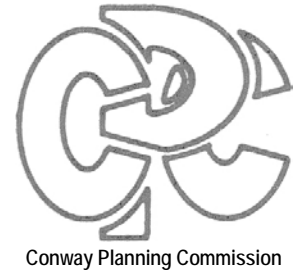




**PLANNING COMMISSION MEETING**  
**District Court Building**  
7:00 p.m., February 17, 2009



The regular meeting of the Conway Planning Commission was held Tuesday, February 17, 2009. Present: Craig Cloud, Kimberly Gardner, Richard Kirkman, Sandy Mabry, Kent Mathis, Mary Etta Qualls, Terry Sossong, and Jeff Sturdivant. Absent: Todd Smithhart, Chris Steplock.

Chairman Terry Sossong called the meeting to order and requested that commission members introduce themselves to the audience present.

Before getting started on the agenda, Mr. Sossong gave a quick background of the Planning Commission stating that it is a board of ten volunteers charged with providing the city council objective recommendations about land use items presented to the city. The council has the option to use or reject the planning commission's recommendations. It is important that if you are here in support of, or against, any item heard tonight, that you follow the item to the council's final approval or denial. All land use decisions reached here tonight may be appealed to the city council without further public notification. The meeting is divided into three categories, typically, or three sections—review of the minutes, the committee reports, and then a 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: McDonald's, 1444 Dave Ward Drive; QualScript, 325 Hogan Lane; Hewlett-Packard, 355 LedgeLawn Drive. Lot splits, lot mergers and minor subdivisions reported (filed for record): Pearson Subdivision; Laney Subdivision, Block 1, Eric Replat; Plaza Pointe Replat; Replat of Lot 65 Cresthaven Subdivision Phase 3.

The first item of business was the December minutes. Sandy Mabry made a motion to approve the minutes; Kim Gardner seconded. Motion passed unanimously.

There were no items submitted for Subdivision Committee consideration at this meeting.

## **PUBLIC HEARING**

### **CONDITIONAL USE**

1. Harrison and Willow Street Church of Christ request for a conditional use permit to allow religious activities at 1120 Harrison Street was approved 8 – 0 on a motion to approve made by Craig Cloud and seconded by Kent Mathis (*see conditions 1 and 2 below*). Acting as agent for the church on this permit request was architect Kwendeche, 2124 Rice Street, Little Rock. Speaking against the request was Nellie Moore, 1212 Garland Street, Conway. Ms. Moore is against the church using this additional property to expand its facilities with a new fellowship hall and parking. Her family owns property south of this proposed addition and they feel expansion of the church and its facilities will impact how their family will be able to develop their property in the future. For instance, she said, if Conway were to become a wet county, her brother might want to have a liquor store on the property.

1. A 6-foot tall, opaque wooden fence shall be erected generally as shown on the attached sketch site plan.
2. That Conditional Use Permit 1049 is revoked and superseded by this new Conditional Use Permit encompassing all church property.

Kim Gardner reviewed her notes of action taken on this item with the commissioners. There was originally a main motion made by Craig Cloud. Sandy Mabry made an amendment to the main motion that Craig revoked later and restated his main motion. The amendment to revoke should have been voted on first. Then the amendment should have been included into the second main motion that stated the conditions. For future reference, she shared that the same end could have been achieved with a friendly amendment to the main motion without even making a motion and that step could have been bypassed. And then when the main motion was corrected, the friendly amendment could have been attached to the new main motion and the vote taken on the whole and the item done with.

**OTHER**

2. The chairman reminded everyone about filing their Statement of Financial Interest form required at the end of each year with the Office of the City Clerk. Forms were distributed at the end of 2008, but Ken Pickett agreed to email the form to all commissioners.
3. Planning Director Bryan Patrick advised that a meeting is scheduled in Hot Springs on March 11 that provides planning commissioner training. The city will pay the \$75 fee for any commissioner who would like to attend the meeting.
4. Committee assignments were made to the Annexation, Conditional Use, Zoning, and Subdivision committees. Generally, the Subdivision Committee is the only one that meets regularly. Committee assignments were made as shown below.

<u>ANNEXATION</u>	<u>CONDITIONAL USE</u>	<u>SUBDIVISION</u>	<u>ZONING</u>
Richard Kirkman, Ch.	Mary Etta Qualls, Ch.	Sandy Mabry, Ch.	Todd Smithhart, Ch.
Craig Cloud	Kim Gardner	Craig Cloud	Kim Gardner
Kent Mathis	Chris Steplock	Kent Mathis	Terry Sossong
Terry Sossong	Sandy Mabry	Todd Smithhart	Mary Etta Qualls
Chris Steplock	Richard Kirkman	Jeff Sturdivant	Jeff Sturdivant

Meeting adjourned around 8:00 p.m. on a motion made by Kent Mathis and seconded by Sandy Mabry. Vote to adjourn was unanimous.

**NOTE:** *These minutes were corrected at the March 16, 2009, meeting to accurately reflect committee assignments. Each member serves on two committees.*