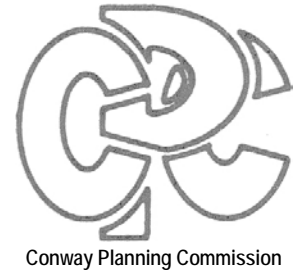




PLANNING COMMISSION MEETING
District Court Building
7:00 p.m., December 21, 2009



The regular meeting of the Conway Planning Commission was held Monday, December 21, 2009. Present: Craig Cloud, Richard Kirkman, Sandy Mabry, Kent Mathis, Mary Etta Qualls, Terry Sossong, and Chris Steplock. Absent: Kimberly Gardner, Todd Smithhart, and Jeff Sturdivant.

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: Covington Freeway Building, 1160 Collier Drive. Lot splits, lot mergers and minor subdivisions reported (filed for record): None.

The November minutes were approved on a motion by Sandy Mabry and seconded by Chris Steplock seconded. The motion passed 7 - 0.

Committee chair Sandy Mabry presented the Subdivision Committee report.

SUBDIVISION COMMITTEE REPORT

1. Hal Crafton request for preliminary plat approval of Shepherd's Creek Subdivision, Phase III was approved 7 – 0 subject to the amended punch list on a motion made by Kent Mathis and seconded by Richard Kirkman. Punch list items 19 and 21 now read as follows:
 19. The designers of residential streets are encouraged to lay them out to slow the use by through traffic. The Planning Commission may require that traffic calming techniques be employed. The Planning Commission determines that traffic calming is not required along the unnamed east/west street.
 21. Proper access in the form of stub streets or temporary dead-end streets shall be provided to adjacent unplatted property unless, in the judgment of the Planning Commission, topographic conditions or physical constraints preclude reasonable provision of such access or alternate routes are or will be available in the future. The Planning Department recommends that the eastern stub-out to the south be moved to stub out to the east. The Planning Commission determined that the eastern stub-out to the south does need to be removed and a stub-out needs to be added to the east only.

PUBLIC HEARING

REZONING

2. Dennis Downey request to rezone from R-2A to MF-3 property located at 1949 South Boulevard/145 Baridon was denied 7 – 0 on a motion made by Sandy Mabry and seconded by Kent Mathis. Mr. Downey was present to speak for his rezoning request. Speaking against the request were Anita Reddig and Scott Thornton. Mrs. Reddig spoke about preservation of the neighborhood's integrity while Mr. Thornton briefly reviewed the history of R-2A zoning in that area and spoke about the domino effect of allowing MF-3 to invade the R-2A zoning.
3. Jo Ann Clay request to rezone from R-2 to C-3 property located at 1114 Gum Street was approved 7 – 0 on a motion made by Sandy Mabry and seconded by Richard Kirkman. Ms. Clay spoke for her request. The only other speaker was Ross Scalise who represented the church Father's House located near this property. Mr. Scalise stated the church would be in favor of a daycare operating on the subject property.

CONDITIONAL USE

4. Meadowlake Corner II, LLC request for a conditional use permit to allow Retail—General (including restaurant) in O-1 at 1145 and 1165 Bob Courtway Drive was tabled until the January 2010 meeting on a 7 – 0 vote on a motion made by Kent Mathis and seconded by Sandy Mabry since no one was present to speak for the application.
5. HDR Properties request for a conditional use permit to allow MF-3 density in MF-2 at 2505, 2507, 2509, 2511, 2513, 2515, and 2517 West Martin Street was approved 7 – 0 subject to stated conditions on a motion made by Craig Cloud and seconded by Richard Kirkman. Brandon Huffman and David Tapp spoke for this conditional use permit request. They addressed parking and upgrading of Martin Street to city standards. Parking should be more than adequate since there will be 72 spaces and only 60 are required for 40 units. There would be one entrance on Martin and two on Denison. No one spoke against the request.
 1. Improvement to residential street standard required for the south half of West Martin Street adjacent to this property.
 2. Surety for completion of street and drainage improvements is required to be presented to the City of Conway.
 3. Both conditions are subject to the City Engineer's approval.

DISCUSSION

6. In other business, Sandy Mabry made a motion to accept as new planning commissioners Jon Arms and John Hairston. Kent Mathis seconded. Motion passed 6 – 0 – 1 with Mary Etta Qualls abstaining.

Sandy Mabry presented awards to outgoing commissioners Terry Sossong and Mary Etta Qualls. Craig Cloud moved to select Sandy Mabry as chair of the Planning Commission for 2010 and Kent Mathis as vice chair with remaining positions to be filled and committees appointed at the January meeting. Chris Steplock seconded the motion and it passed 7 – 0.

Meeting adjourned around 8:15 p.m. on a motion made by Mary Etta Qualls and seconded by Chris Steplock. Vote to adjourn was 7 – 0.