

The regular meeting of the Conway Planning Commission was held, in person, Monday, December 20th at Conway City Hall. The following members, being a quorum, were present and acting: Laura King, Arthur Ingram, Adam Bell, Latisha Sanders-Jones, Rhea Williams, Rebekah Fincher, Drew Gainor, Greg West, and with Larry Webb present via Zoom. Brandon Ruhl was absent, leaving Vice-Chairman Arthur Ingram acting as Chair for the meeting.

Minutes from the November 15th meeting were approved 8-0 on a motion made Rhea Williams and seconded by Latisha Sanders-Jones, without the chairman voting.

I. SUBDIVISION REVIEW

A. Request for preliminary plat approval of Robynmar Subdivision Phase 4

James Walden, Planning Director, discussed the applicant is requesting preliminary approval of a 23-lot subdivision located east of the intersection of Peony Dr and Overcup Dr. The development represents Phase 4 of Robynmar Subdivision. Buildable lots range from 0.16 acres to 0.44 acres with access proposed via Overcup Dr, a previous phase of the development. Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval:

1. Wheelchair ramps shall be provided by the developer in accordance with the City of Conway's Standard Details.
2. The Street and Drainage Plan/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
3. Address all drainage concerns of the City Engineer related to the impacts of this project and its relationship with previous phases of the subdivision.
4. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
5. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
6. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
7. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

No one spoke in favor of the subdivision.

The subdivision review was closed and presented to the Commission for discussion to which they concluded to approve the preliminary plat. A motion to approve was made by Rhea Williams and seconded by Rebekah Fincher passed 8-0, without the chairman voting.

II. PUBLIC HEARING ITEMS

A. Request for conditional use permit to allow Restricted Retail in an O-2 zoning district for property located at 450 Hogan Lane

James relayed the intent of the development of this property is to construct a 6,400 square foot produce market. Restricted Retail is not allowed by-right but is allowed as a conditional use in the O-2 zone. The Comprehensive Plan indicates the area for office and most of the surrounding developed uses are consistent with the plan. Staff felt allowing retail uses in this area would establish a new land use pattern and could significantly change the character of the area, which led to a recommendation of denial of this request.

Stefanie Schreckenhofer-Dace (950 Hogan Ln) spoke in favor of the conditional use as the owner's realtor. She communicated Mr. Shadwick's history in the area and provided letters in concurrence of the use by several surrounding businesses, that James read into the record, including Edward Jones (355 Hogan Ln), Chambers

Bank (490 Hogan Ln), Hartman Animal Hospital (385 Hogan Ln), and King Family Dental (405 Hogan Ln). John Moore (5 E Post Oak Dr) and Glenn Shadwick (1910 Poteete Dr) also spoke in favor of the use citing the expansion would allow for year round sales at the site of fresh produce and the fact that this business brings patrons from all over the city and outside the state to purchase products at this site. An email was received by the Planning Department in favor of the use by Rhiannon Botsford (14 Mockingbird Ln) attesting to the success of Mr. Shadwick's business.

Brad Tilley, with Tilley Family Medicine (495 Hogan Ln), was concerned that the intent of the use was not cohesive with surrounding businesses and that his patients, and those of the business next door, would have problems with the increased traffic brought on by this use. An email was received by the Planning Department from Laura Hanlan (Lot 2, 450 Hogan Ln) with concerns of the use not aligning with the Quiet Office delineation of the area and how it would affect her business and other surrounding businesses.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the conditional use permit was made by Latisha Sanders-Jones and seconded by Rhea Williams; failed 4-3-2, with the chairman voting and Rhea Williams, Arthur Ingram, and Larry Webb voting in opposition and Greg West and Rebekah Fincher abstaining.

B. Request to rezone property located at 519 Mitchell Street from R-2A to HR

James explained the applicant is requesting a rezoning to HR, which would allow the existing property to be split to accommodate the construction of an additional single-family home on the site. The Comprehensive Plan designates the area as single-family, which is consistent with what the rezoning would allow in terms of future development. Planning staff recommended approval of the rezoning request.

Megan Weckworth, with the Tyler Group, (240 Skyline Dr) spoke in favor of the rezoning. There was no public opposition to the rezoning request, just questions from a neighbor, Lee Lawson (1838 College Ave), regarding lot splits and historic district review for any expansions proposed at the site.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the rezoning was made by Adam Bell and seconded by Larry Webb; passed 9-0, with the chairman voting.

C. Request to rezone property located at 1225 E German Lane from O-2 to MF-1

Beth Sketoe, Planner, described the applicant is requesting to rezone to MF-1 to allow the construction of a 1,200 sf accessory structure. In the property's current O-2 zoning, the limited maximum area of accessory structures is smaller than what the applicant is trying to construct. The Comprehensive Plan's designation of this site as single-family, is not consistent with the surrounding multi-family, office, and commercial development, which has occurred in this area in recent years. With properties to the north and south predominantly multi-family, moderate density residential development of the property is appropriate, which led Planning staff to recommend approval of the rezoning request.

James Pack (1225 E German Ln) spoke in favor of the rezoning. There was no public opposition to the rezoning request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the rezoning was made by Rebekah Fincher and seconded by Drew Gainor; passed 9-0, with the chairman voting.

D. Request for conditional use permit to allow Self-Storage and Boat & RV Storage in the TJ zoning district for property located at 285 & 291 Highway 65 N

Beth relayed the applicant is proposing to develop the property with a self-storage and boat and RV storage facility. The Comprehensive Plan designates the property as appropriate for single-family, however given the

site's location near a major thoroughfare, that use is not appropriate. The location, along such a high-traffic corridor, amid commercial, residential, and industrial uses, make it more suitable for the requested use. Planning staff recommended approval of the conditional use request as conditioned, the use would not likely negatively impact adjacent property:

1. The development shall be built in a manner that's consistent with the conceptual site plan and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.
2. 10-foot landscape buffer [outside fencing] required along Hwy 65N frontage including one canopy tree planted every 30 feet.
3. The storage of hazardous chemical, petroleum products, or explosives is prohibited.
4. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
5. No storage unit may be used for the purposes of operating a business except for the purpose of providing storage for a business which is located off-site.
6. The facades of all structures adjacent to or highly visible from Hwy 65N frontage shall be 51% masonry.
7. Any outside storage or vehicles, boats, trailers, etc. shall be screened and shielded from view of adjacent property or public right-of-way.
8. Fencing along Hwy 65 N frontage is limited to decorative metal fencing which shall not include chain link, barbed tape/razor wire, or barbed wire.
9. All lighting shall not exceed twenty (20) feet in height and be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent properties.
10. The metal shipping containers currently located on the property shall be removed.
11. All signage shall comply with Conway Sign Ordinance.
12. If the development is expanded in the future, as indicated on the preliminary site plan, the use shall require an amended conditional use permit.
13. Conditional Use Permit expires 2 years from the date of issue if construction has not commenced.
14. A 20-foot landscape buffer along the western boundary is required to be installed to separate the mini-storage use from adjacent residential uses.

Adam Whitlow (Searcy, AR) spoke in favor of the conditional use and acknowledged the conditions. He also addressed the change in the site layout as modified from the originally submitted plans and approved of the added fourteenth condition. There was no public opposition to the rezoning request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the conditional use was made by Larry Webb and seconded by Rhea Williams; passed 9-0, with the chairman voting.

E. Request to rezone property located at 766 Harkrider Street from C-3 to C-1

James relayed the applicant is requesting a rezoning to C-1 to bring the property in line with the development intention for the property to construct a 17,034 sf bank facility in an urban, walkable format. The Comprehensive Plan designates the area as a special study area, which is consistent with what the rezoning allows in terms of future development. Rezoning to C-1 would continue the prevailing land use pattern in the area and allow continued infill development in downtown. Planning staff recommended approval of the rezoning request.

Brad Peterson, with Crafton Tull, (Little Rock, AR) spoke in favor of the rezoning. There was no public opposition to the rezoning request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the rezoning was made by Adam Bell and seconded by Larry Webb; passed 9-0, with the chairman voting.

F. Request to rezone property located at 766 Harkrider Street from R-2A to C-3

James relayed the applicant is requesting a rezoning to C-3 to bring the property's mixed zoning into conformance. This site will be an extension of the bank development and is planned to be additional commercial development. Planning staff recommended approval of the rezoning request.

Brad Peterson, with Crafton Tull, (Little Rock, AR) spoke in favor of the rezoning. There was no public opposition to the rezoning request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the rezoning was made by Larry Webb and seconded by Rebekah Fincher; passed 9-0, with the chairman voting.

III. ADDITIONAL BUSINESS

- A.** It was announced this was the final meeting for Commissioners Arthur Ingram and Brandon Ruhl. Commissioner Drew Gainor addressed that he would be stepping down from his position on the Planning Commission, vacating his remaining 3-year term.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. CARTI Parking Lot Expansion (SDR-0921-0117)

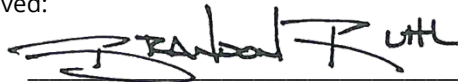
B. Lot Splits, Lot Mergers, Minor Subdivisions, and Major Finals (submitted for review)

1. Parker's Place Subdivision

Adjournment

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

Approved:



2021 Chairman, Brandon Ruhl