



City of Conway

PLANNING COMMISSION

Summary • June 20, 2023

On June 20, 2023 the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Mark Ferguson, Rebekah Fincher, Lori Quinn, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, and Jensen Thielke. Laura King was absent.

Board of Zoning Adjustment **Variance Request**

- Request for variance to allow reduced minimum lot depth for property located at 1709 Robins St. **Approved with 2 conditions, Vote 8-0. The Chairman did not vote.**
 1. The applicant shall be required to replat the property for the variance to become effective.
 2. Variance shall only apply a new lot created fronting Torreyson St. The existing and remaining lot, fronting Robins St, shall meet all required minimum standards for the zoning district in accordance with the Conway Zoning Code and Subdivision Ordinance.

Planning Commission **Public Hearings**

- Request to rezone property at 1700 South Boulevard from R-2A to R-2. **Recommended for approval, Vote 9-0.**
- Request for conditional use permit to allow a *Childcare Facility* in the R-2 zoning district for property located at 1700 South Boulevard. **Recommended for approval with 11 conditions, Vote 9-0.**
 1. Operating hours are limited to Monday – Friday, 7:00am – 5:00pm.
 2. Approved uses are limited to childcare facility and accompanying early intervention children’s therapy programs which are currently offered.
 3. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
 4. Any expansions or additions to the site, existing structures, or outdoor play area may be subject to site development review [in accordance with Article 10 of the Conway Zoning Code] prior to the issuance of building permits.
 5. Any expansions or additions to the site, existing structures, or outdoor play area shall be subject to approval by the Historic District Commission and issuance of a certificate of appropriateness prior to the issuance of building permits.
 6. All existing and new exterior lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent property and shall comply with Article 10, Development Review Standards, of the Zoning Code.
 7. Any new fencing shall comply with Article 10, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
 8. The property shall be replatted, in accordance with the Conway Subdivision Ordinance, prior to the issuance of any future building permits.
 9. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
 10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than eighteen (18) months.
 11. Any new signage shall be permitted and installed in accordance with Article 12 of the Conway Zoning Code and the Old Conway Design Overlay District Guidelines.
- Request to rezone ±11.60 acres located east of Padgett Road at the intersection of Spencer Lake Drive from A-1to PUD. **Denied, Vote 7-1-1. Commissioners Baney, Bell, Ferguson, Fincher, Quinn, Spurgers, and Thielke voted in opposition; Commissioner Sanders-Jones abstained.**