

The regular meeting of the Conway Planning Commission was held Monday, August 17, 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, and Latisha Sanders-Jones. Brooks Freeman, Anne Tucker, and Brian Townsend were absent.

Minutes from the July 20th meeting were approved 7-0 on a motion made by Rhea Williams and seconded by Arthur Ingram. The chairman voted.

I. SUBDIVISION REVIEW

A. Request for approved preliminary plat extension for North View Estates PUD Phase I

Levi Hill, Assistant Director, explained that the applicant is requesting a one-year extension to the previously approved preliminary plat for North View Estates PUD Phase I that was approved in June 2019. The development is currently under construction and the approved preliminary plat has expired after one-year. There were no changes or modifications to the approved plat. Planning Staff recommends approval of the one-year extension request. Chairman Ruhl asked if there had been any issues with the development, to which Levi replied there were none.

No one spoke in favor or opposition of the extension, and there were no statements, 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 to approve the request. A motion to approve the one-year extension was made by Rhea Williams and seconded by Rebecca Fincher; passed 7-0, with the chairman voting.

II. PUBLIC HEARINGS

A. Request for zoning variance to reduce exterior building setback for property located at 4040 Riley Renee Cove

Beth Sketoe, Planner, described that the applicant is requesting a reduction of the exterior setback along Marble Drive to accommodate an attached garage which was constructed 2'-2" into the required 25' building setback. The encroaching garage is not near any shared property lines. Planning Staff recommends approval of this zoning variance request with one condition:

1. No expansion or addition to the structure be allowed which would further the non-conformance.

No one spoke in favor or opposition of the extension, and there were no statements, 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 asked if the garage was already built, Beth answered it was. Chairman Ruhl concluded that he didn't think this would harm surrounding neighbors nor future construction. A Commissioner asked how this was discovered, and Chairman Ruhl reiterated that it was discovered during the sale process of the home. A motion to approve the zoning variance was made by Arthur Ingram and seconded by Drew Gainor; passed 7-0, with the chairman voting.

B. Request for rezoning property located at 2802 College Avenue from R-1 to O-1

Beth Sketoe reported that the applicant is requesting to rezone the property to O-1 for the purpose of renovating the property to use as lease space for one tenant. Recent years expansion of office and multi-family use have made this property no longer fit for single-family use. The applicant will be required to replat the property, submit site improvement plans addressing parking, landscaping, etc., to Planning Staff

for review and approval prior to the issuance of building permits. Planning Staff recommends approval of this rezoning request, as it will be a more appropriate use with the surround properties.

Leslie Gordy, Proprietaire, LLC, (550 Chestnut St) spoke in favor of the rezoning request. She explained their goal was to make the existing property more attractive.

There were no oppositional statements, callers, nor Facebook Live questions or comments on this topic.

The public hearing was closed and presented to the Commission for discussion to which a Commissioner asked what type of business would be going on the property. Mrs. Gordy replied they didn't know yet, but it would be a one-tenant professional business, not a salon or retail business. A motion to approve the rezoning to O-1 was made by Rebecca Fincher and seconded by Drew Gainor; passed 7-0, with the chairman voting.

C. Request for modification of Princeton Village PUD to allow change of use for Lots 28 and 29-B

Levi Hill explained that this modification is for the undeveloped Lots 28 and 29B of the Princeton Village PUD at 430 and 435 Princeton Drive. The applicant is requesting approval to allow the development of 5 townhomes, totaling 10 residential units, in lieu of the commercial uses currently permitted in the existing PUD. Three townhomes will be constructed on Lot 28 and two on Lot 29B, all having access by Princeton Drive. Planning Staff recommends approval of this PUD modification request, with 9 conditions:

1. Permitted uses shall be limited to 5 townhomes totaling 10 residential units.
2. Buildings shall be of the following materials:
 - Brick/stone
 - Cement Fiber Board (Hardie Board)
 - Wood
 - Other materials as approved by the Planning Director
3. Vinyl Siding shall be prohibited.
4. Development shall be subject to Section 1101 Development Review process.
5. Landscaping in accordance with section 1101 Development Review shall be provided. At a minimum this would include one canopy tree planted every 30 feet along the Princeton Dr frontage and structural base landscaping.
6. New sidewalks shall terminate at an ADA compliant wheelchair ramp north of the existing Princeton Village entry gate.
7. Structures shall be limited to one story.
8. The developer shall install "No Parking" signs along the Princeton Drive frontage.
9. The materials or material colors shall differ from unit to unit to provide variation. No identical material/color scheme shall be next to one another.

Keller Johnson, spoke in favor of the rezoning request and voiced his concerns about lot size of 29B to fit the square footage of townhomes he would like to construct without them being two-story. Commissioners asked what the building at the entry on the left when turning off College Avenue (Lot 29A) would be, to which Mr. Johnson explained for commercial use. Commissioners asked about minimum square footage, and Mr. Johnson responded 1,600-1,800 square feet. It was also asked if he could put one townhome on Lot 29B, if square footage was an issue, to which he responded it wasn't financially viable.

There were two comments that Levi read into the record. The first was from Vickie Bailey, per the Princeton Village POA Board. They are requesting a condition be placed on the PUD rezoning that the townhomes be built as one-story dwellings. The second comment came from Keith Woosley stating that most of the homeowners in the Princeton Village neighborhood agreed that the townhomes are a better alternative to a strip mall or commercial use. However, they are worried about the increase in traffic, parking in the street, types of occupants, building design concepts, and increased noise. They didn't know

if these could be approved in the modification, but the Princeton Village POA will not oppose the modification if it only changes the PUD to allow townhouses. Levi pointed out that in the conditions set by the Planning Staff to approve the PUD modification, numbers 7 and 8 addressed building height and street parking.

There were no Facebook Live questions or comments on this topic.

The public hearing was closed and presented to the Commission for discussion to which they agreed that the POA would rather have townhomes than commercial use. A motion to approve the PUD modification was made by Dalencia Hervey and seconded by Drew Gainor; passed 7-0, with the chairman voting.

D. Request for conditional use permit to allow a tattoo parlor in C-2 for property located at 2585 N Donaghey Avenue

Beth Sketoe relayed that the applicant is proposing to allow a tattoo parlor in Suite 106 of the building. The property is currently surrounded by other commercial and multi-family uses. A conditional use permit would not likely harm adjacent properties and will generate less traffic than a salon or restaurant. The hours of operation will be Tuesday-Thursday, 12:00pm-8:00pm; Friday and Saturday, 12:00pm-10:00pm and these hours are consistent with other similar operations within the city. Chairman Ruhl asked if this was the same tenant from last month's meeting, to which Beth explained it was separate. Another Commissioner asked since the property was zoned commercial why they must seek a conditional use permit. It was explained that tattoo parlors are not permitted by right in C-2 zonings. There was a follow up question about the location of where the conditional use permit will be enacted, and it is only for the western building on the property. The final Commissioner question was if these were the same conditions passed for the last tattoo parlor, which it was answered they were, except for the last service. Planning Staff recommends approval of the conditional use request, with 5 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 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
 - retail sales of body jewelry

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

Talon Houston with Trinity Development spoke in favor of the rezoning request. He explained that the potential tenant is not the same as last months and that all the services offered, except the last, were the same conditions. He also reiterated the hours of operation for the tattoo parlor.

There were no oppositional statements, 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 agreed on this use. A motion to approve the conditional use was made by Dalencia Hervey and seconded by Rebecca Fincher; passed 7-0, with the chairman voting.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

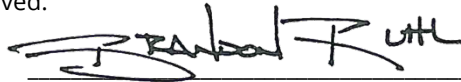
1. **The following Development Reviews were completed since the last meeting.**

1. Gabbard Veterinary Clinic, 2219 Washington Ave- SIT2020APR03
2. **Lot Splits, Lot Mergers, Minor Subdivisions, and Major finals that were submitted for review since the previous meeting.**
 1. North Salem Storage- SUB2020JUN04
 2. Rivendell Cove- SUB2020JUN05
 3. Cindy's Place- SUB2020JUL01
3. **Lot Splits, Lot Mergers, and Minor Subdivisions that were filed for record since the previous meeting.**
 1. Crow Scott Street Replat (P2020-00041)
 2. Lot 226E Fidler's Survey Replat (P2020-00042)

Adjournment

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

Approved:



2020 Chairman, Brandon Ruhl