Planning Commission
May 4, 2017

CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, MAY 4, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET - 5:30 P.M.

Present: Kendall Brown, Brantley Green, John Thomas, Brian O’Neil, Chris Sansbury, Wren McMeekin

Absent: Gloria Robinson-Cooper, Mark Stanley, Chris Guidera

Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary

Others: None

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

O’Neil made a motion, seconded by Brown, to approve the March 2, 2017 minutes as written. The vote in favor was unanimous. The motion carried.

III. LETTERS OF CREDIT

A. Ridgewood West

Emrick said this letter of credit would expire on May 17, 2017. He said this letter of credit had been in place for 10 years, but that in recent years, there had been a lot activity. He said 53% of the lots had been built or had permits issued. Emrick said the most recent permit had been issued in April, 2017.

Emrick said staff recommended the approval of an extension for an additional year.

Sansbury made a motion, seconded by McMeekin, to approve a one-year extension for the Ridgewood West letter of credit. The vote in favor was unanimous. The motion carried.

V. PRELIMINARY PLAT APPROVAL

A. Marshall Godwin on behalf of Palmetto Properties of Conway, LLC, requests preliminary approval of Phase III of Rosehaven subdivision consisting of 61 lots currently zoned R-1, which is identified as PIN 369000000018
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Emrick said the applicant requested preliminary approval of Phase III at Rosehaven for 61 lots on 26.59 acres. Emrick said the Technical Review Committee has reviewed the plans and had given preliminary approval pending on full plan submittal.

Emrick said Rosehaven was originally approved by the Planning Commission and City Council in 2006 with a fee in lieu of open space. He said the overall construction was approved at that time, but the Planning Commission was required to approve the individual phases.

Emrick said temporary cul-de-sacs would be installed where the phase ended for emergency vehicles to turn around. He said this was required per the ordinance. Emrick said future phases would lead to access to Creel Street.

Emrick said there would be changes made that would fix some of the things that were not taken care of in 2006.

McMeekin made a motion, seconded by O'Neil, to approve the request as presented. The vote in favor was unanimous. The motion carried.

VII. PUBLIC INPUT

There was none.

VIII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:35 p.m.

Approved and signed this ___ day of _____, 2017.

Brantley Green, Chairman