

The regular meeting of the Conway Planning Commission was held, in person, Monday, March 13th at Conway City Hall. The following members, being a quorum, were present and acting: Alexander Baney, Laura King, Latisha Sanders-Jones, Rebekah Fincher, Lori Quinn, Adam Bell, Ethan Reed, and Drew Spurgers. Mark Ferguson and Jensen Thielke were absent.

Minutes from the February 21st meeting were approved 7-0 on a motion made Alexander Baney and seconded by Latisha Sanders-Jones, without the chairman voting.

I. SUBDIVISION REVIEW

A. Appeal to the Planning Commission: Interpretation of the Subdivision Ordinance

Beth Sketoe, Planner, explained the applicant is appealing the interpretation and application of the Subdivision Regulations (#O-00-03 as amended), specifically Article V §9 that applies to the requirement for sidewalks, by the Director of Planning & Development. Planning staff upheld the regulations of the Subdivision Ordinance indicating that the builder would need to either construct sidewalks or pay the fees in-lieu for the remaining 10 lots along Harbelle Drive, Cresthaven Phase IV.

Jacob Longing (2740 Harbelle Dr) spoke as the developer of the subdivision appealing the Planning Director's findings from the Subdivision Regulations. As two homes had already been issued Certificates of Occupancy without the assessment of in-lieu fees or sidewalk construction, Mr. Longing felt the other homes he currently had under construction and contract should not require these regulations bet met either. The City Attorney, Charles Finkenbinder, was present to assist in any questions asked by the Planning Commission and relayed the founding sidewalk ordinance approved by Conway City Council in 2006.

The appeal discussion was closed and presented to the Commission for discussion to which a motion to not agree with the Planning Director's interpretation given inconsistent application and to recommend this matter be furthered to the City Council for review, was made by Adam Bell and seconded by Lori Quinn; passed 6-0-1, with Alexander Baney recusing himself and without the chairman voting.

II. PUBLIC HEARINGS

A. Conditional use request to allow *Extermination Service* in the O-1 zoning district for property located at 783 Diane Lane

Ryan Robeson, Planner, explained the applicant intends to open an exterminating service. The Comprehensive Plan designates this area as a Transition Zone. The Transition Zone allows for more intense uses only when sensitivity to adjoining residential areas is considered. This type of use is appropriate for this area. The site is situated at the corner of Dave Ward Dr and should not negatively impact adjacent parcels to the north or east. The size of the lot should allow for adequate space for operations and equipment, which led Planning staff to recommend approval of the use request with the following conditions:

1. Operating hours are limited to Monday – Friday, 8:00am – 5:00pm.
2. Any site improvements shall be subject to development standards as outlined in Article 10 of the Conway Zoning Code, unless otherwise noted in permit conditions.
3. Parking area must be striped and ADA requirements for parking must be met.
4. Tree plantings required along Dave Ward Dr and Diane Ln. A landscape plan must be submitted to Planning Staff for approval.
5. All signage shall be permitted and installed in accordance with Article 12 of the Conway Zoning Code (Sign Ordinance).
6. No zoning variance shall be issued as a result of the commencement of the conditional use.
7. Upon conditional use approval, any expansions or additions to the structures as well as any changes to the use shall require an amended or new conditional use permit.
8. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.

Westley Sullins (21 Stonehedge Dr) spoke in favor of this conditional use request as the business owner. There was no opposition present to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the conditional use, was made by Drew Spurgers and seconded by Alexander Baney; passed 7-0, without the chairman voting.

B. Consideration to amend the Comprehensive Plan to adopt the Oak Street Ahead Corridor Plan

The combined design team of Garver and RDG held an open house at City Hall on February 21st at 4:30 pm where they presented the Oak Street Ahead corridor plan to the public and were available to answer questions. The following Tuesday, February 28th, the design team presented the completed plan to both City Council and the Planning Commission prior to that evening's City Council meeting. The corridor plan was presented to the Planning Commission for consideration and recommendation to City Council for adoption at the March 28th City Council meeting.

No one spoke in favor or opposition to this request.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the Oak Street Ahead Corridor Plan, was made by Adam Bell and seconded by Ethan Reed; passed 7-0, without the chairman voting.

III. ANNOUNCEMENTS/ADDITIONAL BUSINESS

Kris Paxton, Planning Director, discussed the March Planning Department Newsletter.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. Don Pepe's, 2525 Prince St (SDR-1022-0368)
2. Auto Zone, 1505 E Oak St (SDR-1222-0409)
3. Waffle House Post SDR Approval, 750 S Hogan Ln (SDR-0223-0023)

B. Plats Filed for Record (Lot Splits, Lot Mergers, and Final Plats)

1. Cima Plaza Correction Plat (P2023-00012)
2. Sowell and Adcock Replat (P2023-00014)
3. Luxe Landing (P2023-00015)

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Drew Spurgers and seconded by Latisha Sanders-Jones.

Approved:



2023 Chairman, Rebekah Fincher