be able to renew it the next year.

Foye told Hughes the Board had been talking to all the developers with letters of credit in place five years or more about trying to get the sidewalks, etc. installed within the next year. He said next year it would not be as easy to come before the Board to have their letters of credit extended.

Foye asked Hughes how long he thought it would be before he could put in the sidewalks. Hughes said when the houses started selling. He said they should have all sold three years ago. He said he had already called the bank to have the renewed letter of credit sent to the city.

Jordan made a motion, seconded by Byrd, to approve the extension of the Thicket at Ivy Glen letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

B. Snow Hill Subdivision

Leinwand said this situation was similar to the Thicket at Ivy Glen. He said Snowhill at 35 platted lots. He said only 14 permits had been issued. He said the last permit issued had been in July 2012. He said they were about one-third built out. He said staff recommended approving the extension for this letter of credit. He said the letter of credit was in the amount of $18,352.50 for sidewalks and street trees.

Jamie McLain stated his name for the record. He said he agreed with Hughes in that if he could sell the houses, he’d put in the sidewalks.

Guidera made a motion, seconded by Jordan, to approve the extension of the Snowhill subdivision letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

IV. REZONINGS

A. Request by Floyd Smith to rezone approximately 3.9 acres of two parcels located at 2200 Main Street (TMS# 123-00-02-102) and 2210 Main Street (TMS# 123-00-02-101) from Low Density Residential (R-1) to Light Industrial (LI) and Highway Commercial (HC).

Leinwand said this was the location of Conway Feed and Garden. He said there were actually three parcels that made up Conway Feed and Garden. He showed the one parcel that was already zoned Highway Commercial (HC) (TMS# 123-00-02-100). He said the rear parcel (TMS# 123-00-02-101) was zoned Low Density Residential (R-1). He showed another parcel, (TMS# 123-00-02-102), in which the front was zoned Highway Commercial (HC), and the rear was zoned Low Density Residential (R-1).
Leinwand said the rezoning request was initiated by the property owners because they wanted to install a grain container, and showed the parcel it would be placed on. He said it would be similar to other grain containers already on site. He said in order to do that, the residential parcel would have to be rezoned to Light Industrial. He said that would allow more Light Industrial uses. He said in order to rezone to Light Industrial, they would need at least 3 acres according to the zoning regulations. He said that was why a portion of TMS# 123-00-02-102 was also proposed to be Light Industrial. He said the property was recommended to be Highway Commercial (HC) in the Comprehensive Plan. He said that would give them a total of 3 acres. He said the property owners requested that the rezoning part of TMS# 123-00-02-102 to go from Low Density Residential (R-1) to Highway Commercial (HC).

Leinwand said it was a unique rezoning. He said the use had been there for so long that staff felt they would have no issues with the rezoning. He said it would also make parcel TMS# 123-00-02-101 conform to the ordinance. He said staff recommended the approval of the rezoning.

Grabarz asked if they would be setting any precedent. Leinwand said these were issues that would be reviewed on a case-by-case basis based on the history of the use, and what was being proposed.

Jordan asked if it would be better to take the piece with the old store on it and make that the Light Industrial (LI). Leinwand said the reason staff didn’t want to do that was because they wanted to keep the Highway Commercial (HC) parcels facing Highway 701 to meet the intent of the Gateway Corridor Overlay.

Grabarz asked if this was just to accommodate a grain silo. Leinwand said that was correct. Grabarz asked if it could be looked at as spot zoning. Leinwand said it would be if it was less than 3 acres. Grabarz asked about property line issues. Leinwand said they did not have to move their property lines if they were just rezoning a portion.

Jordan said it was not all owned by the same entities. Jordan said one of the parcels was owned by a trust. Walt Smith stated his name for the record. He said he and his brother owned the property.

Guidera asked Smith what the intent of changing part of TMS# 123-00-02-102 to Highway Commercial (HC). He asked if it was the city’s recommendation or theirs. Smith said the property across the street was Highway Commercial (HC) and they thought they might as well rezone it the same way while going through the process.

Guidera asked if the silo would be serviced from the main entrance off Hwy, 701. Smith said that was correct. Guidera said the side entrance off Sherwood would not be used for that purpose then. Smith said that was not the primary entrance, but he could not control how people drove in. He said with the light, it was safer for traffic to go out on Sherwood.
Jordan asked who the trustee was of the trust. Smith said he and his brother were. Jordan said they needed to sign as trustee as well from a legal standpoint. Leinwand asked Smith if he would sign the application as the trustee. Smith said he would.

Grabarz made a motion, seconded by Gobbel, to approve the requested rezoning located at 2200 and 2210 Main Street. The vote in favor was unanimous. The motion carried.

V. DEVELOPMENT ENTRANCE MARKERS AND LANDSCAPED MEDIANS

A. Request by Marshall Godwin of Palmetto Properties of Conway, LLC to construct a median and entrance sign at the Rosehaven subdivision on Belladora Road.

Marshall Godwin stated his name for the record.

Leinwand said at the entrance to Rosehaven, which was at the corner of Highway 378 and Belladora Road, was also the entrance to Smith Jones Park. He said Godwin had requested to put in a landscape median in the middle of Belladora Road, which would be in the right-of-way. He said they also wanted to put in a subdivision sign for Rosehaven identification. Leinwand said in order to permit this request, it would be up to the Planning Commission to vote for approval. He said according to the ordinance, they could approve it as long as it met the conditions outlined in their issue paper. They were:

1) The city was not responsible for the maintenance of it;
2) An entity responsible for maintenance would be created;
3) No other improvements would interfere with sight distance or with normal requirements or pose a hazard to vehicular, bicycle or pedestrian traffic
4) In the event of a loss, damage or lack of maintenance, the city may remove all improvements and maintain the area in accordance with city standards; and
5) A minimum of twenty-four (24) foot entrance lane into the subdivision is provided. If a landscaped median is at the entrance of a subdivision, each travel lane must be at least twelve (12) feet in width.

Leinwand said the city was showing about 20 feet on each side of the median. He said it would meet the city’s requirements.

Green asked if it was a private drive. Leinwand said the road had not yet been dedicated to the city, but it would eventually be dedicated.

Jordan asked how you entered Smith Jones before. Godwin said you entered on Smith Jones Boulevard. He said they moved the original road and straightened it
out. He said it was a state road that they eliminated, and the agreement was that the new road would become a city road.

Gobbel said he knew the County Fire Department required a minimum width from face of curb to face of curb of 20 feet. He asked if the city required the same. Godwin said they had 20 feet from curb to curb. Gobbel said it was showing 20 feet plus or minus. Godwin said one of the things they were doing would be pulling out the existing curbing and tying it back in to ensure they had the 20 feet. He said he had seen some subdivisions where they had a 20 foot easement on one side only with only a single lane on the other side. Gobbel said he thought Conway wanted 20 feet on both sides. Godin said he built Woodcreek, which had a island in the center. He said one lane was 20 feet. Gobbel said he was fine with it. He thought 20 feet was a bit excessive.

Jordan asked who owned the other side of Palmetto Properties on the Conway side. Godwin said Santee Cooper was the owner. Godwin said he had just purchased a property on the left. He said he would be taking down the old structure on that lot. He said the sign would then be visible.

Jordan asked where the Highway 378 right-of-way was. Godwin said right at the sidewalk. He said they had already approached the state about encroachment and they had no issues with it. He said he actually already had the encroachment permit.

Green asked Leinwand if the city was required to have bicycle lanes. Leinwand said they just required the existing sidewalks.

Jordan asked Leinwand if this signage would be considered off-site signage. Leinwand said it was the main entrance into the subdivision. Leinwand said the temporary sign was an off-premises sign. He said the Planning Commission approved that about a year ago. He said it had been approved for two year as permitted by the ordinance.

Guidera 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

Leinwand reminded the Board that the next meeting was the last one for the calendar year, and was scheduled for November 29, 2012. He told the Board the Christmas Tree lighting ceremony, which was usually the first Thursday in December, had been moved to November 29. He asked the Board if they wanted to
change their meeting to another date. The Board did not want to change it. The next meeting will be November 29, 2012.

VIII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:57 p.m.

Approved and signed this 29th day of November, 2012.

[Signature]
Larry Foye
Vice Chairman