

PLANNING COMMISSION MEETING

February 19, 2008

The regular meeting of the Conway Planning Commission was held Tuesday, February 19, 2008. Present at the meeting were: Craig Cloud, Ron Fields, Kimberly Gardner, Richard Kirkman, Sandy Mabry, Kent Mathis, Todd Smithhart, Terry Sossong, and Junior Storie. Mary Etta Qualls was absent.

Mr. Storie called the meeting to order and requested that commission members introduce themselves to the audience present.

Mr. Storie explained the commission is an advisory board to the city council and that items are referred to the council for final action. Anyone interested in a particular agenda item should also attend the council meeting at which it is heard. Planning Commission meetings are generally divided into two halves—the first half being the Subdivision Committee report, the second half the public hearing, and possibly some discussion items at the end if needed. He noted there were no items on tonight's agenda for public hearing.

Staff reports on the agenda require no action and include site plans, lot splits, mergers, and minor subdivisions filed for record. Site plans reported: Jeanna Drive Apartments, 3660 Jeanna Drive; Shops at Conway Commons, 855 Amity Road; and Western Avenue Condos, 321 Western Avenue. Lot splits, lot mergers and minor subdivisions reported: North Market Partners Replat.

The first item of business was the January minutes. Craig Cloud made the motion to approve the minutes. Todd Smithhart seconded. The motion passed 9 – 0.

Mr. Storie called on subdivision committee chair Terry Sossong to give that committee's report.

SUBDIVISION REPORT

1. 105 Development request for preliminary plat approval of Freeway Business Park Replat Phase 3 was granted 9 – 0 on a motion to approve subject to the amended punch list. Sandy Mabry made the motion that was seconded by Terry Sossong. Punch list items 1, 2, 3, 4, 5, 9, and 10 were approved by the Subdivision Committee.
2. The Greens at Nutters Chapel, L.P., request for variances on punch list items 25 and 26 was approved 9 – 0 on a motion to approve subject to the amended punch list. Sandy Mabry made the motion that was seconded by Richard Kirkman. Both punch list items were approved by the Subdivision Committee.

OLD BUSINESS

3. Hobbs conditional use request to allow two duplexes/multi-family density in C-2 zoning for property at 1606 Fleming was approved 9 – 0 on a motion made by Sandy Mabry and seconded by Terry Sossong with the condition attached that demolition of the structure on the property, and removal and disposal of that material, be conducted in accordance with the ADEQ requirements. Maximum of two duplexes allowed (four dwelling units max), OR one duplex on each future lot, was discussed but inadvertently omitted from the motion to approve.

The meeting adjourned at 7:20 p.m. on a motion made by Terry Sossong and seconded by Sandy Mabry. Vote was 9 – 0 to adjourn.