



PLANNING COMMISSION MEETING
District Court Building
7:00 p.m., September 15, 2008



The regular meeting of the Conway Planning Commission was held Monday, September 15, 2008. Present at the meeting were: Craig Cloud, Kimberly Gardner, Richard Kirkman, Sandy Mabry, Kent Mathis, Todd Smithhart, Terry Sossong, and Junior Storie. Absent: Mary Etta Qualls.

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

Mr. Storie made a brief introductory statement and explained the meeting is generally divided into three categories—review of minutes, report of committees, and the public hearing. Other items may be discussed as needed. He reminded those present to follow their item through to its final consideration at City Council and that any decisions reached at this meeting can be appealed to the council without further notification.

Staff reports on the agenda require no action and include site plans, lot splits, mergers, and minor subdivisions filed for record. Site plans reported: Country Inn & Suites, 750 Amity Road; La Quinta Inn & Suites, 2350 Sanders Street; and Logan's Roadhouse Grill, 410 Elsinger Boulevard. Lot splits, lot mergers and minor subdivisions reported (filed for record): none.

The first item of business was the August minutes. Mr. Cloud asked that the minutes on item 4 under "Other" be corrected to reflect that it was Kim Gardner and Richard Kirkman who voted against the motion to remove all language referring to attendance from the bylaws, not Mr. Cloud and Mr. Kirkman. With that correction, Mr. Cloud made a motion to approve the minutes as amended. Sandy Mabry seconded. The motion passed 8 - 0.

SUBDIVISION REPORT

1. Trinity Development request for preliminary plat approval of Trinity Washington Subdivision Phase II was approved 8 – 0 subject to the amended punch list on a motion made by Terry Sossong and seconded by Todd Smithhart. The last sentence of items 19, 20, 21, and 22 was amended to read *The Planning Commission approves this request*, and the last sentence of item 29 now reads *The Planning Commission approves this request, but that excludes Lots 5 and 6.*
2. Gene and Brent Salter request for preliminary plat approval of The Gardens at Southridge Addition was approved 8 – 0 subject to the amended punch list on a motion made by Terry Sossong and seconded by Sandy Mabry. The last sentence of item 28 was amended to read *The Planning Commission determines that traffic calming be required along Garvan Gardens and Bellingrath Gardens at the discretion of the City Engineer*, and the last sentence of items 30, 32, 38, 39, and 40 now reads *The Planning Commission approves this request*. Item 56 was added to the punch list and reads *Demolition of any buildings on the property needs to be done in accordance with ADEQ requirements.*
3. Nabholz Properties request for preliminary plat approval of NPI Germantown Replat was approved 8 – 0 subject to the amended punch list on a motion made by Terry Sossong and seconded by Richard Kirkman. The last sentence of item 6 was amended to read *The Planning Commission approves this request.*

PUBLIC HEARING

REZONING

4. William Fagan request to rezone from R-2 to O-3 property at 525 South German Lane was approved 7 – 1 on a motion made by Craig Cloud and seconded by Kent Mathis. An initial motion made by Richard Kirkman to deny the rezoning because it is a residential area failed for lack of a second. Mr. Kirkman voted against the motion to approve the rezoning. Attorney Frank Shaw, 1327 Main, represented Mr. Fagan on this rezoning request. Mr. Shaw presented a letter from County Judge Preston Scroggin. The county is buying Mr. Fagan's property where his bail bonds business has been located across from the current Faulkner County Courthouse and Jail. This rezoning will allow Mr. Fagan to relocate his business near the new county jail on South German Lane. No one spoke against the request.

PUD AMENDMENT

5. Nabholz Properties request to amend the Donaghey Court PUD to clarify the uses allowed by the existing PUD including C-3, and to allow for replatting into two lots the property identified for C-3 development was approved 8 – 0 on a motion made by Kent Mathis and seconded by Sandy Mabry. Nabholz representative Scott Murphy, 58 Robbinwood in Little Rock, spoke for this request. No one spoke against it.

OTHER

6. The proposed schedule for nomination of new Planning Commission members was submitted to the commission. The schedule follows requirements set forth in the Blue Ribbon Ordinance. A nominating committee will be appointed at the October meeting.
7. Trent Family II, LLC and Campus Crest Development are in process of seeking a super majority vote from the city council to allow them to come before the Planning Commission in less than a year's time with a rezoning request for the same property—2730 Dave Ward Drive. The council suggested the applicants hold a neighborhood meeting with all surrounding property owners. So on Thursday evening at six o'clock at the proposed development site (formerly Town and Country Mobile Home Park), they are holding a cookout and inviting those in the surrounding neighborhoods, the city council, planning commissioners, and others with a. Kim Tyler was present representing the applicants. She stated that the proposed and revised site plans will be on display and Campus Crest administration from North Carolina and Abilene, Texas will also be on hand for the neighborhood meeting.
8. In response to the chairman's query, commissioners agreed they would like to again have a Christmas party. Last year was the first such informal gathering of commissioners, planning department staff, and their spouses.

The meeting adjourned around 7:30 p.m., on a motion made by Todd Smithhart and seconded by Kent Mathis. It passed 8 – 0.