



# City of Conway

## PLANNING COMMISSION

### Summary • December 20, 2021

*On December 20, 2021, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Adam Bell, Rebekah Fincher, Drew Gainor, Arthur Ingram, Laura King, Latisha Sanders-Jones, Greg West, and Rhea Williams. Larry Webb participated virtually; Brandon Ruhl was absent.*

### Subdivision Review

- Request for preliminary plat approval of Robynmar Subdivision Phase 4. **Approved 8-0 with noted corrections and conditions; the Vice-Chair did not vote.**

### Public Hearings

- Request for conditional use permit to allow Restricted Retail in a O-2 zoning district for property located at 450 Hogan Lane. Recommended for approval. **Vote 4-3-2, Arthur Ingram, Larry Webb, and Rhea Williams voted in opposition; Greg West and Rebekah Fincher absained. REQUEST FAILED.**
- Request to rezone property at 519 Mitchell Street from R-2A to HR. **Recommended for approval 9-0.**
- Request to rezone property at 1225 East German Lane from O-2 to MF-1. **Recommended for approval 9-0.**
- Request for conditional use permit to allow Self-Storage and Boat & RV Storage in the TJ zoning district for property located at 285 and 291 Highway 65 North. **Recommended for approval with 14 conditions, 9-0.**
  1. The development shall be built in a manner that's consistent with the conceptual site plan and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.
  2. 10-foot landscape buffer [outside fencing] required along Hwy 65N frontage including one canopy tree planted every 30 feet.
  3. The storage of hazardous chemical, petroleum products, or explosives is prohibited.
  4. The operation of spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, and other similar equipment is prohibited.
  5. No storage unit may be used for the purposes of operating a business except for the purpose of providing storage for a business which is located off-site.
  6. The facades of all structures adjacent to or highly visible from Hwy 65N frontage shall be 51% masonry.
  7. Any outside storage or vehicles, boats, trailers, etc. shall be screened and shielded from view of adjacent property or public right-of-way.
  8. Fencing along Hwy 65 N frontage is limited to decorative metal fencing which shall not include chain link, barbed tape razor wire, or barbed wire.
  9. All lighting shall not exceed twenty (20) feet in height and be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent properties.
  10. The metal shipping containers currently located on the property shall be removed.
  11. All signage shall comply with Conway Sign Ordinance.
  12. If the development is expanded in the future, as indicated on the preliminary site plan, the use shall require an amended conditional use permit.
  13. Conditional Use Permit expires 2 years from the date of issue if construction has not commenced.
  14. A 20-foot landscape buffer along the western boundary is required to be installed to separate the mini-storage use from adjacent residential uses.
- Request to rezone property at 766 Harkrider Street from C-3 to C-1. **Recommended for approval 9-0.**
- Request to rezone property at 766 Harkrider Street from R-2A to C-3. **Recommended for approval 9-0.**

Meeting was adjourned

The next Planning Commission meeting is scheduled for January 18, 2022 • 7:00 pm