

The regular meeting of the Conway Historic District Commission was held on Monday, March 28, 2022 in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Marie Cason, Margaret West, Shelby Fiegel, Liz Hamilton, and Emily Walter. Shane Lind was absent.

February meeting minutes were approved 5-0 on a motion made by Marie Cason and seconded by Emily Walter, without the chairman voting.

I. PUBLIC HEARINGS- OLD CONWAY OVERLAY DISTRICT

A. 911 Oak Street- Fence

The applicant (Morgan Shaw) is proposing to obtain approval, following construction, of a vinyl fence to enclose a play area behind the building at the site. As understood by staff, the applicant was not informed by the contractor that approval is needed. Discussion from the Commission included previous conversations with the applicant in which the applicant was told that approval of the vinyl fence would violate the provisions of the Old Conway Design Overlay District ordinance. The applicant and/or property owner should remove the fencing to abate the violation. The applicant attempted to work with the contractor to amend the situation but was unsuccessful.

Shelby Fiegel motioned to deny the approval of the vinyl fence, but also motioned to approve a new privacy fence to replace the vinyl fence pending submission of appropriate fencing materials to City of Conway Planning Department staff. Emily Walter seconded the motion. The motion passed 5-0, without the chairman voting.

B. 508 Oak Street- New Commercial Structure and Signage

Ozark Civil Engineering, Inc. (the applicant) is proposing to construct a new 6,177 square foot gas station and convenience store on a whole block of Oak St between Ingram St and Lincoln St. The structure will be constructed in a modern style that represents a unique style prototype ©Kum & Go store. The structure falls within the Urban and Transition districts that are meant to serve as an extension of downtown. Discussion included updates from the previous submission, timeline for project, and recommendations by staff. The applicant also asked for a height variance on signage to display the store's gas prices.

Staff recommends approval of the application with the following conditions:

1. Review of the landscaping plan shall be deferred to the development review process with the exception of requiring 1 street tree (canopy or understory) shall be provided for each 30' of street frontage as well as plantings to meet the requirements of the standard detail for Oak St.
2. Require dense evergreen screening including shrubs to mitigate view of the dumpster. Exact quantity to be determined during development review on Oak St.
3. Require that the applicant to discuss receiving power from overhead electric off Merriman St. to facilitate future removal of power lines on Oak St.
4. Require glazing along the Oak St façade remains transparent and includes art elements behind the glazing to provide visual interest.
5. Allow an additional art object sign (similar to the sign indicated in the staff report), with appropriate sign permit, near the Lincoln St and Oak St intersection.

Liz Hamilton motioned to approve, and Emily Walter seconded. The motion passed 5-0, without the chairman voting.

C. 1145 Davis Street- New Detached Garage

The applicant (David McKim) is proposing to construct a new 616 sf detached garage with additional storage space.

Staff recommends approval of the application with the following conditions:

1. Require the existing accessory structure, if not placed on a permanent foundation, be moved to a different location on-site (in compliance with all codes and regulations), and place the new garage at the end of the existing driveway.
2. The roof-pitch for the structure shall match that of the house.
3. Require two additional windows in comparable size to the two upper-story windows on the front façade of the primary structure.
4. All windows shall be one-over-one.
5. The structure and all fascias and soffits shall be constructed with wood or a wood-like material such as Hardie siding/LP SmartSide.
6. HVAC equipment shall be placed in a manner to prevent view from the street or screened by landscaping/fencing.
7. The applicant shall submit revised plans to the Planning Director, meeting all conditions of approval prior to issuance of a Certificate of Appropriateness. Revised plans shall be accurately dimensioned and indicate size and location of ALL structures currently existing on the site.

Margaret West motioned to approve, and Marie Cason seconded. The motion passed 5-0, without the chairman voting.

II. DISUCSSION

A. Amendment to By-Laws

The commission discussed the approval of proposed amendments to Historic District Commission by-laws.

Marie Cason motioned to approve the changes and Emily Walter seconded the motion. The motion passed 5-0.

A motion to adjourn, made by Shelby Fiegel and seconded by Emily Walter, was approved unanimously.