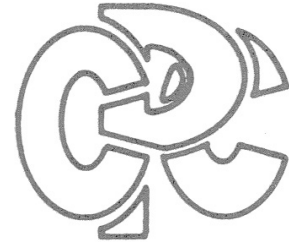




## PLANNING COMMISSION MEETING

District Court Building  
810 Parkway Street  
Conway, AR 72034



Conway Planning Commission

**March 14, 2016, 7:00 pm**

The regular meeting of the Conway Planning Commission was held Monday, March 14, 2016 in the Russell L. "Jack" Roberts District Court Building. Present: Chairman, Mark Lewis, Marilyn Armstrong, Bryan Quinn, Justin Brown, Dalencia Hervey, and Brooks Freeman. Vice-Chairman, Matthew Brown and Wendy Shirar were absent.

Chairman Lewis called the meeting order.

The Conway Planning Commission (PC) makes recommendations to the City Council on public hearing items. The City Council will make a final decision on these items using the PC's recommendation as a guide. Items not approved by the PC may be appealed to the City Council within 30 days after the PC's denial. If an item is appealed to the City Council a public hearing sign must be placed on the property no less than 7 days prior to the City Council meeting and a public notice will be placed on the City's website at [www.cityofconway.org](http://www.cityofconway.org). Items reviewed by the PC on this agenda may be considered by the City Council as early as April 12, 2016.

Minutes from the February meeting were approved unanimously on a motion made by Anne Tucker and seconded by Bryan Quinn.

The procedure followed for public hearing portion of the meeting is to allow the first representative to speak in favor of a request for ten minutes and each subsequent favorable speaker for two minutes each. Then, if there is any opposition, the first speaker opposed to the request may speak for ten minutes and each subsequent opposed speaker for two minutes each. Anyone wishing to speak either for or against an item may do so on any public hearing issue presented. Once all public parties have spoken the item will be brought back into committee for discussion.

### **I. PUBLIC HEARINGS**

- A. Central Baptist College (CBC) requested the rezoning of multiple properties from R-2A to S-1 in an area from Scott Street to the North, Ash Street to the West, Robins Street to the South, and Oliver Street to the East. These multiple properties were divided into property groups, as described below, for the sake of discussion and review by the Planning Commission.

Property Group A:  
222 Conway Boulevard

Property Group B:

124 Conway Boulevard  
130 Conway Boulevard  
136 Conway Boulevard

Property Group C:

205 Conway Boulevard  
219 Conway Boulevard  
Lot adjoining NW corner of 219 Conway Boulevard  
227 Conway Boulevard  
229 Conway Boulevard  
1529 Bruce Street  
236 Center Street  
224 Center Street  
220 Center Street  
218 Center Street  
Lot adjoining 218 Center Street to the East  
204 Center Street  
1520 South Boulevard

Property Group D:

336 Ash Street  
310 Ash Street  
Lot adjoining the eastern end of 310 Ash Street to the North

Property Group E:

1601 Simms Street

Property Group F:

413 Center Street

Property Group G:

1470 & 1472 Scott Street

Tim Tyler, Tyler Group, 240 Skyline Drive, representing CBC presented the request. Immediately Mr. Tyler requested to withdraw property groups A, D, E, and F from consideration. He explained that CBC would wait for further plan development prior to seeking rezoning for these properties and that all these properties had been submitted for rezoning at one time in an effort by CBC to “clean-up” the zoning of several properties it has acquired to S-1 to align with the rest of the campus. Property group G was withdrawn from consideration by written request five days prior to the PC meeting as it did not meet the required one-acre minimum lot size for S-1 zoning. Chairman Mark Lewis informed Mr. Tyler that since the PC was not notified of the requested withdrawal in writing five days prior to the public hearing that the withdrawal of the items could not take place until the conclusion of the public hearing. Mr. Paul Cherry, Vice-President for Finance for CBC, 1501 College Avenue, spoke in favor of the request explaining CBC’s desire to possibly develop property group B into a shared parking area with the City of Conway to serve Conway Station Park as well as the CBC campus. He went on to describe CBC’s intent to build an athletics complex 2 blocks south of the main

campus, already zoned S-1 (this property is not part of the current rezoning request). Mr. Cherry explained that property group G was only initially included as it is a 'gift annuity' the college received. He explained that CBC wants to "work with [the College Park Neighborhood Association]".

Beth Wilson-Norwood, 601 Center Street, spoke in opposition to the request. Ms. Wilson-Norwood expressed concern that CBC would develop parking lots that would "diminish the character of the neighborhood." She mentioned that there are currently two gravel parking lots on Center Street that seem largely unused. David Barber, 1721 Simms Street, spoke in opposition to the request. Mr. Barber also expressed concern over the existing, unimproved parking lots as well as recent campus developments, namely the new library, that have happened without any neighborhood input. He is against zoning changes without "explicit plans in place" and fears the rezoning itself will lower surrounding property values. Lance Johnston, 344 Conway Boulevard, while neither opposed or in favor of the request, spoke regarding the request during the opposition time. Mr. Johnston stated his concern for the College Park Neighborhood, which he described as the area south of the Robinson Historic District, north of Robins Street, east of Mitchell Street and west of the railroad tracks and implored the PC to listen to the City Planners' advice. Mr. Johnston is encouraged by CBC's plan to purchase property and build nice, new facilities, but at the same time feels that CBC should expand it's campus within it's north-south footprint and should not purchase property outside of this area just because it becomes available. He hopes to see a master plan with defined borders for CBC so the college campus footprint and the neighborhood doesn't get "awkward." Todd Cate, 341 Ash Street, while not opposed to the request, spoke during the opposition time explaining that he too would like to see a "concrete" plan from CBC so he knows what development to expect in the future. He also hopes that CBC will not develop parking lots.

At the close of the public hearing the PC accepted CBC's request to withdraw property groups A, D, E and F from consideration. The PC asked CBC to elaborate on it's plans for future parking as well as further development of the existing gravel lots. Tim Tyler answered saying that when the area around property group D, currently an overflow, gravel parking area, is further developed, CBC would upgrade the existing gravel lot or develop that property into a building with parking. Wes Craiglow, Deputy Director of Development, added that all parking lots in the Robinson Historic District and the Old Conway Design Overlay District, must go through a design review process with the Historic District Commission to protect the integrity of the surrounding properties and that CBC did not follow this process with the existing gravel lots [property group D] that have been discussed. The PC discussed what S-1 zoning would allow CBC to do as well as what the college could do with the properties with their current zoning of R-2A. It was decided to discuss and vote on property groups B and C separately. The PC stated that they felt CBC was good for the community and would improve the neighborhood as it develops new facilities and was generally favorable of CBC's intent to develop the block directly south of the current campus [property group C], however, the PC would prefer CBC to acquire more of the property within the block and have a long-term plan for the development of the property prior to approving the rezoning to S-1.

In response to the PC's inquiry whether any of the homeowners in the block directly south of CBC [property group C] were present, Jessica Miller, 216 Center Street, spoke. Mrs. Miller stated that she has never been approached by CBC regarding the possible sale of her property, but when the time comes they plan to sell to CBC. Her family's current situation does not permit the sale of her property and she stated that CBC has "ignored" her family, meaning that no one from CBC has talked to her family.

CBC's request to rezone property group C failed 2-6 on a motion made by Jerry Rye and seconded by Anne Tucker with commissioners Brooks Freeman, Dalencia Hervey, Marilyn Armstrong, Bryan Quinn, Justin Brown, and Anne Tucker.

The PC then discussed the merits of rezoning property group B. It was stated that CBC was acting "too early" and that the college should wait to develop property group B as a parking lot until the planned athletic complex on property to the west is underway. The PC also asked CBC to be a better neighbor.

CBC's request to rezone property group B failed 2-6 on a motion made by Justin Brown and seconded by Anne Tucker with commissioners Brooks Freeman, Dalencia Hervey, Marilyn Armstrong, Bryan Quinn, Justin Brown, and Anne Tucker.

## **II. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**

### **A. Development Reviews**

1. Verizon Wireless, 975 E Oak Street
2. The Cottages at Conway, Phase II, 1915 Rich Smith Lane

### **B. Lot Splits, Lot Mergers, and Minor Subdivisions (filed for record)**

1. Dogwood Estates Replat, Lot 30A (minor subdivision)
2. Meadowlake Corner, Replat Lot 6A (minor subdivision)
3. Gifford Replat (minor subdivision)
4. Woodsland Edge Subdivision - extension granted until March 17, 2017

There being no further business to conduct, the meeting was adjourned by a unanimous vote on a motion made by Anne Tucker and seconded Dalencia Hervey.