



City of Conway

PLANNING COMMISSION

Summary • May 16, 2022

On May 16, 2022 the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Rebekah Fincher, Laura King, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, and Greg West. Rhea Williams and Larry Webb were absent.

Public Hearings

- Request for conditional use permit to allow Sand, Gravel, or Earth Sales and Storage in the TJ zoning districts for property located at 3450 Old Morrilton Highway/AR Hwy 64 (CUP-0322-0226). **Recommended for approval. Vote 4-4 with Laura King, Latisha Sanders-Jones, Drew Spurgers, and Greg West voting in opposition. REQUEST FAILED.**
- Request for zoning variance[†] to allow reduced setback for property located at 721 Fairview Street (VAR-0422-0233). **Approved with 2 conditions. Vote 7-0; Chairman did not vote.**
 1. Variance shall apply to the existing structures and shall become void if the structure is voluntarily destroyed by the owner. The structure may be rebuilt if destroyed by natural disaster or fire.
 2. Rear shed on property must be removed or relocated prior to plat approval.
- Request to rezone 20.05 acres ± located east and north of existing 12 Hundred Place apartments Phases 1 and 2, east of Covington Way, from I-3 to MF-3 (REZ-0422-0238). **Recommended for approval 7-0; Chairman did not vote.**
- Request to modify conditional use permit no. 1379 for property located at 2545 Prince Street (CUP-0422-0240). **Recommended for approval with 7 conditions. Vote 7-0; Chairman did not vote.**
 1. Retail – General shall be allowed.
 2. Driveway curb cuts shall meet development review standards. Cross access/shared access shall be used unless outstanding conditions warrant otherwise.
 3. The development shall be built in a manner that's consistent with the applicant's development review application for Shadrach's Coffee (SDR-1121-0155).
 4. A 30-foot green space buffer [no parking or structures] is required along the southern property line to be properly maintained by the property owner. This buffer shall be vegetated and left in an undisturbed state.
 5. Any additional structures, expansion of uses not permitted by right, or additions to those structures indicated on the applicant's development review application (SDR-1121-0155) shall be subject to review through an amended or new conditional use permit.
 6. This conditional use permit expires 2 years from the date of issuance if no building permit has been issued.
 7. If the site or any structure on an individual lot become vacant for a period of more than 18 consecutive months, the conditional use permit shall become void for the site or portion of the site as appropriate to the extent of the vacancy.
- Request to rezone 3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane from R-1 to C-2 (REZ-0422-0244; previously REZ-0322-0223) *This request was tabled at the April 18, 2022 meeting.* **Recommended for approval. Vote 1-6 with Laura King, Adam Bell, Latisha Sanders-Jones, Ethan Reed, Drew Spurgers, and Greg West voting in opposition. REQUEST FAILED.**
- Request for conditional use permit to allow mini-storage in the C-2 zoning district for 3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane (CUP-0422-0245). **As the related rezoning request failed, this item was not considered by the Commission.**



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Summary cont. • May 16, 2022

- Consideration to adopt a Public Art Master Plan as an appendix to the Comprehensive Plan. **Request was tabled for consideration at the next regularly scheduled meeting.**

Additional Business

- Request for sign variance for use proposed at 554 Museum Road (VAR-0322-0220) **Approved with 4 conditions. Vote 7-0; Chairman did not vote.**
 1. Variance approval shall be limited to the current proposed sign support structure. If the sign support structure is removed, excluding modifications to the sign cabinet, it may not be replaced unless conforming to the Sign Code.
 2. No additional free-standing signage shall be permitted at the site where the sign is proposed. (650 Museum Rd.)
 3. The property to the south, intended for the future Olive Garden location shall not be permitted any on site freestanding signage. If rights to the sign approved by this variance are assigned to the lot on which it sits (650 Museum Rd), freestanding signage may be permitted on the site intended for the future Olive Garden (554 Museum Rd)
 4. Any landscaping displaced by the sign installation shall be replaced, as indicated in the applicant's proposed plans.