

The regular meeting of the Conway Planning Commission was held Monday, June 15, 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, Dalencia Hervey, Rhea Williams, Arthur Ingram, Brandon Ruhl, Brooks Freeman, Latisha Sanders-Jones, and Anne Tucker. Brian Townsend was absent.

Minutes from the May 18<sup>th</sup> meeting were approved 8-0 on a motion made by Brooks Freeman and seconded by Rhea Williams. The chairman did not vote.

## **I. SUBDIVISION REPORT**

### **A. Request for preliminary plat approval of Robynmar Subdivision, Phase 3**

Levi Hill, Assistant Director of Planning, discussed Robynmar Subdivision Phase II was approved in the May Planning Commission Meeting. The subdivision will be located at the terminus of Lilac Drive and is a 17-lot subdivision zoned R-1, single-family residential. No waivers were requested as a part of this plat. Staff recommends approval of the preliminary plat contingent on the completion of the amended punch list and the associated conditions of approval. There was one Commissioner question about wheelchair ramps, to which Levi explained all new streets and subdivisions must meet ADA standards. Tim Tyler (240 Skyline Dr.) spoke in favor of the project and is aware of all conditions of approval listed below:

1. Preliminary Plat approval from all reviewing agencies shall be obtained.
2. Wheelchair ramps shall be provided in accordance with the City of Conway's Standard Details.
3. 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.
4. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
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. Receipt of an approved copy of the Preliminary Plat shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

A motion to approve the preliminary plat with conditions was made by Rebekah Fincher and seconded by Dalencia Hervey; passed 9-0 unanimously, with the chairman voting.

## **II. PUBLIC HEARINGS**

### **A. Request for rezoning of property located at 1606 South Boulevard from R2-A to R-2**

Beth Sketoe, Planner, explained that the property is currently zoned R2-A and has been requested to change to R-2 to demolish the existing single-family residence to construct one new duplex. The property must be replatted prior to construction and any designs must be approved by the Historic District Commission since the property falls within the Old Conway Design Overlay District. Planning Staff approves this rezoning request.

Julie Kaylor (5 Degray Cv) spoke in favor of the project and received statements of approval from two neighboring homes and Central Baptist College. There was one written comment made by Donna Wright (1616 South Blvd.) She has no opposition to the home being torn down, or a duplex being built, but fears a two-story design would not be consistent with the surrounding one-story homes. Planning Director, James Walden, explained that the Historic District Commission would consider and approve the design aesthetics of the project, and that the Commissioners at this time were just addressing the rezoning.

The public hearing was closed and presented to the Commission for discussion. There were no questions by the Commissioners.

A motion to approve the rezoning to R-2 was made by Anne Tucker and seconded by Brooks Freeman; passed 9-0 unanimously, with the chairman voting.

### **B. Request for rezoning of property located at 645 Diane Lane from O-1 to R-1**

Beth Sketoe, explained that the property is currently zoned O-1 and has been requested to be rezoned to R-1 to construct a single-family residence. The current zoning is a result of a large zoning from 1991, and only a small portion of this area

has been developed for O-1 use. The property is mostly surrounded by single-family homes and is not necessarily suitable for office use due to the road conditions and proximity within the floodplain. Planning Staff approves this rezoning request.

There were no callers, Facebook Live questions, nor public comments on this topic. Bobby French (1021 Front St) spoke in favor of the project and stated that the owners want to build a home behind the existing home on the property since they could not do that with the previous zoning.

The public hearing was closed and presented to the Commission for discussion. A motion to approve the rezoning to R-1 was made by Rhea Williams and seconded by Arthur Ingram; passed 9-0 unanimously, with the chairman voting.

**C. Request to annex ±5.99 acres located south of Bronnie Lane**

James Walden, Planning Director, explained this location is South of Baptist Hospital. The property is bounded to the North by agricultural properties and is within the floodplain, but has been subject to permits to remove it from floodway. The applicant has not stated intended use for the property long term, but has requested an A-1 zoning. Staff feels there will be limited impact on city services and agrees to approve this annexation.

There were no callers, Facebook Live questions, nor public comments on this topic. Bobby French (1021 Front St) spoke in favor of the project. He explained most of the property is out of floodplain now. The owner wants to develop the property in the future, but there are currently no plans for development. A Commissioner asked if FEMA has taken the property out of the floodplain, to which Mr. French replied not yet, but they are currently in the process.

The public hearing was closed and presented to the Commission for discussion. A motion to approve the annexation was made by Rhea Williams and seconded by Dalencia Hervey; passed 9-0 unanimously, with the chairman voting.

**D. Request to amend Section 1301 of the Conway Zoning Code (Sign Ordinance)**

James relayed that a sign company approached the Planning Department and asked about expanding areas where LED fuel sign prices could be permitted. Currently, they are only allowed within 1,500 feet of the interstate and there is no limit on how large they can be within the confines of the sign. This proposed ordinance change would allow these LED fuel price signs to be placed throughout the city; while limiting the space they can occupy at 40% of the sign area or 36 sf, whichever is less. The signs must be static monochromatic, electronic message signs that cannot change copy more than once per hour, can only display numeric characters and are only permitted for automobile service stations. LED sign definitions will be removed from the current ordinance, as they were no longer needed.

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 Commissioner asked what prompted this change and James replied that a sign company asked. There was another question concerning if these signs are as tall as interstate pylon signs. James explained they are not; they will be treated as a monument sign and no taller than 8ft. Currently these signs are only allowed in the interstate sign zone and this would permit them around town where a fuel service station is allowed as a part of their monument sign. Another Commissioner asked if James thought other industries will want this type of signage as well, to which he replied he didn't think so because these signs are different types of signs. Chairman Ruhl displayed a similar type of use at a Kum & Go service station at the corner of Donaghey and Hwy 64 as an example. Another Commissioner asked why this would only apply to service stations and not all types of businesses around town and in Planning Staff opinion, it is that video message signs can open a Pandora's Box if not carefully enforced. One Commissioner agreed with that statement.

A motion to amend a section of the zoning code was made by Rebekah Fincher and seconded by Brooks Freeman; votes in favor made by Dalencia Hervey, Brandon Ruhl, Arthur Ingram, Anne Tucker, and Drew Gainor; Rhea Williams opposed and Latisha Sanders-Jones abstained from voting; passed 7-1-1, with the chairman voting.

### III. DISCUSSION

Rhea Williams had a question about the sign ordinance change. She wanted to ensure the questions she was asking were making sense due to several comments. She is concerned about signs blocking traffic, which was why she opposed.

**ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**

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

1. Conway Regional Medical Center Wound Clinic (SIT2020APR01)
2. Cambridge Village Parking Lot (SIT2020APR04)
3. Texas Roadhouse (SIT2020MAR02)

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

1. Johnson Round Mountain Road Plat (SUB2020MAY02)

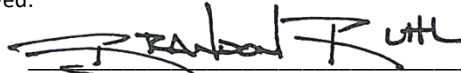
**C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.**

1. Young Replat (P2020-00028)
2. Replat Lot 4, Trinity Washington Subdivision (P2020-00029)
3. Robert's Place (P2020-00033)
4. Replat Lot 23, Ingram Village PUD, Phase II (P2020-00034)
5. Homestead at the Gap, Phase II (P2020-00035)

**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 Dalencia Hervey.

Approved:



2020 Chairman, Brandon Ruhl