



# City of Conway

## PLANNING COMMISSION

### Summary • August 19, 2019

On August 19, 2019, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Justin Brown, Brooks Freeman, Arthur Ingram, Latisha Sanders-Jones, Bryan Quinn, Brandon Ruhl, Brian Townsend, Anne Tucker, and Rhea Williams. Dalencia Hervey was absent.

#### **Subdivision Committee Report** *(Subdivision Committee met at 6:15, prior to the Planning Commission meeting)*

- Request for preliminary plat approval of Blackberry Ridge Subdivision, Phase II (SUB2019JUL03). **Approved pending completion of amended punch list and associated conditions.**
- Request for preliminary plat approval, including requested waivers, of Campbell Cove Subdivision, Phase II (SUB2019AUG01). **Approved pending completion of amended punch list and associated conditions.**  
Waivers requested:
  1. Block exceeding 1,500 feet [Article IV, Section 5(e)(4)]
  2. Creation of a new boundary street [Article IV, Section 5(a)(7)]
- Request for final plat approval, including requested waiver, of Lisa Landing Subdivision (SUB2019AUG03). **Approved pending completion of amended punch list and associated conditions.**  
Waiver requested:
  1. Creation of lots that do not front a public street [Article IV, Section 5(f)(1)]

Subdivision Committee Report was approved 7-0. *(Brooks Freeman arrived after this motion)*

#### **Public Hearings**

- Request for zoning variance to allow reduced rear building setback for property located at 46 Thousand Oaks Circle (VAR2019AUG01). **Approved 8-0.**
- Request for zoning variance to allow reduced interior side building setback for property located at 2955 Dave Ward Drive and 905/945 South Salem Road (VAR2019AUG02) **Approved 8-0.**
- Request for conditional use permit to allow church/religious activities in I-3 zoning district for property located at 750 9th Avenue (USE2019AUG01) **Recommended for approval 8-0, including the following conditions:**
  1. All existing and proposed off-street parking shall meet the standards set forth in Articles 501 and 1101 of the Zoning Code, including but not limited to sealed surfacing and curb installation.
  2. All landscaping shall be provide in accordance with the standards set form in Article 1101 of the Zoning Code including, but not limited to, perimeter landscaping (one canopy tree per 30 feet) and interior parking lot landscaping requirements.
  3. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
  4. Conditional use permit is limited to the term of the current occupancy.
- Request to modify the Wal-Mart Neighborhood Market PUD to allow additional accessory structure and increased lot coverage area at 2510 Prince Street (REZ2019AUG01) **Recommended for approval 8-0, including the following conditions:**
  1. 4 additional evergreen understory trees are required along and in close vicinity to the canopy fronting Prince St.
  2. Canopies shall be removed should Chick-Fil-A cease operation.

# August 19, 2019 Summary continued

- Request for conditional use permit to allow up to 12 dwelling units per acre in R-2A zoning district for property located at 553 Factory Street (USE2019AUG03) **Recommended for approval 8-0, including the following conditions:**
  1. Access to all three units shall be provided from the 3rd St frontage.
  2. All units shall front on Factory St with principle entrances that face the street.
  3. If proposed, garages shall be rear or side loaded.
  4. All parking shall be located to the rear of the property.
- Request for conditional use permit to allow childcare facility in R-2A zoning district for property located at 2012 Martin Street (USE2019AUG04) **Request postponed to September 16, 2019; applicant did not meet notification requirement deadlines.**
- Request for conditional use permit to allow a transmission tower in C-3 zoning district for property located at 3800 Prince Street (USE2019AUG02) **Request to hold in committee approved 8-0.**
- Request to amend the Master Street Plan to adjust street alignments in the Central Landing area **Request to continue public hearing at September 16, 2019 meeting, approved 8-0.**