



City of Conway

PLANNING COMMISSION

Summary • December 18, 2023

On December 18, 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

- Request for Zoning Variance - Request for building height exceeding 35' for ~20 acres southeast of the Bruce St and E 6th St intersection. **Approved 8-0***
 1. Maximum building height shall not exceed 44 feet.
 2. The variance is only valid pertaining to the development reviewed as part of SDR-0923-0141. It does not apply to any future expansion, additional phasing, or other independent development.

**Commissioner Fincher arrived following the discussion and vote for this agenda item*

Subdivision Review

- Request for preliminary plat approval of The Hudson at Central Landing. **Approved with noted corrections and conditions; Vote 9-0.**
- Request for preliminary plat approval of the Conway Community Center Addition Subdivision. **Approved with noted corrections and conditions; Vote 9-0.**

Public Hearings

- Request for conditional use permit to allow *Eating Place with Drive-Through Service* in the O-2 zoning district for property located at 2885 Prince St. **Recommended for approval with 12 conditions; Vote 9-0.**
 1. Operating hours are limited to 10:00 am – 11:00 pm.
 2. Approved uses are limited to eating place with drive-through service.
 3. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
 4. Redevelopment of the site is subject to site development review [in accordance with Article 10 of the Conway Zoning Code] prior to the issuance of building permits.
 5. Landscaping abutting residential areas should consist of trees, bushes, etc of evergreen species to provide additional buffering/screening to the neighboring residence. An installation diagram and list of proposed species shall be submitted for approval by the Planning staff prior to installation. The Planning & Development Director may require additional screening along shared boundaries with adjacent residential areas to reduce the impact of the proposed use.
 6. All 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. Extra caution shall be taken for lighting around boundaries adjacent to residential uses.
 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 Subdivision Regulations.
 9. No zoning variance, required as a result of the commencement of the conditional use, may be requested/granted. *conditions continued on the following page*



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10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than eighteen (18) months. The Director of Planning & Development shall be authorized herein to grant an extension of no more than 90 days beyond said 18-month period to accommodate the applicant's identified construction and engineering timeline if necessary.
 11. Any new signage shall be permitted and installed in accordance with Article 12 of the Conway Zoning Code.
 12. With the approval of this conditional use permit request all previously issued conditional use permits shall be revoked for 2885 Prince St and replaced by this new permit.
- **Request to rezone property located at 1811 & 1813 Harkrider St and 1152 Hunter St from R-2A and O-2 to PUD. *Recommended for approval; Vote 9-0.***
 1. The development shall be constructed in a manner consistent with Historic District Commission guidelines for the Old Conway Design Overlay District.
 2. The site shall be limited to the following uses: 8 residential dwelling units, not to exceed four 2-family structures.
 3. The height of structures shall not exceed 30 feet and 2 stories.
 4. Vehicular access shall only be taken from Hunter St and routed towards Gist St as one-way traffic.
 5. A minimum of 16 on-site parking spaces are required.
 6. The development shall meet all applicable standards for Article 10 of the Zoning Code.
 7. Prior to issuance of Development Review approval for the site, the applicant shall replat the property.
 8. All other zoning requirements not addressed via this approval shall be governed by the provisions of R-2A zoning.
 9. The formation of a Property Owner's Association shall be required as part of the development plan approval.