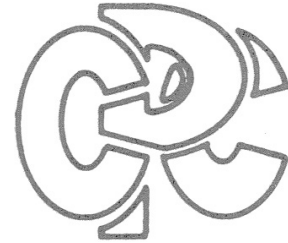




PLANNING COMMISSION MEETING

District Court Building
810 Parkway Street
Conway, AR 72034



Conway Planning Commission

April 18, 2016, 7:00 pm

The regular meeting of the Conway Planning Commission was held Monday, April 18, 2016 in the Russell L. "Jack" Roberts District Court Building. Present: Chairman Mark Lewis, Vice-Chairman Matthew Brown, Marilyn Armstrong, Bryan Quinn, Wendy Shirar, Justin Brown, Jerry Rye and Dalencia Hervey. Brooks Freeman was absent.

Chairman Lewis called the meeting 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 sign must be placed on the property no less than 7 days prior to the City Council meeting and a public notice will be placed on the City's website at www.cityofconway.org. Items reviewed by the PC on this agenda may be considered by the City Council as early as April 26, 2016.

Minutes from the March meeting were approved unanimously on a motion made by Jerry Rye and seconded by Anne Tucker.

The procedure followed for public hearing portion of the meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent favorable speaker for two minutes each. Then, if there is any opposition, the first speaker opposed to the request may speak for ten minutes and each subsequent opposed speaker for two minutes each. Anyone wishing to speak either for or against an item may do so on any public hearing issue presented. Once all public parties have spoken the item will be brought back into committee for discussion.

I. PUBLIC HEARINGS

- A. Ed McNutt's request for a building moving permit was approved 9-0 on a motion made by Jerry Rye and seconded by Wendy Shirar. Ed McNutt, 2635 Glohaven Drive, presented the request. Mr. McNutt described his plan to move a 1,744 sf single-story residence from 43 Mill Pond Road to 259 Mill Road. He explained that the approximately 50 year old home currently sits on approximately 4.7 acres and the unimproved lot to which he would like to move the house is approximately 1.3 acres. It is Mr. McNutt's opinion that the larger property would be more valuable and easier to sell without the house while the smaller lot's value would be increased by the addition of a residence.
- B. Steve Shannon's request to rezone property located at 4620 Prince Street from A-1 to O-2 was approved 9-0 on a motion made by Bryan Quinn and seconded by Justin Brown. Tim Tyler, 240 Skyline Drive, of The Tyler Group presented the request on behalf

of the property owner, Mr. Steve Shannon. Mr. Tyler explained that Mr. Shannon wishes to rezone the property in order to sell a portion to be developed into medical offices. He further explained that Mr. Shannon also owns and has had rezoned the property, approximately 10 acres, directly north of the subject property, but, as he has a conditional use permit to allow up to 45% restricted retail on that property, is seeking to develop that through different avenues. Mr. Tyler noted that the Planning Staff recommend the approval of the request and that the requested O-2 zoning was in line with the Comprehensive Plan.

- C. The Central Baptist Church Development Review denial appeal variance request was approved 8-0-1 on a motion made by Bryan Quinn and seconded by Justin Brown, with commissioner Jerry Rye abstaining. Barry Hoffman, 102 N. Spring Street, Searcy, the architect for the project, presented the appeal/variance request. Mr. Hoffman explained that Central Baptist Church would like to appeal the Planning & Development Department's denial of the variance request to allow a reduction in the required percentage of exterior masonry [per O-94-54, section 1101.7.C.3.a.ii] for the gym storage addition planned for the west end of the back of the existing building. He described that the request was for aesthetic purposes to help blend the addition with the existing structure which is entirely metal and as the addition will be located at the rear of the building, it will not be visible from any existing street. Mr. Hoffman also cited neighboring peer facilities which have large expanses of metal on the rear. Bryan Patrick, Conway Director of Planning, cautioned the PC to consider future residential development that is currently being planned to the south and west of Central Baptist Church. Don Chandler, 3515 Bay Berry Road, Senior Pastor of Central Baptist Church, explained that the church owns an additional nearly 10 acres to the south of the main church property, providing a buffer between future residences and the rear of the church. There is also an existing, mature tree line at the west property line of the church, again providing a natural landscaping buffer. The PC discussed the request and how it differed from the similar request brought by Central Baptist Church in December 2015 for a variance on the minimum required masonry on an addition to the east end of the building. In the end, the PC concluded that the all-metal addition was in keeping with the character of the rear of the building and would likely not be an eyesore as it is located at the rear of the building and is buffered by additional property and trees. However, to soften the addition somewhat the PC did require a condition pertaining to additional landscaping on the west end of the addition.

Conditions attached to this variance are:

1. Tree planting along the west side of the new building immediately adjacent to the wall, irrespective of the amount of brick installed, is required.

II. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Reviews

1. On The Border, 1150 S. Amity Rd.

B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)

1. Dogwood Estates Replat Lot 30-A Amended [L-280]
2. Branch Replat [L-282]
3. University Village Replat Lot 2 (Minor Plat)

There being no further business to conduct, the meeting was adjourned by a unanimous vote on a motion made by Anne Tucker and seconded Wendy Shirar.