

The regular meeting of the Conway Planning Commission was held, in person, Monday, June 21<sup>st</sup> at Conway City Hall. The following members, being a quorum, were present and acting: Ethan Reed, Alexander Baney, Adam Bell, Laura King, Greg West, Drew Spurgers, Rhea Williams; Latisha Sanders-Jones arrived late to the meeting, votes following ANN-0522-0257 reflect her participation. Rebekah Fincher and Larry Webb were absent.

Minutes from the May 16<sup>th</sup> meeting were approved 6-0 on a motion made Drew Spurgers and seconded by Greg West, without the chairman voting.

## **I. PUBLIC HEARING ITEMS**

### **A. Consideration to adopt a Public Art Master Plan as an appendix to the Comprehensive Plan**

Kyle Kelly, Long Range Planner, spoke to this which was tabled at the May 16<sup>th</sup> Planning Commission meeting. The Public Art Master Plan is being considered for adoption as an appendix to the Conway Comprehensive Plan. The plan was developed to provide a road map for future investments in public art across Conway with an eye towards fostering greater quality of life, reinforcing a Conway identity, and promoting an appreciation of arts and culture among residents and visitors to the city.

There was no public comment or opposition to this plan being adopted.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the plan was made by Adam Bell and seconded by Drew Spurgers; passed 6-0, without the chairman voting.

### **B. Request for zoning variance to allow a reduction of the 25' landscape setback in the O-1 zoning district for property located at 825 S Donaghey Avenue**

Ryan Robeson, Planner, described the applicant is requesting a zoning variance to allow a reduced landscaping setback along S Donaghey Ave from 25' to 10', granting a 15' variance. This variance permit will only apply to the frontage on S Donaghey Ave and will only apply to the currently proposed building, exclusive of additions and/or redevelopment. Planning staff recommended approval of the variance with the following conditions:

1. Landscaping buffer along S Donaghey Ave. may be reduced from the required 25' to 10' as shown on the proposed site plan.
2. All other landscaping requirements must be met by applicant.

Brent Salter (201 Lee Andrew Ln) was the applicant in this variance request. There was no opposition to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the variance was made by Alexander Baney and seconded by Ethan Reed; passed 7-0, with the chairman voting.

### **C. Request for conditional use permit to allow Automobile Body Shop in the I-3 zoning district for property located at 1215 Thomas G Wilson Dr**

Beth Sketoe, Planner, explained the applicant is requesting to operate an automobile body shop at the location, which is not permitted by right, but is allowed by conditional use permit. The site is in a mostly industrial area and is consistent with Comprehensive Plan. Planning staff recommended approval of the use request with the following 6 conditions:

1. No work may be conducted outside the building.
2. All proposed signage shall comply with Article 1301 (Sign Ordinance) of the Conway Zoning Code.
3. Any new fencing shall require approval by Planning Staff and shall comply with Article 1101 (Development Review) of the Conway Zoning Code.
4. Any new 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.
5. Any expansion of the structure or site shall require development review approval.

6. Any change to the use may require a new or amended conditional use permit.

Jody Gatchell (20 Davis Hill Rd) and Ly Wisenhunt (Hawkins, TX) spoke in favor of this use request. There was no opposition to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the use was made by Drew Spurgers and seconded by Greg West; passed 7-0, with the chairman voting.

**D. Request to annex ±55.91 acres located north of Empy Trail, west of Orchard Park Subdivision and south of Cresthaven Subdivision, Phase 4**

Ryan relayed the applicant is requesting to annex vacant land into the city to be zoned R-1 (Single-Family). The zoning request was considered appropriate by staff and met approval from Fire, Conway Corporation, and Transportation departments as well.

Frank Shaw (1315 Main St) was the applicant in this annexation request. There was no opposition to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the annexation was made by Drew Spurgers and seconded by Adam Bell; passed 6-0, without the chairman voting.

**E. Request to annex ±6.70 acres located at 110, 130, 170, 190, 220, and 250 E Grandview Heights Drive; Lots 1-6 Grandview Heights Subdivision**

Ryan explained the applicants are requesting to annex 6 already developed single-family lots into the city. The lots are requesting to be zoned R-1 (Single-Family). The request was considered appropriate by staff and met approval from Fire, Conway Corporation, and Transportation departments as well.

Francisco Yanez (110 Grandview Heights Dr) was the applicant and representative for all property owners within this annexation request. There was no opposition to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the annexation was made by Alexander Baney and seconded by Ethan Reed; passed 8-0, with the chairman voting.

**F. Request for conditional use permit to allow Religious Activities in the R-2A zoning district for property located at 1919 South Boulevard**

Beth Sketoe, Planner, relayed the applicant is requesting to develop the property with a new religious student ministry facility. The existing zoning is consistent with Comprehensive Plan; however, a small-scale, religious institutional use is appropriate given the site's proximity to UCA. Planning staff recommended approval of the use request with the following 9 conditions:

1. The development shall be subject to both Historic District Commission (HDC) and Development Review Approval. The HDC approved the proposed design in April 2022 contingent on 1) the issuance of a conditional use permit allowing the requested use and 2) the submission of revised plans to the Planning Director for final approval.
2. The use of EIFS or vinyl siding shall be prohibited.
3. Landscaping shall be at least 1.25 times that required by Article 1101 of the Conway Zoning Code, including the planting of street trees along Baridon St and South Blvd.
4. A 36" combination brick and Hardie® siding wall shall be required to screen the transformer and parking areas along South Blvd.
5. All proposed signage shall fully comply with Article 1301 (Sign Ordinance) of the Conway Zoning Code and the Old Conway Design Overlay District Guidelines.

6. Any proposed fencing shall comply with Article 1101 (Development Review) of the Conway Zoning Code and the Old Conway Design Overlay District Guidelines.
7. 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.
8. Any future expansion or additions to the site beyond approval of the development review plans will require a new or amended conditional use permit.
9. Conditional Use Permit expires 2 years from the date of issue if a building permit has not been issued.

Joanna Nabholz (1335 Brookfield Dr) spoke in favor of this request. There was no opposition to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the use was made by Drew Spurgers and seconded by Alexander Baney; passed 7-0, without the chairman voting.

## **II. DEVELOPMENT REVIEW APPEAL**

### **A. Appeal of Development Review administrative denial to allow reduced masonry on new Crain Genesis automobile dealership**

Ryan described the application was denied by staff because it did not meet façade standards of the code, however based on the quality of architecture and criteria established in the Zoning Code, staff supported granting a waiver for the building standards of this project. With the proposed development being similar to and near several car dealerships and automotive businesses in the area, the design principles of the neighborhood are not being changed based on this proposed development. Planning Staff recommends approval of the Site Development Plan as proposed with the following 3 conditions:

1. All Transportation, Fire, and Sanitation comments regarding the plans must be resolved by the applicant before receiving final approval of building plans.
2. All building permits and inspections will be obtained by the applicant.
3. The site development plan will be followed as approved by staff. Allowing the materials shown does NOT allow for any other variances or deviations from City ordinances and codes.

Dan Chapel (Little Rock, AR) and Chris Crain represented the request as the architect and business owner.

The hearing was closed and presented to the Commission for discussion to which a motion to approve the appeal was made by Alexander Baney and seconded by Ethan Reed; passed 8-0, with the chairman voting.

## **ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**

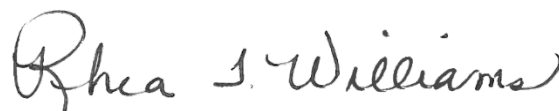
### **A. Plats Filed for Record (Lot Splits, Lot Mergers, and Final Plats)**

1. Roman Catholic Diocese Replat (P2022-00031)
2. Summerwood Replat, a Replat of Lots 5, 8, and 15, Block 7 Burns Addition (P2022-00032)
3. Block 4 Hardy Replat (P2022-00034)
4. Replat of Lot 1-A, Block 16 Srygley Addition (P2022-00035)

### **Adjournment**

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Drew Spurgers and seconded by Adam Bell.

Approved:



2022 Chairman, Rhea Williams