Present: Brantley Green, Hank Grabarz, Jim Young, Tammy Hughes, Chris Guidera, Larry Foye

Absent: Gerald Wallace, David Jordan, Howard Henry

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

Others: Leslie Wilson; Christa Caperton, John Fogelsonger, James Barfield, Billy Shannon, Kathy Ropp

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Green made a motion, seconded by Grabarz, to approve the January 9, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

Chairman Foye suggested the Board hear the Letter of Credit items before the Comprehensive Plan Amendment and the Rezoning request. The Board agreed.

V. LETTERS OF CREDIT

A. Oak Place

Jim Edwards was not present for this item, however Leinwand made the presentation.

Leinwand said this letter of credit was for sidewalks and street trees, and was set to expire on May 7, 2014. The letter of credit is in the amount of $30,662.50. Leinwand said only 29% of the lots had been developed. He said there had not been a permit issued in the past year. He said staff recommended the letter of credit to be extended for another year.

Green said this letter of credit had hit the five year mark. He suggested the Board make mention to Edwards that they were not required to extend it after it had met the five year mark.
Green made a motion, seconded by Grabarz, to extend the Oak Place letter of credit in the same amount for another year, but to make Edwards aware it might not be extended again. The vote in favor was unanimous. The motion carried.

B. Carsens Ferry

Rivers Anderson from Anderson Brothers Bank could not be in attendance, but emailed Leinwand asking for an extension of another year.

Leinwand said there had been no activity in this mixed use development for three years. He said the property was now owned by Anderson Brothers Bank. He said the original letter of credit was established in May 2007. He said there were actually two letters of credit, one for asphalt, street trees and sidewalks in the amount of $121,000, and another in the amount of $7,375 for erosion control. Leinwand said staff recommended the letters of credit be extended for another year.

Green made a motion, seconded by Guidera, to extend the Carsens Ferry two letters of credit for an additional year in the same amounts. The vote in favor was unanimous. The motion carried.

C. Ridgewood West

Leinwand said there were 104 lots in this subdivision, but only six lots had been or were in the process of being built on. He said the original letter of credit had been established in April 2007. He said the letter of credit was for sidewalks and street trees in the amount of $93,750. Leinwand said there had been recent activity in the subdivision, but still only 6% of the lots had been developed. He said staff recommended the extension of the letter of credit for another year.

John Fogelsonger was present. He said there were currently three builders working in the subdivision, and he would appreciate the extension of another year.

Hughes made a motion, seconded by Guidera, to extend the Ridgewood West letter of credit for an additional year in the same amount. The vote in favor was unanimous. The motion carried.

D. Meadow Farms

Leinwand said this letter of credit was for $26,007.50 and was for sidewalks. He said the original letter of credit was established in May 2006. Leinwand said there had not been a permit issued in Meadow Farms for approximately a year. He said the subdivision was only 53% built out. He said staff recommended extending the letter of credit another year for the same amount.
James Barfield was present. He said it had taken a lot longer than he had anticipated to build out the subdivision. He said things had gotten tough, and he would appreciate the extension of another year.

Green made a motion, seconded by Grabarz, to extend the Meadow Farms letter of credit for an additional year in the same amount. The vote in favor was unanimous. The motion carried.

III. COMPREHENSIVE PLAN AMENDMENT

A. Request by Leslie Wilson to amend the City of Conway Comprehensive Plan to change the further land use at 707 Main Street from Mixed Use (MU) to Neighborhood Commercial (NC). TMS #137-02-15-002, PIN# 33813020024)

Wilson introduced herself and said she wanted to use the property for a café downstairs and a yoga studio upstairs in the building at the front of the property. She said the property had once been a café. She said the building was built in 1927 and was used then for a bed and breakfast. She said they wanted to use the building at the rear of the property to rent bikes, canoes, to arrange tours, and perhaps pedicab tours of the city.

Grabarz said the property had a history to it. Wilson said it had been deemed uninhabitable by a city inspector. She said there was no heating or plumbing in the building at this time.

Wilson said she also hoped to have some retail sales for such things as art and yoga clothing. She said music lessons and perhaps book club meetings could be held there. She said it would be a safe place for children and adults.

Leinwand said the zoning of Neighborhood Commercial (NC) would accommodate the uses Wilson had in mind. He said the plans for the property were not permitted in the Professional Mixed Use (MU) zoning districts. He said if the property was rezoned to Neighborhood Commercial, any uses permitted in that zoning district would be applicable to this property. He said before the property could be rezoned, the Comprehensive Plan would have to be amended.

Leinwand said this use fit with the recent market analysis. He said this was also in the National historic Conwayborough district. He said they might be able to take advantage of the special tax incentives.

Leinwand said even though they had discussed both the Comprehensive Plan amendment and the rezoning at the same time, the motions would have to be separate.

Green made a motion, seconded by Grabarz, to recommend the amendment to the Comprehensive Plan to change the future land use at 707 Main Street from Mixed
Use (MU) to Neighborhood Commercial (NC). The vote in favor was unanimous. The motion carried.

V. REZONING

A. Request by Leslie Wilson to rezone approximately 0.78 acres of property located at 707 Main Street from Professional (P) to Neighborhood Commercial (NC) TMS #137-02-15-002, PIN# 33813020024

Having been already discussed, Green made a motion, seconded by Guidera, to recommend the rezoning of 707 Main Street from Professional (P) to Neighborhood Commercial (NC). The vote in favor was unanimous. The motion carried.

VI. PUBLIC INPUT

There was none.

Foye welcomed Young to the Board. Young said he had enjoyed serving on the Board of Zoning Appeals, and looked forward to serving on the Planning Commission.

VII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:50 p.m.

Approved and signed this 3rd day of April, 2014. 

Larry Foye, Vice Chairman