

The regular meeting of the Conway Planning Commission was held Monday, May 20, 2019 in City Hall. The following members, being a quorum, were present and acting: Chairman Justin Brown, Brooks Freeman, Dalencia Hervey, LaTisha Sanders-Jones, Bryan Quinn, Brian Townsend, Anne Tucker, and Arthur Ingram. Brandon Ruhl and Rhea Williams were absent.

Minutes from the April meeting were approved 7-0 on a motion made by Anne Tucker and seconded by Bryan Quinn.

I. SUBDIVISION REVIEW

The report from the Subdivision Committee meeting was presented by Justin Brown.

A. Request for preliminary plat approval – Pintail Cove

The preliminary plat for Pintail Cove was reviewed and approved by the Subdivision Committee subject to completion of the amended punch list.

Waivers granted: No waivers were requested.

The following items required correction on the plat:

1. Remove setbacks from plat.
2. Show all hydrant locations.
3. Add the following to general notes:
 - a. Every lot must slope to a street or drainage easement.
 - b. (A statement indicating the ration error closure of the field work is needed.

B. Request for preliminary plat approval – Sylvia Springs

The preliminary plat for Sylvia Springs was reviewed and approved by the Subdivision Committee subject to completion of the amended punch list.

Waivers granted:

1. Creation of double frontage lots. (Article IV: Sec. 7(f)(7))
2. Block exceeding 1,500 feet. (Article IV: Sec. 5(e)(4))

The following items required correction on the plat:

1. Correct street connections.
2. Show all hydrant locations.
3. Label and dimension required sidewalks along Reedy Rd.
4. Provide appropriate ROW dedication for Tucker Creek Trail.
5. Set two new CAGIS monuments.
6. Provide planning easement or wall for lots 25 and 69-72.
7. Provide pedestrian connections to Tucker Creek Trail at intersections.
8. Provide connection to Tucker Creek Trail to the north of the site.

II. PUBLIC HEARINGS

A. Request to annex properties (1610-1885) along Wills Drive

Planning Director, James Walden, explained the request to annex 13.42 acres along Wills Dr. to the Commission, pointing out some key considerations including the existing non-conforming accessory structures, one of which houses a diesel repair business, and the poor condition of the road. In spite of these challenges, the Planning Department Staff recommends approval of the request as the property is nearly completely surrounded by property within the city limits and the properties abutting to the north, west, and south are currently being developed into single-family subdivisions. Linda Kordsmeier (1650 Wills Dr.) spoke in favor of the request. Ted Rhymes (1631 Wills Dr.) spoke in favor

of the request. James Stone (1881 Wills Dr.) spoke in favor of the request.

The public hearing was closed and presented to the Commission for discussion. The request was recommended for approval 7-0 on a motion made by Brooks Freeman and seconded by Arthur Ingram.

III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. The following Development Reviews were completed since the last meeting

1. Harley Davidson Expansion, 1110 Collier Rd. (SIT2019MAR01)
2. Arkansas Urology, 1375 Superior Dr. (SIT2019JAN01)

B. Lot Splits, Lot Mergers, and Minor Subdivisions were filed for record since the previous meeting.

1. Salem Oaks Subdivision (P2019-00017)
2. Clifton Square (P2019-00018)
3. Shelton Subdivision Replat (P2019-00019)
4. Weatherstone Subdivision Phase 3 (P2019-00020)
5. Lot 1, I-40 Storage Addition (P2019-00021)

C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Fidler's Addition, Replat Lots 121-124, & 247 (SUB2019APR01)
2. Tommy Lewis Addition, Replat Lot 1B (SUB2019APR02)
3. Lewis Ranch Phase 2, Replat Lot 4 (SUB2019APR05)
4. Sun Valley Estates, Lots 35-37 Merger (SUB2019MAY03)
5. Massey Replat, Part of Block 5 Laney Subdivision (SUB2019MAY4)

Adjournment

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

Approved:



2019 Chairman, Justin Brown