

The regular meeting of the Conway Planning Commission was held Monday, May 18, via Facebook Live from City Hall due to the restrictions imposed by the Covid-19 pandemic. The following members, being a quorum, were present and acting: Rebekah Fincher, Drew Gainor, Brian Townsend, Dalencia Hervey, Rhea Williams, Arthur Ingram, and Brandon Ruhl. Brooks Freeman, Latisha Sanders-Jones, and Anne Tucker were absent.

Minutes from the April 20th meeting were approved 6-0 on a motion made by Rebekah Fincher and seconded by Drew Gainor. The chairman did not vote.

I. SUBDIVISION REPORT

A. Request for preliminary plat approval of Cindy's Place Subdivision

Levi Hill, Assistant Director of Planning, discussed the new preliminary plat approval process and that all new subdivisions must meet new technical requirements, or they don't get approved. Cindy's Place Subdivision is located at 705 Fairview Lane and is a 6-lot subdivision zoned R-2, low-density residential. Staff recommends approval of the preliminary plat contingent on the completion of the amended punch list and the associated conditions of approval. No questions from Commissioners. Bobby French spoke in favor of the project and said they can meet all conditions of the plan.

A motion to approve the preliminary plat with conditions was made by Rhea Williams and seconded by Dalencia Hervey; passed 7-0 unanimously, with the chairman voting.

B. Request for preliminary plat approval of Trison Lane Subdivision

Levi Hill explained the Trison Lane Subdivision is located at 1500 Trison Lane and is a 7-lot subdivision zoned O-2, quiet office. No waivers were requested as a part of this plat and staff recommends approval of the preliminary plat contingent on the completion of the amended punch list and the associated conditions of approval. Commissioners questioned curb cuts and Levi explained that there will be 2 additional curb cuts, that are essentially shared driveways. No one spoke for or against the project.

A motion to approve the preliminary plat with conditions was made by Rhea Williams and seconded by Drew Gainor; passed 7-0 unanimously, with the chairman voting.

C. Request for preliminary plat approval of Robynmar Subdivision, Phase II

Levi Hill discussed the Robynmar Subdivision, Phase II is East of Robynmar Subdivision, Phase I. It is a 43-lot subdivision, zoned R-1, single family residential. No waivers were requested as a part of this plat and staff recommends approval of the preliminary plat contingent on the completion of the amended punch list and the associated conditions of approval. There were no questions from the Commissioners. Tom Watson and David White discussed lot numbers from previous plans. Levi clarified that this preliminary plat only showed Phase II, which is 43 lots, and was all that was reviewed. Tom Watson asked about adding another street and Levi replied there would need to be another preliminary plat submittal. Street and drainage plans for that street have already been approved, making for a quicker review. Levi suggests Phase II can start construction now and to submit Phase III next month.

A motion to approve the preliminary plat with conditions was made by Dalencia Hervey and seconded by Drew Gainor; passed 7-0 unanimously, with the chairman voting.

II. PUBLIC HEARINGS

A. Request for conditional use permit to allow Church in R-1 for property located at 1301 Sunset Drive

Levi Hill, described this is a vacant property west of Sunset Dr. and north of the Walmart Neighborhood Market. It is zoned R-1, single family residential, and the projected use with a conditional use permit would be to construct a religious facility. Due to existing flood plain and proximity to intense commercial use, planning staff found it is not feasible to continue to develop the property as low density residential. Staff reasons the use will

not harm surrounding properties. Traffic will increase modestly to 63 trips/day, 283 trips/Sundays. Staff recommends approval with the following 10 conditions:

1. Any significant modifications, as determined by the Director, to the approved site plan or use shall require an amended or new conditional use permit.
2. Parking area and dumpster enclosure shall be relocated to the interior of the site and screened from the existing trail.
3. Efforts shall be made to retain as much existing vegetation as possible.
4. The portions of the Tucker Creek Trail that exist on the property shall be dedicated as right of way.
5. A public access easement or dedication of right of way shall be provided for the new trail extension across the property to the adjacent high school property. This trail extension shall be constructed at the same time as the church and is required prior to issuance of final certificate of occupancy.
6. A minimum 20-foot evergreen screen shall be provided along the northern property line abutting the residential property.
7. Trees planted 30 feet on center shall be provided in the landscape buffer on southern property line.
8. Lighting shall be shielded and directed away from the residential properties.
9. Development shall be subject to the Development Review process in accordance with Section 1101 of the Zoning Code.
10. All signage shall be permitted by the Planning Department prior to installation.

Frank Shaw spoke in favor of the project as being an appropriate use of the property. There was one written comment made in opposition by Marie Fisher (2423 Meadow Dr.). She has no opposition to a church being built but fears the traffic impact into the neighborhood and wants her neighborhood to remain quiet and surrounded by other homes.

The public hearing was closed and presented to the Commission for discussion. Commissioners asked about hours of operation outside of Sundays, traffic impact of single family homes built on the property opposed to the church, where the new Tucker Creek Trail would be located, childcare facilities at the church, and if they could condition the hours of operation for the site. The Chairman expressed this would be a better use for the site than residential use.

A motion to approve the conditional use permit with conditions was made by Dalencia Hervey and seconded by Brian Townsend. Everyone, including the chairman, was in favor and Rhea Williams voted in opposition. Passed 6-1.

B. Request for rezoning of property located at 1600 S Donaghey Avenue from C-2 to PUD

Beth Sketoe, Planner, explained that the property is currently zoned C-2 and has been requested to change to a PUD to create low-density residences with 2, 4, and 6 units, totaling 48. Staff is working to help minimize access and visual impact and is still in the process of revisions. Approved uses for the property is residential, with all projects larger than 2 units having to go through development review. This project is consistent with the Comprehensive Plan and is potentially less dense than if it was developed as apartments. Staff recommends approval with the following 11 conditions:

1. Permitted uses are limited to residential as indicated on the approved plan with a maximum of 48 dwelling units.
2. All standards and uses other than those defined shall be governed by restrictions of the R-2 zoning district.
3. Buildings shall be of the following materials:
 - Brick/stone
 - Cement fiber board (Hardie Board)
 - Wood
 - Other materials as approved by the Planning Director
4. Vinyl Siding shall be prohibited.
5. No fences shall be permitted.

6. No accessory structures shall be permitted.
7. The amount of impervious surface allowed shall be limited to that as indicated on the plan.
8. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
9. Applicant shall return a signed copy of the final development plan agreement prior to the issuance of building permits.
10. All roadway improvements shall be privately maintained.
11. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage.

There were no callers, Facebook Live questions, nor public comments on this topic. Kevin Watson spoke in favor of the project and has been over the conditions. He is working to meet all 11 conditions and agrees with them. A Commissioner asked a question regarding the use for this property a few years ago for mixed use, that didn't pass due to the traffic egress and ingress, and how this project would work here now. Beth responded that the neighborhood/commercial aspect and apartments being removed from the project lessened the density and in turn traffic. Kevin Watson explained that the earlier project was designed for 50 apartments with mixed use commercial and was much higher in density.

The public hearing was closed and presented to the Commission for discussion. A motion to approve the rezoning to PUD with conditions was made by Dalencia Hervey and seconded by Rhea Williams; passed 7-0 unanimously, with the chairman voting.

C. Request to annex ±7.5 acres located immediately north and west of 284 Mill Pond Road in Round Mountain Subdivision

James Walden, Planning Director, explained the plan is to develop the property into a 5-7 lot subdivision. There is currently no sewer service at the property and there will be challenges in meeting fire flow. Staff recommends the property to be annexed as R-1, such as with adjacent property. Fire, Conway Corp, Planning and Development, Transportation, and Sanitation approve of the annexation for residential. Fire will have issues that will have to be dealt with at time of development.

Frank Shaw spoke in favor of the project and is prepared to meet the planning departments standards of review. There were no callers, Facebook Live questions, nor public comments on this topic.

The public hearing was closed and presented to the Commission for discussion. A motion to approve the annexation was made by Drew Gainor and seconded by Dalencia Hervey; passed 7-0 unanimously, with the chairman voting.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

1. Massey Apartments (SIT2019DEC01)
2. SFI Addition (SIT2019DEC3)
3. Hums Hardware (SIT2019AUG02)
4. Vision Care Sports Addition (SIT2019NOV02)
5. Coldstone Commercial Building (SIT2020JAN03)
6. Hamlet Apartments (SIT2020FEB01)
7. Structurlam (SIT2020FEB03)

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

1. The Hamlet at Conway (SUB2020MAR06)
2. Brentwood Village (SUB2020MAR07)
3. Trinity Washington Lot 4 Replat (SUB2020MAR08)

4. Gabbard Clinic Replat (SUB2020APR02)
5. Conrad Court (SUB2020APR04)

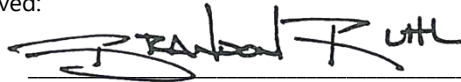
C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Lewis Ranch Phase II, Lot 1 Replat (P2020-00018)
2. Blackberry Ridge Subdivision, Phase II (P2020-00019)
3. Lewis Ranch Phase I, Lot 2 Replat (P2020-00021)
4. Ashley Hart Subdivision (P2020-00023)
5. The Hamlet at Conway (P2020-00027)

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Rhea Williams and seconded by Dalencia Hervey.

Approved:



2020 Chairman, Brandon Ruhl