

The regular meeting of the Conway Planning Commission was held, in person, Monday, July 18<sup>th</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, Latisha Sanders-Jones, Rhea Williams, and Rebekah Fincher. Larry Webb was absent.

Minutes from the June 21<sup>st</sup> meeting were approved 9-0 on a motion made Ethan Reed and seconded by Greg West, with the chairman voting.

## **I. SUBDIVISION REVIEW**

### **A. Request for preliminary plat approval of The Estates PUD, Phase 1**

Ryan Robeson, Planner, explained the applicant is requesting preliminary approval of a 51-lot subdivision southwest of the intersection of Nutters Chapel Rd and Pebble Beach Dr. The development represents phase 1 of The Estates Subdivision. Access is proposed via a new street from Nutters Chapel Rd and through a second new street to be constructed from the subdivision to the west along Ridgedale Cir. One waiver was requested for the creation of double frontage lots. Planning staff recommend approval of the preliminary plat.

The subdivision review was closed and presented to the Commission for discussion to which a motion to approve the preliminary plat was made by Alexander Baney and seconded by Ethan Reed; passed 9-0, with the chairman voting.

## **II. DEVELOPMENT REVIEW APPEAL**

### **A. Appeal of Development Review administrative denial to allow the use of metal as the primary sheathing in excess of 20% for new Total Tire location at 3640 Dave Ward Dr**

James Walden, Planning Director, described the applicant submitted a site development plan proposing the use of materials that are inconsistent with the standard city design requirements, including the use of architectural metal and CMU veneer in excess of what is permitted. Planning staff had no recommendation on the appeal request.

Monty Moix (27 Fortune Ln) represented this appeal 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 appeal request, with the submitted plans, was made by Drew Spurgers and seconded by Alexander Baney; passed 9-0, with the chairman voting.

## **III. PUBLIC HEARING ITEMS**

### **A. Consideration to amend Section 601 of the Conway Zoning Code to adopt tree planting requirements for single-family and two-family development**

James described he and others were members of task force to develop recommendations to address issues of related tree preservation and tree loss in the development process. The ordinance will be to require the planting of at least one (1) tree with a minimum 1.5" diameter at breast height shall be required for all new construction of single-family and two-family/duplex dwellings. The Commission added a provision to the proposed ordinance, that if the existing lot already had trees existing on site that would not be removed as part of the construction, the owner would not be required to plant a tree to meet the requirements of this ordinance.

No one spoke in favor or opposition of this amendment.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve this amendment to the Zoning Code was made by Adam Bell and seconded by Ethan Reed; passed 9-0, with the chairman voting.

**B. Consideration to amend Section 1301 of the Conway Zoning Code to adopt a revised Sign Ordinance**

James relayed the sign code rewrite process was undertaken by staff with assistance of a consultant to address various issues within the current sign code. The work was handled in conjunction with a small task force including the Mayor's office, City Attorney's office, Councilmember Grimes, and the Planning Commission was represented by Brandon Ruhl before he rolled off the commission. James outlined major changes from the existing ordinance that would be reflected within the passage of the new ordinance.

No one spoke in favor of this amendment.

Opposition to this request was present from Andrea Holt and Bob Whitehouse with Little Rock Conway Sign Company, Greg Criner and Tom Gibbins with Lamar Advertising, and Jap Burton with Cuerden Sign Company. All three sign companies expressed concerns as to why sign companies were not included in the rewrite of the code, the lack of notice of a new sign code being instituted, standards for landscaping requirements, the ban of any new billboards, not getting to be involved with staff during these meetings, the creation of a sign rewrite task force, and the removal of the interstate sign zone.

The public hearing was closed and presented to the Commission for discussion to which a motion to table this amendment to the Zoning Code to allow further consideration by a created task force to address questions and concerns expressed by the public, to allow further inclusion of impacted parties, and the distribution of the revised plan to the public 30 days before its next appearance of the Planning Commission agenda was made by Adam Bell and seconded by Rebekah Fincher; passed 9-0, with the chairman voting.

**ITEMS NOT REQUIRING PLANNING COMMISSION ACTION****A. Development Review Approvals**

1. Genesis Dealership, 1075 Collier Dr (SDR-0422-0242)
2. Crain Hyundai Body Shop Addition, 1003 Museum Rd (SDR-0422-0243)
3. Church at Meadowlake Accessory Structure, 2105 Meadowlake Rd (SDR-0622-0281)

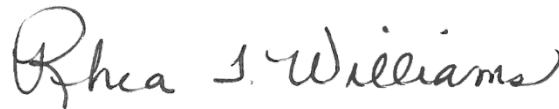
**B. Plats Filed for Record (Lot Splits, Lot Mergers, and Final Plats)**

1. Bell Valley Subdivision, Phase 3 (P2022-00037)
2. McNulty Replat (P2022-00038)
3. Keathley Estates (P2022-00039)
4. Replat of Lot 1 Second Baptist Replat & Lot 20, Block 3 Harkrider Addition (P2022-00042)

**Adjournment**

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

Approved:



2022 Chairman, Rhea Williams