



# City of Conway

## PLANNING COMMISSION

Summary • June 21, 2022

On June 21, 2022, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Laura King, Ethan Reed, Drew Spurgers, Greg West, and Rhea Williams; Latisha Sanders-Jones arrived late; votes following ANN-0522-0257 reflect her participation. Rebekah Fincher and Larry Webb were absent.

### Public Hearings

- Consideration to approve a Public Art Master Plan as an appendix to the Comprehensive Plan. **Recommended for approval. Vote 6-0; the chair did not vote.**
- Request for zoning variance to allow a reduction of the required 25' landscape setback in the O-1 zoning district for property located at 825 S Donaghey Avenue (VAR-0522-0264). **Approved with 2 conditions. Vote 7-0.**
  1. Landscaping buffer along S Donaghey Ave may be reduced from the required 25' to 10' as shown on the proposed site plan.
  2. All other landscaping requirements must be met by the applicant.
- Request for conditional use permit to allow an Automobile Body Shop in the I-3 zoning district for property located at 1215 Thomas G Wilson Drive (CUP-0522-0256) **Recommended for approval with 6 conditions. Vote 7-0.**
  1. No work may be conducted outside the building.
  2. All proposed signage shall comply with Article 1301 (Sign Ordinance) of the Conway Zoning Code.
  3. Any new fencing shall require approval by Planning Staff and shall comply with Article 1101 (Development Review) of the Conway Zoning Code.
  4. Any new 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.
  5. Any expansion of the structure or site shall require development review approval.
  6. Any change to the use may require a new or amended conditional use permit.
- Request to annex 55.91 acres± located north of Empey Trail, west of Orchard Park Subdivision and south of Cresthaven Subdivision, Phase 4 (ANN-0522-0257) **Recommended for approval. Vote 6-0; the chair did not vote.**
- Request to annex 6.70 acres± located at 110, 130, 170, 190, 220, and 250 E Grandview Heights Drive; Lots 1 - 6 Grandview Heights Subdivision (ANN-0522-0263) **Recommended for approval. Vote 8-0.**



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Summary cont • June 21, 2022

- Request for conditional use permit to allow Religious Activities in the R-2A zoning district for property located at 1919 South Boulevard (CUP-0522-0266) **Recommended for approval with 9 conditions. Vote 7-0; the chair did not vote.**
  1. The development shall be subject to both Historic District Commission (HDC) and Development Review Approval. *The HDC approved the proposed design in April 2022 contingent on 1) the issuance of a conditional use permit allowing the requested use and 2) the submission of revised plans to the Planning Director for final approval.*
  2. The use of EIFS or vinyl siding shall be prohibited.
  3. Landscaping shall be at least 1.25 times that required by Article 1101 of the Conway Zoning Code, including the planting of street trees along Baridon St and South Blvd.
  4. A 36" combination brick and Hardie® siding wall shall be required to screen the transformer and parking areas along South Blvd.
  5. All proposed signage shall fully comply with Article 1301 (Sign Ordinance) of the Conway Zoning Code and the Old Conway Design Overlay District Guidelines.
  6. Any proposed fencing shall comply with Article 1101 (Development Review) of the Conway Zoning Code and the Old Conway Design Overlay District Guidelines.
  7. 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.
  8. Any future expansion or additions to the site beyond approval of the development review plans will require a new or amended conditional use permit.
  9. Conditional Use Permit expires 2 years from the date of issue if a building permit has not been issued.

## Development Review Appeal

- Appeal of Development Review administrative denial to allow reduced masonry on new Crain Genesis automobile dealership (SDR-0422-0242) **Approved with 3 conditions. Vote 8-0.**
  1. All Transportation, Fire, and Sanitation comments regarding the plans must be resolved by the applicant before receiving final approval of building plans.
  2. All building permits and inspections will be obtained by the applicant.
  3. The site development plan will be followed as approved by staff. Allowing the materials shown does NOT allow for any other variances or deviations from City ordinances and codes.

## Adjournment