

The regular meeting of the Conway Planning Commission was held Monday, July 20, via Facebook Live from City Hall due to the restrictions imposed by the Covid-19 pandemic. The following members, being a quorum, were present and acting: Rebekah Fincher, Drew Gainor, Dalencia Hervey, Rhea Williams, Arthur Ingram, Brandon Ruhl, Brooks Freeman, Latisha Sanders-Jones, Anne Tucker, and Brian Townsend.

Minutes from the June 15th meeting were approved 9-0 on a motion made by Rhea Williams and seconded by Dalencia Hervey. The chairman did not vote.

I. PUBLIC HEARINGS

A. Request for modification of Scherman Heights PUD to allow tattoo parlor for property located at 705 Club Lane

Beth Sketoe, Planner, explained that the property is requesting to amend the Final Planned Unit Development Plan to allow a tattoo parlor on lot 5 of 705 Club Lane. The final PUD Plan permits all by right uses in a C-2 zoning district, however, tattoo parlors are only allowed in a C-2 zoning district with a conditional use permit. Lot 5 is a transition lot between the intense uses on Salem Road and the quieter offices and residential areas to the west. A tattoo parlor will likely generate less traffic than the surrounding properties and will close earlier than surrounding restaurants. Planning Staff approves this rezoning request and suggests the following conditions:

1. Business operation must cease daily no later than 10:00pm.
2. All new or replacement signage, including window signage, must comply with standards as set forth in Article 1301 of the Conway Zoning Code (Sign Ordinance).
3. The use of neon tube lighting is prohibited with the exception of one static Open/Closed sign.
4. No outdoor speakers/sound system shall be allowed.
5. Services to be offered, now or in future, are limited to:
 - professional tattoo/body art
 - professional piercings
 - permanent cosmetics
 - laser tattoo removal

Any addition of services to be offered will require an amended Conditional Use Permit.

Talon Houston (1307 Main St) with Four Winds spoke in favor of the PUD modification. He does not expect a huge increase in traffic flow and explained there should be no sound issues because there will be no outdoor speakers. The business will close by 8pm. A Commissioner asked Mr. Houston what the projected hours of operation would be, and he relayed 12:00pm-8:00pm, Tuesday-Saturday. Todd Ake (3101 Windcrest Dr) spoke in opposition to the PUD modification. He requested that the City Council should not vote to expand any allowances within the PUD unless it can be proven that it will benefit the neighbors. He expects it would be very difficult to demonstrate that the addition of a tattoo parlor will increase the property value and safety of the Windcrest Neighborhood.

There were no additional callers nor Facebook Live questions or comments on this topic.

The public hearing was closed and presented to the Commission for discussion to which they concluded that the proposed tattoo parlor would not burden the surrounding properties. A motion to approve the modification of the PUD Plan for a tattoo parlor was made by Arthur Ingram and seconded by Brian Townsend; passed 10-0 unanimously, with the chairman voting.

B. Request for rezoning of property located west of 1165 Bob Courtway Drive from R-1 to O-1

Beth Sketoe, explained that the property is ±1.37 acres located between properties on Pamela Ln, zoned R-1 to the west, and Bob Courtway Dr, zoned O-1, to the east. Increased commercial office developments to the east and south have made this area undesirable for single family development. There is currently no street frontage on the property, further impeding residential development. The property is better suited to incorporate with the

O-1 on property on Bob Courtway Dr. The applicant plans to develop the site with a 6,500-sf office building with possible future additions. The building will be subject to go through the development review process, replatting, and the removal of an 1,800-sf accessory building. Planning Staff recommends approval of this rezoning request.

Rik Sowell (1315 North St) with Sowell Architects spoke in favor of the rezoning. He explained this rezoning only affects two properties on Pamela Ln. He thinks the residents on Pamela will like this design and mentioned the structure will be closer to, and front, the Bob Courtway Dr side of the property, nor will it be close to their property lines. A Commissioner had a question about parking. Mr. Sowell responded that there will be parking on the side and back of the structure. Diane Henson (11 Pamela Ln) spoke in opposition to the rezoning. Ms. Henson would like for there to be a large privacy fence installed to block the business from the residential neighborhood. She says the subject property is in a low-lying area that will require much dirt work and is prone to flooding. She does not want any more water diverted onto her property than she already must deal with. Chairman Ruhl added the protocol for the design process is that the site plans would have to go through the City Street and Drainage Departments and meet their approval.

There were no additional callers nor Facebook Live questions or comments on this topic.

The public hearing was closed and presented to the Commission for discussion where Chairman Ruhl reasoned the use is adequate for this property, and additional Commissioners agreed. A motion to approve the rezoning was made by Anne Tucker and seconded by Brooks Freeman; passed 10-0 unanimously, with the chairman voting.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

1. Carpet Barn, 1575 E Oak Street- SIT2020MAR01
2. Tommy Car Wash, 950 S Amity Rd- SIT2020MAY01
3. AIM Clinic, 815 S Donaghey Ave- SIT2020MAY03
4. German Town Apartments- SIT2019NOV01

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

1. Replat Lot 3A, Conway Commons Replat (Chick-Fil-A)- SUB2020JUN01
2. Crow Scott Street Replat- SUB2020JUN02
3. Replat Lot 226E, Fidler's Survey- SUB2020JUN03

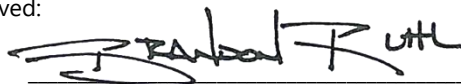
C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Orchard Hill Subdivision, Phase 1 Correction Plat (P2020-00036)
2. The Village at Hendrix, Phase 3 (P2020-00038)
3. Horton's Lot Merger (P2020-00039)

Adjournment

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

Approved:



2020 Chairman, Brandon Ruhl