

The regular meeting of the Conway Planning Commission was held, in person, Monday, July 19th at City Hall. The following members, being a quorum, were present and acting: Rebekah Fincher, Laura King, Arthur Ingram, Larry Webb, Anne Tucker, Latisha Sanders-Jones, and Rhea Williams. Brandon Ruhl, Drew Gainor and Brian Townsend were absent. Arthur Ingram stood in as Chairman.

Minutes from the June 21st meeting were approved 6-0 on a motion made by Anne Tucker and seconded by Rebekah Fincher. The chairman did not vote.

I. SUBDIVISION REVIEW

A. Request for preliminary plat approval of Ivy Place Subdivision, Phase 2

Levi Hill, Assistant Director of Planning, explained the applicant is requesting preliminary approval of a 47-lot subdivision located west of the intersection of Wilmington Dr and Norbert Cir, representing Phase 2 of Ivy Place Subdivision. The proposed lots range from 9,500sf to 40,900sf, and will gain access from Wilmington Dr, Ivy Place Dr, and Medlock Dr. Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval:

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Wheelchair ramps shall be provided by the developer/subdivider in accordance with the City of Conway's Standard Details.
3. 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.
4. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. 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.
8. 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.

Hal Crafton was present but did not speak regarding 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 Larry Webb; motion passed 6-0. The chairman did not vote.

II. PUBLIC HEARINGS

A. Request to rezone ± 14.18 acres along Bill Bell Lane, south of Acuff Lane from A-1 to MF-1

Levi, relayed that the applicant is requesting a rezoning to MF-1 for the purpose of low to medium density residential development among an 8.69-acre portion of the property located on the east side of Bill Bell Ln and a separate non-contiguous 5.49-acre portion of the property located on the west side of Bill Bell Ln, south of Acuff Ln. There currently is no multi-family zoning existing in the area with surrounding properties consisting predominantly of single-family residential and rural/undeveloped uses. Levi explained a portion of the property may be appropriate for moderately increased density, however a rezoning to multi-family for the entire property would be inappropriate and recommended denial of the multi-family request. In turn, he additionally recommended a down zoning to R-2 (Low-Density Residential) on the 5.49-acre portion and

approval of R-1 (Single-Family Residential) on the 8.69-acre portion given the site's comprehensive plan designation and existing development pattern in the greater area, if the Commission felt that was appropriate.

Frank Shaw (1315 Main St) spoke in favor of the rezoning stating why the property was not appropriate for R-1 zoning due to surrounding property uses and the reasoning for the clearcutting of trees in the area. After the public spoke, Mr. Shaw asked to verbally amend his rezoning request to reflect the staff recommendation.

There were numerous letters submitted to the Planning Department via email from the public. All concerns addressed opposition to the rezoning due to the removal of trees, the current nature of the zoning in the area, the burning of trees after clearcutting, increased traffic brought in by multi-family development, no buffering from low residential to high residential areas, other multi-family developments in the city that are still sitting in development, and access for children to community activities. These comments were all read into the record and provided to the Commission along with the following citizens who spoke in opposition at the meeting: Thomas Hambuchen (1360 Stanley Russ Rd), David Johnson (1604 S German Ln), Buck Bing (1318 Stanley Russ Rd), Gary Alexander (1405 Appalachian Dr), Carl Schroder (1535 Southern Hills Dr), Rob Holden (1329 Stanley Russ Rd), Barbara Kordsmeier (3 Mary Ellen Dr), Phyllis Fry (1215 Stanley Russ Rd), and Amy Price (1221 Stanley Russ Rd).

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the rezoning was made by Rhea Williams and seconded by Larry Webb; motion failed 5-2, with Laura King and Anne Tucker voting in opposition and the chairman voting. While the application was reported to have passed at the meeting, further review of the Planning Commission Bylaws showed a minimum of 6 votes in the affirmative is required to pass any item instead of a simple majority of the quorum. As a result, the applicant was informed the item failed after the close of the meeting. Mr. Shaw elected to request appeal of the Planning Commission denial. His letter of appeal will be heard at the next available City Council date.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

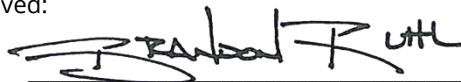
A. Development Review Approvals

1. Discount Auto Glass, 250 E Dave Ward Dr (SIT2021JAN02)
2. Hines Service Center, 507 Bruce St (SIT021APR03)
3. 7Brew Coffee House, 1135 Skyline Dr (SIT2021FEB05)

Adjournment

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

Approved:



2021 Chairman, Brandon Ruhl