I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Grabarz made a motion, seconded by Foye, to approve the March 7, 2013 minutes as written. The vote in favor was unanimous. The motion carried.

III. TEMPORARY SUBDIVISION SIGNAGE

A. PECAN GROVE

David Jordan recused himself from this agenda item.

Leinwand said this was a request to extend the current temporary sign at the corner of Pecan Grove Boulevard and Highway 701 for another year. He said this sign advertised the building of homes particularly in the second phase of the subdivision. He said it was Staff’s recommendation to extend the sign for another year. He said there were 42 lots in this phase, and only 14 building permits had been issued.

Ryan Harvey stated he was there to represent the homeowner association. Wallace asked Harvey if there had been many sales. Harvey said there had not been many sales. He said it was a pretty easy place to pass by.

Humphries made a motion, seconded by Grabarz, to approve the request. Jordan recused himself. Humphries, Grabarz, Foye, and Wallace voted in favor. The motion carried.
B. ROSEHAVEN

Leinwand said the applicant would also like to have their temporary subdivision sign extended another year. He said this was at the corner of Highway 378 and Belladora Road. He said it was the primary entrance for the Rosehaven subdivision. He said only 16% of the lots had been built on. He said it was Staff's recommendation to extend the temporary signage for another year.

Jordan asked what the difference was between the Rosehaven and Pecan Grove temporary signage. Leinwand said they were the same type of off-premises signage. Jordan said Rosehaven was originally approved for two years, where Pecan Grove was only approved for one year. Leinwand said the only reason Pecan Grove's sign was only good for one year was because they had temporary signs in the past. Leinwand said this was like another one-year renewal.

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

IV. LETTERS OF CREDIT

A. ROSEHAVEN PHASE 1

Leinwand said this letter of credit was not due to expire until July, but since Mr. Godwin was going to be present for the Rosehaven sign issue, he decided to put the letter of credit on the agenda.

Leinwand said the letter of credit was to cover uninstalled sidewalks in the Phase 1 section of the Rosehaven subdivision. He said the letter of credit had been in place 5 years, but only 16% of the lots had been built on. He said it was Staff's recommendation to extend the letter of credit for an additional year in the same amount.

Wallace asked Godwin if he had anything to add. Godwin said he had nothing to add.

Jordan made a motion, seconded by Grabarz, to extend the Rosehaven Phase 1 letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

Wallace reminded Godwin the Unified Development Ordinance (UDO) permitted the Board to limit a letter of credit for a period of 5 years. He told Godwin it might be harder to get an extension in 2014. Godwin said he was going to remove an old building near the entrance to the subdivision so it would be easier to see. He said he would also like to get the road turned over to the city. He said if he had to put in the sidewalks before all the lots had been built on, he would.
V. STREET NAME

A. COASTAL CAROLINA UNIVERSITY

Leinwand said the university was in the preliminary stages of developing student housing on property located off SC Highway 544 adjacent to the HTC Center. He said in the next two to three years the college planned to build dorms on the site.

Leinwand said Elvington Road would be reconfigured to become a loop, and they would like to call the new road Elvington Loop. Jordan said the Elvington Road street name would go away confirming there would be no Elvington Road and only Elvington Loop. Leinwand said there would be no Elvington Road.

Grabarz asked if this would be going to City Council. Leinwand said this only had to go before the Planning Commission.

Foye made a motion, seconded by Jordan, to approve the street name request. The vote in favor was unanimous. The motion carried.

VI. PUBLIC INPUT

There was none.

At the end of the meeting, Grabarz said he thought under Section 10.3.19 Street Names in the City of Conway Unified Development Ordinance (UDO), the language should be amended to read, “irrespective of the use of suffix street, avenue, boulevard, driveway, place, court, road, loop, highway, parkway, circle and lane.” This amendment would add road, loop, highway, parkway, circle and lane to the section. Leinwand said a text amendment would be needed to add the language. Wallace asked Leinwand to prepare a text amendment for the May 2013 Planning Commission Meeting.

VII. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 5:45 p.m.

Approved and signed this day of , 2013.

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Gerald C. Wallace, III, Chairman