



PLANNING COMMISSION MEETING
District Court Building
7:00 p.m., November 17, 2008



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

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

Mr. Storie explained the meeting is generally divided into two halves. First is the Subdivision Committee report and second the public hearing with other items discussed as needed. He reminded those present to follow their item through to its final consideration at City Council.

Staff reports on the agenda require no action and include site plans, lot splits, mergers, and minor subdivisions filed for record. Site plans reported: Alexandria Place Apartments, 410 Sixth Street; Satterfield Station (US Pizza), 700 Front Street; Stonegate Apartments, 1410 Robins Street; Southridge Village (assisted living), 1306 South Donaghey Avenue; Second Baptist Church Student Center, 2600 Dave Ward Drive; and TGI Fridays, 1055 East Oak Street. Lot splits, lot mergers and minor subdivisions reported (filed for record): Mayor's Place Subdivision (correction), Qualscript Replat, Mike's Replat, and Stonegate Replat.

The first item of business was the October minutes. Craig Cloud made a motion to approve the minutes as submitted. Terry Sossong seconded. The motion passed 8 - 0.

SUBDIVISION

1. The Subdivision Committee did not meet. The full Planning Commission did hear a request from Watson-Rankin Associates for a one-year extension to the preliminary plat approval for Turnbury Estates PUD Subdivision. The request was granted in an 8 – 0 vote on a motion made by Sandy Mabry and seconded by Richard Kirkman.

PUBLIC HEARING

Chairman Storie briefly outlined the ground rules for the public hearing that allow up to fifteen (15) minutes for the first speaker either for or against an item, and then two minutes for each successive speaker for or against an item. He then called for the public hearing to begin.

REZONING

2. This item is a "do-over" of the Salter Acquisitions October MF-3 rezoning request for property currently zoned O-1 that is located on the northwest corner of the intersection of South Donaghey Avenue and Moix Boulevard, extending west about 1,600 feet to Stone Dam Creek, crossing the sweeping northward bend of Moix Boulevard. Council remanded this previously approved request back to the Planning Commission for a second public hearing based on a technicality. As at the October public hearing, Robert French and Gene Salter spoke for this request for MF-3 zoning. Glen Hogue and Johnny Lewis again spoke against this rezoning request on behalf of their property owners associations. An estimated thirty residents were present at this meeting to oppose the rezoning. Also speaking against it were Jim Edwards and John Nilz. Traffic was again raised as the major issue with the added issue of increased crime. Mary Etta Qualls made a motion that the request for rezoning be

approved. Sandy Mabry seconded. The motion passed 6 – 2 with Kim Gardner and Richard Kirkman voting against the rezoning.

3. Conway Corporation request to rezone from C-3 to I-3 property located at 800 South Harkrider Street was approved 8 – 0 on a motion made by Kent Mathis and seconded by Richard Kirkman. Robert French presented this request on behalf of Conway Corp. No one opposed the request.

OTHER

4. The Planning Commission schedule of meetings for 2009 was approved 7 – 0 on a motion made by Sandy Mabry and seconded by Mary Etta Qualls. Mr. Storie did not vote since he will be rotating off the Planning Commission. January and February meeting dates are on the Tuesday following the third Monday of the month since those days are holidays. Submission deadlines for May and July are moved to Thursday before the normal Friday dates because of Toad Suck Daze in May and Independence Day in July.

Terry Sossong presented the report from the nominating committee that is recommending two applicants to fill five-year terms and one applicant to fill a two-year term. Jeff Sturdivant and Chris Steplock are recommended to fill the five-year slots and Richard Kirkman the two-year opening. Sandy Mabry made a motion to approve recommending these applicants to the City Council for the terms specified. Kim Gardner seconded the motion. It passed 8 – 0.

The chairman appointed volunteers Sandra Mabry, Kim Gardner, and Craig Cloud to serve as the nominating committee for the positions chair, vice chair, and secretary. The new chair will name committee chairs and members.

Meeting adjourned at 7:53 p.m. on a motion made by Sandy Mabry and seconded by Terry Sossong. Vote was 8 – 0.