

The regular meeting of the Conway Planning Commission was held Monday, July 15, 2019 in the Russell L. "Jack" Roberts District Court Building. The following members, being a quorum, were present and acting: Chairman Justin Brown, Brooks Freeman, Dalencia Hervey, Arthur Ingram, LaTisha Sanders-Jones, Bryan Quinn, Brandon Ruhl, Anne Tucker, and Rhea Williams. Brian Townsend was absent.

Minutes from the June meeting were approved 8-0 on a motion made by Rhea Williams and seconded by Brooks Freeman.

## I. SUBDIVISION REVIEW

The Commission voted 8-0 to approve the report from the Subdivision Committee meeting as presented by Brandon Ruhl.

### A. Request for preliminary plat approval – 5<sup>th</sup> Avenue Replat

The preliminary plat for 5<sup>th</sup> Avenue Replat was reviewed and approved, with conditions, by the Subdivision Committee subject to completion of the amended punch list.

The following items required correction on the plat:

1. Show all hydrant locations
2. Corrections as noted on the preliminary plat.

The following items required correction on the plat:

1. Preliminary plat approval from all reviewing agencies shall be obtained.
2. A draft of any bill of assurance proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the submitted plat.
3. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is no more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
4. Minimum clearance of twenty-six (26) feet must be provide around a hydrant.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed. (p. 33)
7. All other applicable provisions of the City of Conway Subdivision Ordinance (#O-00-03) shall be satisfied and accounted for prior to Preliminary Plat approval.
8. In addition to the requirements established herein, all subdivision plats shall comply with all other applicable rules, regulations and laws including but not limited to the Growth Plan (Comprehensive Plan), the Conway Zoning Ordinance, building and housing codes, and any other regulations adopted by the City Council and any regulations or special requirements of the State Health Department, State Highway & Transportation Department, or other appropriate State agencies.
9. Receipt of an approved or conditionally approved copy of the Preliminary Plat, together with an approved copy of the Improvements Plan shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat, the installation of improvements, and the staking out of lots and blocks. The developer, after conditional approval of the Preliminary Plat, shall complete all improvements required under this regulation.

## II. PUBLIC HEARINGS

### A. Request to rezone 1232 Watkins Street from R-2A to S-1

Jamille Rogers-Thomas, presented the request to rezone to S-1 in order to operate a pre-school for up to 75, 3 to 5 year olds plus 50 school-age children in after-school care. The property was previously used for alternative learning by the Conway School District. The proposed hours of operation are 6:00am to 5:30pm, Monday through Friday. Future phases of the program could include childcare offerings beyond these times for programs like Parents' Night Out, etc. Studies have been done by the applicant to determine the best times of operation for traffic flow. James Walden, Director of Planning,

explained the reasoning for the S-1 zoning district recommendation as S-1 allows for both a church/religious activity and a school. Planning staff recommends approval of the request. Shawnte Garrett, operations director for New Hope Baptist Church, spoke in favor of the request. Richard Gardner spoke in favor of the request citing the opportunity to partner with Conway Schools to enhance learning.

The public hearing was closed and presented to the Commission for discussion. The request was recommended for approval 8-0 on a motion made by Bryan Quinn and seconded by Anne Tucker.

**B. Request to annex +/-31 acres west of Harbelle Drive, south of Cresthaven Subdivision**

James Walden explained the location of the property proposed for annexation. He explained that the applicant desires to develop a 15-lot subdivision which will include the extension of 2 existing roads. The property will not be served by sanitary sewer. Planning staff recommends approval of the request. Jacob Longing, the applicant/developer, presented the request. He explained that the lots will be in the same size range as those in the existing Cresthaven Subdivision.

The public hearing was closed and presented to the Commission for discussion. The request was recommended for approval 8-0 on a motion made by Brooks Freeman and seconded by Dalencia Hervey.

**III. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**

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

1. Pain Treatment Centers of America, 2425 Dave Ward Dr. (SIT2018NOV02)
2. Walk On's Bistreaux & Bar, 955 S. Amity Rd. (SIT2019MAR03)

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

1. Orso Vista Subdivision (P2019-00031)
2. Weems Addition Replat (P2019-00032)

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

1. Annie Acres (SUB2019JUN01)
2. Princeton Village Replat Lost 29 & 31 (SUB2019JUN03)

**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 Rhea Williams.

Approved:

  
2019 Chairman, Justin Brown