

The regular meeting of the Conway Planning Commission was held Monday, March 18, 2019 in the Russell L. "Jack" Roberts District Court Building. The following members, being a quorum, were present and acting: Chairman Justin Brown, Dalencia Hervey, Arthur Ingram, LaTisha Sanders-Jones, Bryan Quinn, Brian Townsend, and Rhea Williams; Brooks Freeman arrived after the subdivision report was given. Brandon Ruhl and Anne Tucker were absent.

Chairman Justin Brown 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 March 26, 2019. 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 [conwayarkansas.gov](http://conwayarkansas.gov).

Minutes from the January meeting were approved 7-0 on a motion made by Bryan Quinn and seconded by Dalencia Hervey.

## I. SUBDIVISION REVIEW

The report from the February 19, 2019 Subdivision Committee meeting was presented by Justin Brown.

### A. Request for preliminary plat approval – Village at Hendrix, Phase III

The preliminary plat for Village at Hendrix, Phase III was reviewed and approved by the Subdivision Committee subject to the completed punchlist.

The following items required correction on the plat:

1. Add Planning Commission Chairman.
2. Correct the zoning on the plat.
3. Correct right-of-way and cross sections. Label and dimension all sidewalks and planting strip in accordance with the Village at Hendrix TND.
4. Show all hydrant locations.
5. Correct the setbacks listed on the plat.
6. Correct the sidewalk notes on the plat.
7. Clarify symbols used for sidewalks, parking, and street pavement.
8. Add the following to general notes:
  - a. Every lot must slope to a street or drainage easement.
  - b. (A statement indicating the ratio of error closure of the field work is needed.)

## II. PUBLIC HEARINGS

### A. Request to rezone property located at 1106-1108 Donaghey Ave from R-2A to R-2 and HR

Planning Director, James Walden, explained that the applicant is seeking to rezone the subject property in order to reduce the lot fronting Donaghey Ave and rezone it to R-2 so that the existing duplex may remain and that a new lot, to be zoned HR, can be created to the east and allow for one single family residence to be constructed. He reported that the Planning Department Staff recommends approval of the request. Mr. Walden explained that the HR zoning designation is not in reference to nor does it make a property part of the Robinson Historic District, but is an underutilized zoning designation that allows for smaller than normal single-family lots that fit the context of the historical area.

Bobby French [Central Arkansas Professional Surveying], 1021 Front Street, spoke in favor and on behalf of the applicant, RT Real Estate/Rory Thompson. He explained that the applicant is aware that a box culvert will have to be constructed to access the new lot to be created.

The public hearing was closed and presented to the Commission for discussion. The request was recommended to City Council for approval 7-0 on a motion made by Bryan Quinn and seconded by Brooks Freeman.

**B. Request to annex +/- 55.12 acres [Maly Village] located at the SE corner of E Dave Ward Dr & Thomas G Wilson Dr**

James Walden described the location of the property as just east of Lewis Crossing. Of the +/-55 acres, the applicant is requesting that 2.92 acres be zoned C-3 and the remaining property be zoned A-1, upon annexation. Mr. Walden noted that while the request is not congruent with the Comprehensive Plan for this area, the trend for the area has changed significantly since the Comprehensive Plan was last updated. He noted that the Planning Department Staff recommends approval of the request.

Scott Schallhorn [Mitchell, Williams, Selig, Gates & Woodard, PLLC], 425 W Capitol St, Ste 1800, spoke on behalf of the applicant, Maly Farms, Inc./James Thomas. He explained that the owner has plans for the C-3 lot, but not for the remainder of the property and that the Planning Commission would review any future request to rezone all or a portion of it.

The public hearing was closed and presented to the Commission for discussion. The request was recommended to City Council for approval 7-0 on a motion made by Bryan Quinn and seconded by Rhea Williams.

**III. DISCUSSION**

**A. Planning Commissioner Training**

The Commission discussed the possibility of having a Planning Commission training session led by Planning Director, James Walden, prior to a regularly scheduled meeting later in 2019.

**IV. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**

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

1. Zion Temple, 860 Pine St (SIT2018APR06)
2. Freeman Medical Clinic, 600 Club Ln (SIT2018JUL01)
3. Entergy Service Center, 2650 Muskogee Rd (SIT2018SEP04)
4. O'Reilly Auto Parts, 670 S Hogan Ln (SIT218NOV01)
5. Summit Church Addition, 1905 Dave Ward Dr (SIT2018NOV03)
6. Denny's, 900 Crain Dr (SIT2018NOV04)

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

1. Covington Commercial, Phase III (P2019-00002)
2. Millco Replat (P2019-00003)
3. Integrity Subdivision (P2019-00004)
4. Willow Oak Manor, Phase II (P2019-00005)
5. Storybrook Replat (P2019-00006)
6. Edgewood Park PUD, Phase II (P2019-00007)
7. Charleston Place Subdivision (P2019-00008)
8. Cimarron Park, Merger of Lots 10 & 11 (P2019-00009)
9. Hardy Brock Replat (P2019-00010)
10. Wellswood Subdivision, Phase III (P2019-00011)
11. Baywood Subdivision, Phase III (P2019-00013)
12. Princeton Village PUD, Replat of Lot 30 (P2019-00014)

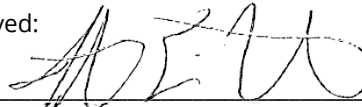
**C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.**

1. Woodland Cove PUD (SUB2019JAN01)
2. Tim Files Subdivision (SUB2019JAN02)
3. Spencer Mountain at the Lake, Phase II, Replat Lots 17-19 (SUB2019JAN03)
4. June Beene Replat II (SUB2019JAN04)
5. Matthews Meadows Phase II (SUB2019JAN05)
6. Village at Hendrix, Phase III (SUB2019FEB01)

**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 Brian Townsend.

Approved:



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2019 Chairman, Justin Brown