



CONWAY PLANNING COMMISSION

PLANNING COMMISSION MEETING

Russell L. "Jack" Roberts District Court Building • 810 Parkway Street • Conway, Arkansas 72034

October 15, 2018, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, October 15, 2018 in the Russell L. "Jack" Roberts District Court Building. The following members, being a quorum, were present and acting: Chairman Jerry Rye, Vice-Chairman Justin Brown, Brooks Freeman, Dalencia Hervey, Bryan Quinn, Brandon Ruhl, and Rhea Williams. Arthur Ingram, Wendy Shirar, and Anne Tucker were absent.

Chairman Rye informed the audience that the Conway Planning Commission makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the Planning Commission's recommendation as a guide. Items reviewed by the Planning Commission on this agenda may be considered by the City Council on October 23, 2018. Items not approved by the Planning Commission may be appealed to the City Council within 30 days after the Planning Commission'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.

The procedure followed for the public hearing portion of the meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent favorable 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 opposed 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 public hearing will be closed and the item will be brought back into commission for discussion.

Minutes from the September meeting were approved unanimously on a motion made by Brandon Ruhl and seconded by Dalencia Hervey.

I. SUBDIVISION REVIEW

The subdivision item review was conducted during the main Planning Commission meeting.

A. Request for preliminary plat approval extension - Furlow Subdivision

A one-year extension of the preliminary plat for Furlow Subdivision was approved by the Planning Commission. The plat will now expire 9/6/19.

II. PUBLIC HEARINGS

A. Request for zoning variance to allow 15-foot reduction [to 25 feet] in the required 40-foot front building setback for property located at 175 E Oak Street

Brad Peterson, with Crafton, Tull & Associates, 10825 Financial Center Parkway, Little Rock, presented the request on behalf of Dyne Hospitality Group. Mr. Peterson explained that due to right-of-way dedication along Oak Street/US Hwy 64 pushing back the front property line and in an effort to keep the building placement congruent with other area structures as well as allow a drive-through lane, Crafton Tull is requesting a 15-foot reduction in the required 40-foot front building setback, to allow the building to be placed 25 feet from the front property line. Laura McKinney, Dyne Hospitality Group [franchisee for Tropical Smoothie Cafe], described that 60-70% of the traffic for this Tropical Smoothie location is expected to be served by the drive-through reducing the need for

excessive parking spaces and that this location is expected to be a higher-volume cafe. Bryan Patrick, Director of Planning & Development pointed out that all curb cuts along Oak Street will be removed and sole access to the Tropical Smoothie Cafe location will be provided from Second Avenue.

Chairman Rye closed the public hearing and brought the item back before the Planning Commission for discussion. Bryan Quinn motioned that the request be approved. Brandon Ruhl seconded the motion. The motion passed 6-0.

III. DISCUSSION

A. 2019 Planning Commissioner nomination and selection

As of this meeting 4 nominations for the Planning Commission have been received. It was suggested by Justin Brown that the Commission wait to see how many nominations are received but the October 31 deadline and decide at that time whether to form review/interview committees or if the Commission could interview and make a selection as one body. He offered to coordinate the committees and to correspond with nominees to schedule in interviews.

IV. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. The following Development Reviews were completed since the last meeting

1. Covington Parking Expansion, 815 Exchange Ave

B. Lot Splits, Lot Mergers, and Minor Subdivisions were filed for record since the previous meeting.

1. Lewis Ranch Phase II (P2018-00047)
2. Robynmar Subdivision Phase I (P2018-00048)
3. Cherry Hill Subdivision (P2018-00049)
4. Haven House Estates (P2018-00050)
5. South Sterling PUD Phase I (P2018-00051)
6. Robynmar Replat Lots 1-6 (P2018-00053)

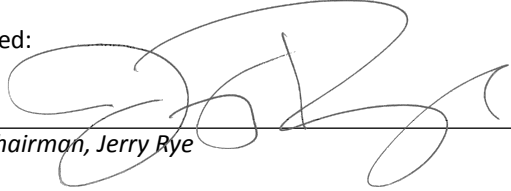
C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Car Mart Subdivision (SUB2018SEP01)
2. Round Mountain Replat (SUB2018SEP02)
3. Conway Marketplace Phase 3, Lot 5 (SUB2018SEP03)
4. Robynmar Replat Lots 1-6 (SUB2018SEP04)
5. Salem Oaks Final (SUB2018SEP05)
6. R.L. Hays Replat Lots 1-5 (SUB2018SEP06)
7. Integrity Subdivision (SUB2018SEP07)
8. Hope Village Addition (SUB2018SEP08)
9. Guardsmart Southwest Addition Corrections Plat (SUB2018SEP09)

Adjournment

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

Approved:



2018 Chairman, Jerry Rye