

Old Conway Design Overlay District Review Board June 2009 Meeting Minutes

District Court Building

May 22, 2008

7:00 p.m.

Roll Call

David Carolina – absent

Velton Daves, Chairman – present

Melissa Headrick – present

Rod Miller – absent

Betty Pickett – present

Mary Etta Qualls – present

Barbara Stroope, Secretary – present

Past board member Marianne Welch was also present.

Finding of a Quorum

Five board members present. Past board member Marianne Welch was also present.

Old Business

None

New business

Note: the items highlighted in the notes are the additions and changes that will be made by the Planning Department to the Pattern Book and the Ordinance.

Discussion of Old Conway Design Overly District pattern book and ordinance

- Wes Craiglow: The major change to the pattern book is the addition of the section on Monumental Character.
- Wes Craiglow: The sections about sidewalk vendors and street performers has been pulled out of the main pattern book and placed in an Appendix. Because it doesn't fall in the scope of the OCDOD, these issues will have to be enforced through a different venue.
- Wes Criaglow: The borders of the district has expanded. In particular, it now includes the area known as "Cow Town" that is adjacent to the Pine Street neighborhood.
- Question from Betty Pickett: Why does the boundary of the district not cross Ingram Street on the south Southeast side of the district? Wes Craiglow: Work was already being done in this area as part of the Pine Street study. It made sense to include it as part of this district so that the city doesn't have to create another board and pattern book.

Old Conway Design Overlay District Review Board June 2009 Meeting Minutes

- Wes Craiglow: With the passage of this ordinance, we will add two board members: one from the Pine Street Board, and one from the Downtown Partnership Board
- Bryan Patrick: Recommended that we cut out the Southeast corner that is still actively industrial (to Griffith St.). The board agreed.
- Marianne Welch: Recommended adding wording to the Ordinance to suggest that developers must have the appropriate zoning for their project before coming to the board. The board agreed.
- Marianne Welch: Asked where the stands with the Tree Preservation Plan. Wes Craiglow responded that there is no plan at this point to change the Tree Preservation Plan.
- Marianne Welch: Need language in the ordinance that prevents street facing facades without windows. Bryan Patrick: On page 8 the Façade, wall area, and rhythm covers that with the percentages. The board will just have to enforce it.
- Marianne Welch: Should our pattern book or ordinance take into account the safety of pedestrians. Wes Craiglow: For developments other than single family homes or duplexes, that would be reviewed by Wes and pedestrian safety would be addressed by him.
- Betty Pickett: Consider adding subtle wording that protects us if we can't get enough board members.
- Betty Pickett: Expressed concern about board members only serving a 3 year term because it takes some time for members to get up to speed. However, people can serve two terms in a row.
- Betty Pickett: Would it be possible to provide a secretary so that a board member doesn't have to take notes. Bryan Patrick: At this point, that's probably not possible.
- Betty Pickett: Page 5, building setbacks – is this consistent with the rest of the city? Bryan Patrick: This is unique to the Old Conway area. It allows the board to use our judgment about where the structure should be placed to fit with the neighboring structures.
- Betty Pickett: What is the status of alley ways in Conway? How do we know where
- In ordinance, make the wording about the 25%-40% windows a “shall” rather than a “should.”

Typos in the Ordinance that need to be corrected

- Section 1, first paragraph says “residential” uses but now other uses are possible, so the word “residential” needs to change
- Section 2, paragraph 1 says “...(9) seven members...” The number “9” but the word “seven” are in conflict.
- Section 6, number 6 also uses the phrase “Residential Guidelines” but the new ordinance will cover more than residential

Motion to accept

- Motion to approve by Betty Pickett with the additions and changes to the Old Conway Design Overlay District pattern book highlighted above
- Second by *Mary Etta Qualls*
- Approved
 - *David Carolina* – absent
 - *Velton Daves*, Chairman – approve
 - *Melissa Headrick* – approve
 - *Rod Miller* - absent

Old Conway Design Overlay District Review Board June 2009 Meeting Minutes

- *Betty Pickett* – approve
- *Mary Etta Qualls* – approve
- *Barbara Stroope*, Secretary – approve

Meeting adjourned