

PLANNING COMMISSION MEETING

March 17, 2008

The regular meeting of the Conway Planning Commission was held Monday, March 17, 2008. Commissioners present at the meeting were: Kimberly Gardner, Richard Kirkman, Mary Etta Qualls, Todd Smithhart, Terry Sossong, and Junior Storie. Commissioners Craig Cloud, Ron Fields, Sandy Mabry, and Kent Mathis were absent.

At 7:05 p.m., Chairman Junior Storie called the meeting to order and requested that commission members introduce themselves to the audience present.

Again, the commission is an advisory board to the city council and 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.

Staff reports on the agenda require no action and include site plans, lot splits, mergers, and minor subdivisions filed for record. Site plans reported: Fairfield Inn & Suites, 2260 Sanders Street; Thunder Road Grand Prix, 3847 Dave Ward Drive; Manley Apartments, 1161 Spencer Street; and Jump Zone, 4000 Dave Ward Drive. Lot splits, lot mergers and minor subdivisions reported: Go-Kart Subdivision; Replat of Lots 15 and 16, Cresthaven Subdivision; and Replat of Lot 10, Scherman Heights.

The first item of business was the February minutes. Todd Smithhart made the motion to approve the minutes. Mary Etta Qualls seconded. The motion passed 6 – 0.

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

SUBDIVISION REPORT

1. Hal Crafton request for preliminary plat approval of Sterling Court Subdivision Phase 2 was approved 6 – 0 on a motion to approve subject to the amended punch list. Terry Sossong made the motion and Richard Kirkman seconded. Punch list items 17 and 18 were amended in Subdivision Committee to read *"The Planning Commission approves this request."* Item 23 was corrected to read, "Fire hydrants must be placed . . . *no* more than 600 feet from the hydrant located on the same street." The word *no* was inadvertently omitted from this item.
2. Hal Crafton request for preliminary plat approval of Chestnut Meadows Subdivision Phase 4 was approved 6 – 0 on a motion to approve subject to the amended punch list. Terry Sossong made the motion; Todd Smithhart seconded. Punch list items 18 and 21 were amended and approved by the Subdivision Committee. The last sentence of item #18 now reads, *"The Planning Commission will not require a stub out street to the west."* The last sentence of item 21 now reads, *"The Planning Commission approves this request."*

PUBLIC HEARING

REZONING

3. David and Cindy DeRosa request to rezone from R-2 to MF-3 property located at 1404 Hartje Lane was approved 6 – 0 on a motion to approve made by Mary Etta Qualls and

seconded by Richard Kirkman. Mr. DeRosa was the sole speaker on this item and stated his intent to develop multi-story apartment units on the property if the rezoning is allowed.

4. Eric Turner request to rezone from R-1 to R-2 property located at 1714 Tyler Street was denied 6 – 0 on a motion to deny made by Richard Kirkman and seconded by Todd Smithhart.

SPEAKING FOR THE REZONING:

Local surveyor Robert French represented the applicant Mr. Turner on this request. Mr. Turner is not the current property owner but does have a contract to purchase the property contingent on the rezoning.

SPEAKING AGAINST THE REZONING:

Dan and Kay Clanton, 1907 Berry Place; Art Johnson, 53 Meadowbrook Drive; Sarah Valentine, 61 Meadowbrook Drive; and Lanette Grate, 1710 Tyler. Ms. Grate was unable to be at the meeting and communicated her opposition to the rezoning through an email to Councilman Mark Vaught who read it to commissioners.

ISSUES AND CONCERNS:

- Parking
- Property values
- Density
- Noise
- Drainage

CONDITIONAL USE

5. Lee Hatcher, *et al*, conditional use request for MF-1 density in R-2A zoning for property located at the northwest corner of Monroe and Ingram streets with an address of 504 Monroe Street was approved 6 – 0 with the five (5) conditions listed below. Terry Sossong made the motion to approve with the stated conditions; Todd Smithhart seconded. This property will be replatted into a single lot if the conditional use is allowed. That essentially makes it a three-unit apartment complex from a buyer's point of view—one lot with an existing family home and a duplex or two-unit dwelling.
 - 1) All residences must be single-family dwellings.
 - 2) No more than three single-family dwellings are allowed.
 - 3) Exterior building materials must be at least 50% brick.
 - 4) Parking shall be a maximum of 6 spaces—two per residence.
 - 5) One 12-foot maximum width driveway for new structure off Monroe Street allowed.

SPEAKING FOR THE CONDITIONAL USE:

Kim Tyler, Tim Tyler Surveying & Mapping; Lee Hatcher, applicant and potential buyer, 6800 Pinnacle Valley Road, Little Rock; and John Pike, current owner of the property.

SPEAKING AGAINST THE CONDITIONAL USE: None

COMMISSION DISCUSSION:

Discussion focused primarily on parking for these units including the applicant's desire to save an existing magnolia tree.

The meeting adjourned at 8:24 p.m. on a motion made by Terry Sossong and seconded by Richard Kirkman. Vote was 6 – 0 to adjourn.