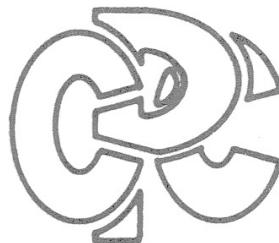




PLANNING COMMISSION MEETING

District Court Building
810 Parkway Street
Conway, AR 72034



Conway Planning Commission

May 18, 2015, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, May 18, 2015 in the Russell L. "Jack" Roberts District Court Building. Present: Chairman, Lee Washington, Vice-Chairman Mark Lewis, Stan Hobbs, Matthew Brown, Bryan Quinn, Anne Tucker, Wendy Shirar, Jerry Rye and Justin Brown. Absent: Marilyn Armstrong

Chairman, Lee Washington, called the meeting order.

The Conway Planning Commission (PC) makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the PC's recommendation as a guide. Items not approved by the PC may be appealed to the City Council within 30 days after the PC's denial. If an item is appealed to the City Council a public hearing sign must be placed on the property no less than 7 days prior to the City Council meeting and a public notice will be placed on the City's website at www.cityofconway.org. Items reviewed by the PC on this agenda may be considered by the City Council as early as May 26, 2015.

Chairman Washington requested that the Commission members introduce themselves to the audience present.

Minutes from the April meeting were approved unanimously on a motion made by Anne Tucker and seconded by Jerry Rye.

The procedure followed for this meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent speaker for two minutes each. Then, if there is any opposition, the first speaker opposed to the request may speak for ten minutes and each subsequent speaker for two minutes each. Anyone wishing to speak either for or against an item may do so on any public hearing issue presented. Once all public parties have spoken the item will be brought back into committee for discussion.

There being no Subdivision Committee business to report the chairman moved directly to the public hearing items.

I. PUBLIC HEARINGS

- A. Rory Thompson's request for rezoning from R-2A to O-2 for property located at 829 and 831 Faulkner Street was approved 8-0 on a motion made by Bryan Quinn and seconded by Stan Hobbs. Riley Swindle, 4035 Riley Renee Cove, presented the request. Mr. Swindle explained that he and partner, Rory Thompson, plan to purchase and renovate the duplex in order to house their real estate appraisal and property management offices. Mr. Swindle further explained that they expect the offices to generate little traffic and plan to keep standard 8:00 am to 5:00 pm office hours. He stated that they were

unsure at present if they would occupy both sides of the duplex or if they would occupy one half and lease the other. Mr. Swindle feels that the extensive renovation and offices planned for the property will be an improvement to the vacant structure that is currently in foreclosure.

- B. Patrick Moix's request for rezoning from A-1 to R-1 for property located at 1674 S. Salem Road was approved 8-0 on a motion made by Anne Tucker and seconded by Bryan Quinn. Pat Moix, 1680 S. Salem Road, presented the request explaining that he is seeking the rezoning in order to make the lot [Lot 3] to the east of the City required detention pond and north of Pulaski Drive buildable [for one structure]. Jerry Rye confirmed with Mr. Moix that the rezoning request in no way affected any building on the lot [Lot 4] with the detention pond.

II. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

- A. Development Reviews
1. Andy's Frozen Custard, 2375 Dave Ward Drive
- B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)
1. Shaver's 1st Street Replat
 2. Centerstone Phase IV Replat, Lots 5-7

There being no further business to conduct, the meeting was adjourned by a unanimous vote on a motion made by Anne Tucker and seconded Bryan Quinn.