



# City of Conway

## PLANNING COMMISSION

### Summary • October 21, 2019

On October 21, 2019, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Justin Brown, Brooks Freeman, Dalencia Hervey, Bryan Quinn, Brandon Ruhl, Brian Townsend, Anne Tucker, and Rhea Williams. Arthur Ingram and Latisha Sanders-Jones were absent.

#### **Subdivision Committee Report** *(Subdivision Committee met at 6:30, prior to the Planning Commission meeting)*

- Request for preliminary plat approval of Longing Round Mountain Subdivision (SUB2019OCT01). **Approved pending completion of amended punch list and associated conditions.**

Subdivision Committee Report was approved 7-0.

#### **Public Hearings**

- Request for zoning variance to allow an increase in total accessory building area for property located at 607 Davis Street (VAR2019OCT01). **Approved 7-0**
- Request for zoning variance to allow reduced minimum lot size required for properties located at 212 Baridon Street and 1920 South Boulevard (VAR2019OCT02) **Approved 7-0.**
- Request to rezone from R-2A to S-1 properties located at 212 Baridon Street and 1920 South Boulevard (REZ2019OCT02) **Recommended for approval 7-1; Justin Brown voted in opposition**
- Request for conditional use permit to allow general retail in I-3 zoning district for property located at 815 Exchange Avenue (USE2019OCT02) **Recommended for approval 7-0 with the following conditions:**
  1. Any use which requires outside display of goods unscreened from public view shall not be permitted.
  2. Any outside storage of materials, goods, or equipment shall be placed behind opaque screening or fence that is at least 6 feet in height and no greater than 8 feet in height.
  3. Any expansions or additions to the structure shall require an amended or new conditional use permit.
- Request to rezone from R-2A to PUD properties located at 2001 and 2011 Tyler Street (REZ2019OCT01) **Recommended for approval 7-0**
- Request to amend the Matthews Meadows PUD final development plan to allow density of 12 units/acre (REZ2019OCT03) **Approved 7-0**
- Request to rezone from A-1 to R-1 and C-2 +/-23.56 acres located at Museum Road and Lower Ridge Road (REZ2019OCT04) **Recommended for approval 7-0**
- Request for conditional use permit to allow automobile service station in C-2 for +/-2.76 acres located at Museum Road and Lower Ridge Road (USE2019OCT01) **Recommended for approval 7-0 with the following conditions:**
  1. The use shall be subject to Development Review prior to issuance of building permits.
  2. Development Review shall be conducted by the Planning Commission which shall have authority to impose conditions upon the site plan.
  3. Access to the site shall be from Museum Road only. Access to Lower Ridge Road is prohibited.
  4. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.

Next Planning Commission meeting is scheduled for November 18, 2019 • 7:00 pm • District Court Building