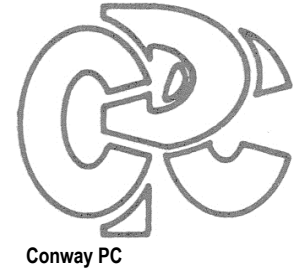




PC MEETING
District Court Building
810 Parkway Street
7:00 p.m., January 20, 2015



The regular meeting of the Conway Planning Commission was held Tuesday, January 20, 2015, in the Russell L. "Jack" Roberts District Court Building. Present: Chairman Lee Washington, Vice-Chairman Mark Lewis, Stan Hobbs, Matthew Brown, Marilyn Armstrong, Bryan Quinn, Anne Tucker, Wendy Shirar, Jerry Rye, and Justin Brown.

Chairman Washington called the meeting to order.

The Conway Planning Commission (PC) makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the PC's recommendation as a guide. Items not approved by the PC may be appealed to the City Council within 30 days after the PC's denial. If an item is appealed to the City Council, a public hearing notice sign will be placed on the property at least seven days prior to the City Council meeting. A public notice will also be placed on the City's website. Chairman Washington explained that as both items on the agenda were subdivision reviews and the Planning Commission makes final decisions related to subdivisions, no items will be forwarded to the City Council for review.

The PC is comprised of appointed, non-paid Conway citizens. Chairman Washington requested that commission members introduce themselves to the audience present.

As minutes were not received by the Commissioners, approval of the December meeting minutes was held over until the February meeting.

Also, as there were no public hearing items, the Planning Commission chose to conduct the subdivision committee meeting during the regular public hearing time and as a whole group. Chairman Washington changed the order of items to review to allow Winterbrook Subdivision to be reviewed first. Although the subdivision committee review is open to the public, it does not allow public comment.

I. Subdivision

- A. As many residents of Summerbrook subdivision objected to Daffodil Drive connecting Summerbrook subdivision to Winterbrook subdivision, Chairman Washington agreed to allow Mr. Ronnie Jones, 1615 Summerbrook Drive, the President of the Summerbrook Neighborhood Association to speak on behalf of Summerbrook Subdivision. Mr. Jones commented about the number of children and residents that walk, ride bicycles, etc. along Summerbrook Drive, on which there are no sidewalks. He stated concern for increased traffic onto Summerbrook Drive from the connecting Daffodil Drive and cited examples of other subdivisions in Conway that did not have connections with abutting subdivisions. Christy Sutherland, City Planner, and Director of Planning, Bryan Patrick, both commented that the Subdivision Ordinance has been amended since the example subdivisions were developed and that they would not meet current Ordinance standards. They also explained that due to state fire code, Winterbrook Subdivision was required to have the second access provided by Daffodil Drive for emergency access. Ms. Beth Abbott, 3320 Daffodil Drive, also spoke against the connection. Winterbrook subdivision developer, Hal Crafton, 5460 Lost Canyon Drive, answered questions posed by the Planning Commission about the overall design of Winterbrook, possible changes and concessions made to appease

the residents of Summerbrook. While there was discussion amongst the Planning Commissioners about design changes or conditions that could be placed on the subdivision, ultimately it became clear that, due to Conway's Subdivision Ordinance and the state fire code regulations, the Planning Commission did not have the permission to deny the connection of Daffodil Drive. If the residents of Summerbrook are still opposed to the connection once Daffodil Drive becomes a public city street, at the completion of the subdivision, they can appeal to the City Council to have the street closed.

- B. Bobby French's, 1021 Front Street, request for preliminary plat approval for Winterbrook subdivision was approved unanimously, contingent on the amended punch list, on a motion made by Jerry Rye and seconded by Wendy Shirar. Punch list items that were amended are as follows:

STREET DESIGN REQUIREMENTS

4. The designers of residential streets are encouraged to lay them out to slow the use by through traffic. The Planning Commission may require traffic calming techniques be employed. The Planning Staff and City Engineer recommend traffic calming be required along Briley Drive and Winterbrook Drive. **The Planning Commission requires traffic calming techniques be employed.**
6. Local street centerline offsets shall be no less than 125 feet. *A request for variance has been received to allow the offset for Winterbrook Drive and the existing Chimney Rock Drive to be 59.7 feet instead of the required 125 feet.* The City Engineer and the Planning Staff have no problems with the variance since the left turn from the residential streets will not conflict and Chimney Rock Drive is such a small cul-de-sac. **The Planning Commission approves this request.**

- C. Bobby French's request for preliminary plat approval for Castleberry Meadows subdivision was approved contingent on the amended punch list by a 6-3-1 vote, on a motion made by Anne Tucker and seconded by Bryan Quinn. Planning Commissioners Jerry Rye, Mark Lewis, and Matthew Brown voted against the motion. Punch list items that were amended are as follows:

ACCESS DESIGN REQUIREMENTS

11. The maximum number of single family and two family residential units served by a single access shall be thirty (30). For more than thirty (30) living units, there shall be no fewer than two (2) separate and approved fire apparatus access roads. These two access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Fire Marshall, Kenny Wiedower, has no problems with the proposed access into the subdivision off Prince Street. *A request for variance has been received to allow the two access points to be less than half of the length of the maximum overall diagonal dimension of the property.* **The Planning Commission approved this request.**

EASEMENT DESIGN REQUIREMENTS

17. Due to the lack of pedestrian/vehicular connection between Castleberry Meadows Subdivision with Chapel Creek Subdivision to the north and east, the Planning Staff recommends a public crosswalk be provided between lots 20 and 21 or 21 and 22 to the required pedestrian pathway easement on the east side of lots 20-27. **The Planning Commission does not require the public crosswalk (sidewalk easement).**

LOT DESIGN REQUIREMENTS

21. No lot shall be more than four times as deep as it is wide. *A variance has been received to allow lots 20-27 to be more than four times as deep as they are wide*

*due to the 180' power transmission easement. **The Planning Commission approved this request.***

II. Items not requiring PC action

- A. Development Reviews
 - 1. Arbor Point Apartments, Phase II
- B. Lot Splits, Lot Mergers and Minor Subdivisions (filed for record)
 - 1. Dogwood Estates, Lot 30 Replat
 - 2. Churchill Place Phase I, Lot 9 Replat
 - 3. Round Mountain Subdivision, Lot 38 Replat
 - 4. Colten's Subdivision

There being no further business to conduct, the meeting was adjourned on a motion made by Anne Tucker and the meeting was adjourned by consensus.