CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 4, 2015
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present - Wren McMeekin, David Jordan, Howard Henry, James Young, Chris Sansbury, Larry Foye
Absent - Tammy Hughes, Brantley Green, Chris Guidera
Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary
Others: Shawn Becker, Jeff Solan, Amber L. Wall

I. CALL TO ORDER

Vice Chairman Young called the meeting to order at 5:35 p.m.

II. APPROVAL OF MINUTES

Sansbury made a motion, seconded by Howard, to approve the May 7, 2015 meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. ANNEXATION/REZONING/SUBDIVISION REVIEW

A. Request by JD Investing SC, LLC to annex, rezone, and subdivide approximately 186 acres of property located off Country Club Drive (PIN 32416040041) into 6 lots, creating the Country Club Drive Subdivision.

Emrick said the development proposed only six (6) 100' x 116' lots with .26 acres of open space to be located in the common area at the rear of each parcel. He said the requested zoning was Low Density Residential (R-1), which was consistent with the surrounding lots.

Emrick said the developers proposed sidewalks in front of each lot, street trees every 50 linear feet, and shared driveways along Country Club Drive. He said if the sidewalks were not installed at the time of the final plat approval, a financial guarantee would be required to assure they were installed.

Emrick said staff recommended approving the request as presented.
Amber Wall was sworn in and said she had really had nothing more to add to what Emrick had already stated.

Jordan asked what the setbacks would be. Emrick said they were 20’ front and rear and 10’ on the sides. Emrick was asked if there was a plan to widen Country Club to four lanes. Emrick said there was no plan to widen Country Club Drive at this time.

Jordan made a motion, seconded by Howard, to approve the request for the rezoning, annexation and subdivision of the parcel on Country Club Drive. The vote in favor was unanimous. The motion carried.

IV. SUBDIVISION REVIEW

A. David Norris on behalf of St. John’s Ridge, LLC, requests preliminary approval of Phase 2 of the proposed St. John’s Ridge subdivision consisting of 61 lots currently zoned R-1 located on Dunn Shortcut Road. (TMS # 122-00-05-091 / PIN 33600000016)

Emrick said this phase was for 61 lots on 15.28 acres of property. He said the Technical Review had reviewed the plans and given preliminary approval pending full plan submittal. Emrick said open space was to be provided in Phase 3.

Emrick said the developer was also requesting the approval of two street names, Boker Road and Valor Road.

Emrick said staff recommended the approval of Phase 2, and the street names contingent upon the final review of the TRC.

Foye asked how long it would be before Phase 3 would be started. Shawn Becker was sworn in. He said it would be fairly quickly.

Jordan made a motion, seconded by Henry, to approve the street names and the Phase 2 layout provided TRC approved the plans. The vote in favor was unanimous. The motion carried.
B.  Randy Beverly on behalf of Beverly Homes, LLC, requests preliminary approval of Phase 2A of the proposed Rivertown Row subdivision consisting of 37 lots currently zoned R-2 located off Highway 501 behind the Carsens Ferry Planned District (TMS# 122-00-04-011 / PIN 33700000033)

Emrick said this phase consisted of 67 lots on 33.85 acres. He said Phase 2B was schedule to be developed in the future. Emrick said the open space for this phase included .58 acres of landscaped area, .1065 of pond area, and 5.85 acres of nature trails and picnic area.

Emrick said the developer is also requesting Woodcliffe Drive as a street name.

Emrick said staff recommended the approval of Phase 2 and the street name, but suggests the “e” be dropped from the end of Woodcliffe.

Howard made a motion, seconded by Jordan, to approve Phase 2A of Rivertown Row, and to approve the street name as Woodcliff (minus the “e”). The vote in favor was unanimous. The motion carried.

C.  David Norris on behalf of Lewis Family Investments LLC, requests preliminary approval of Phase 1 of the proposed Oak Glen subdivision consisting of 56 lots currently zoned R-1 located on Cates Bay Highway. (TMS# 136-00-03-063, 064, 219, and 220 and 136-11-01-022)

Emrick said this phase consisted of 56 lots on 16.43 acres of property. Emrick said the Technical Review Committee had reviewed the plans and other than some clarification and updating of open space calculations, they had given preliminary approval pending full plan submittal.

Emrick said the open space being provided in Phase 2 was for 13.12 acres consisting of pond/wetland areas, basketball/soccer/football area, walking trails, tree gardens with picnic tables, landscaping and fencing along Cates Bay.

Emrick said there would be a decel lane on Cates Bay coming out of Conway. He said a traffic study would be done prior to Phase 2 to see if a left turn lane was necessary.

Emrick said the developer was also requesting approval for street names. These included Donald Street Ext., Johnson Street Ext., Trails Road, Holly Loop, Blackwood Drive, Baytree Court, Arbor Court, and Woodbury Court.
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Emrick said staff recommended approval of the subdivision contingent upon the final review by the TRC and the finalization of the open space requirements. Emrick said staff also recommended dropping the Extension (Ext.) from the Donald and Johnson Street road name.

Jordan made a motion, seconded by McMeekin, to approve the subdivision subject to TRC approval, open space meeting the requirements, and to approve the requested streets names with the deletion of the Extension (Ext.) on Donald and Johnson Street.

V. ROAD NAMES

A. Elmhurst Phase IV – Jimmy Gerald on behalf of T&J Builders, requests approval of street names for Elmhurst Phase IV.

Emrick said the developer was requesting road names be approved for Phase IV of Elmhurst. The names requested were Shandwick Drive, Slade Drive, Rockwood Drive, Danby Lane, Belgrove Lane, Bracklon Drive. Emrick said they had been reviewed and approved by E-911.

Emrick said staff recommended the approval of the street names.

Jordan made a motion, seconded by Foye, to approve the Elmhurst Phase IV street names as presented. The vote in favor was unanimous. The motion carried.

VI. PUBLIC INPUT

There was none.

Young said he saw that the CCU Overlay had met with some resistance. Emrick said there had been a lot of misunderstandings and unfounded fears about annexation.

VII. ADJOURN

Jordan made a motion, seconded by Howard, to adjourn the meeting. The vote in favor was unanimous. The meeting adjourned at 5:56 p.m.

Approved and signed this 9th day of July, 2015.

James Young, Vice Chairman