CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 7, 2014
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Brantly Green, Gerald Wallace, Tammy Hughes, Larry Foye, David Jordan

Absent: Howard Henry, Hank Grabarz, Chris Guidera, Jim Young

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

Others: Charles Jordan, Randy Beverly, Kim Malphrus, Van Malphrus

I. CALL TO ORDER
Chairman Wallace called the meeting to order at 5:33 p.m.

II. APPROVAL OF MINUTES
Green made a motion, seconded by Hughes, to approve the July 10, 2014 meeting minutes as written. The vote in favor was unanimous.

III. LETTERS OF CREDIT
A. Midtown Village
Leinwand said the developer wished to have this tabled until the September 4, 2014 meeting in order to have a new cost estimate prepared, which might allow them to reduce their letter of credit amount.

The board, by acclimation, tabled the Midtown Village letter of credit until the September 4, 2014 meeting.

B. New Castle Phase 2
Leinwand said this letter of credit was not due to expire until October 31, 2014. He said this was for sidewalks and street trees. He said there were 104 lots and 84 of them had already been built. He said staff recommended the sidewalks be put in before the Letter of Credit expired.

Randy Beverly, the developer and the builder spoke. He said the problem with putting the sidewalks in now was they would be ruined with the
construction of the houses. He pointed out how it had happened in the Rivertown Row subdivision. He said it made no business sense to put the sidewalks in now only to have to do it again. He said he believed all the houses would be built by this time next year.

Jordan asked if the sidewalks were in at the common areas. Leinwand said they weren’t. Jordan said the common areas didn’t provide connectivity, and it did not make sense to put them in.

Jordan made a motion, seconded by Green, to approve the extension of the New Castle Phase 2 letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

C. Fairways

Leinwand said the Fairways had not sold any interior lots. He said there had been no activity there for several years. He said he did not think they should put the sidewalks in.

Mr. Malphrus said it did not make business sense to put them in at this time. He said he hoped multi-family buildings would pick up in the next 6-8 months. He said they already had sidewalks in for the exterior lots, which provided connectivity for those buildings.

Green made a motion, seconded by Hughes, to approve the extension of the Fairways letter of credit for an additional year. The vote in favor was unanimous. The motion carried.

D. Pecan Grove Phase 2

David Jordan recused himself from this item because he is related to the developer of the property.

Leinwand said this phase consisted of 42 lots of which only 12 remained vacant. He said staff recommended having the sidewalks installed before the letter of credit expired, but the applicant had provided a letter requesting an extension.

Mr. Jordan said the sidewalks would be installed at the common areas shortly.

Hughes made a motion, seconded by Green, to approve the extension of the Pecan Grove Phase 2 letter of credit for an additional year. The vote in favor was unanimous with Jordan having recused himself. The motion carried.
IV.  TEMPORARY SUBDIVISION SIGNAGE

A. Pecan Grove

Leinwand said at the March 1, 2012 Planning Commission meeting, the developers of Pecan Grove were granted approval to install a temporary subdivision sign. On April 4, 2013, the board granted a one-year extension for the signage.

Leinwand said Section 11.5.5E of the City of Conway Unified Development Ordinance (UDO) required temporary off-site subdivision signs to be removed after two years or 85% of the lots had been sold. It further says if after two years 85% of the lots have not been sold, the permit can be renewed by approval of the Planning Commission.

Leinwand said of the 42 lots in the subdivision only 30 had been sold. He said because this was only 71% of the lots, staff recommended the permitting of the temporary subdivision signage for only one additional year.

Wallace asked if the sign was in good condition. Leinwand said it was in good condition.

Green made a motion, seconded by Hughes, to approve the one-year extension of the permit for the Pecan Grove off-site subdivision temporary signage. The vote in favor was unanimous, with Jordan having recused himself.

V.  PUBLIC INPUT

There was none.

VI.  ADJOURN

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

Approved and signed this __________ day of _______________, 2014.

Gerald C. Wallace, III, Chairman