

The regular meeting of the Conway Planning Commission was held Tuesday, January 21, 2020 in the Russell L. "Jack" Roberts District Court Building. The following members, being a quorum, were present and acting: Rebekah Fincher, Brooks Freeman, Drew Gainor, Dalencia Hervey, Arthur Ingram, Brandon Ruhl, Latisha Sanders-Jones, Brian Townsend, Anne Tucker, and Rhea Williams.

Minutes from the December meeting were approved 9-0 on a motion made by Latisha Sanders-Jones and seconded by Anne Tucker.

I. PUBLIC HEARINGS

A. Request to annex 18.93 acres +/- in Cedar Park Estates along Tollantusky Lane and Cadron Settlement Lane

Levi Hill, Assistant Director of Planning, explained that the applicant has requested to postpone the annexation request to the February meeting.

A motion to table the request, made by Anne Tucker and seconded by Brooks Freeman, was approved 9-0.

B. Request for conditional use permit to allow a childcare facility in O-3 at 703 Donaghey Avenue

Levi Hill explained the request including the current conditions of the site and projected traffic impact. Planning Staff recommends approval of the request with proposed conditions. Melonie Polk (1601 Greenwood Cir), the applicant, spoke in favor of the request. Ms. Polk explained that the facility will serve 25-30 students, 6 months to 5 years and up to 12 years after school, and noted that the current facility meets her needs. The proposed hours of operation are 6:30 am to 5:30 pm.

The public hearing was closed and presented to the Commission for discussion. The request was recommended for approval, including 3 conditions as noted below, 9-0 on a motion made by Brian Townsend and seconded by Arthur Ingram.

Conditions:

1. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
2. A designated drop off/pick up location shall be identified at the interior of the parking lot by pavement marking and/or signage.
3. A fencing plan shall be submitted to the Planning Department for approval prior to installation of new fencing.

C. Request to modify the Conway Professional Plaza/Allyson Lane Planned Unit Development

Levi Hill explained the proposed modification to eliminate the commercial portion of the development and reconfigure the site to accommodate single-family residences. The extension of Allyson Ln and a new private drive will serve the development; Dennison St, along the east property boundary, will not be constructed at this time. Landon Sanders (2355 Springcrest St) spoke in favor of the request on behalf of the applicant. He offered 2 additional conditions as agreed to by the applicant and nearby residents. These are listed as conditions 9 and 10 below. The size of the proposed homes is 1,300-1,500 square feet. Allyson Ln will be public right-of-way, but the 27 foot drive will be private. Doug Ward (2570 Holly Cv) spoke in favor of the request. Mr. Ward asked for the 2 additional conditions be included in any action by the Planning Commission. He also asked about the possibility of a privacy fence being installed. Following discussion with the Commission and Mr. Sanders it was agreed that a 6 foot privacy fence would [only] be required along the rear of Lots 8, 9, 10, and 11, as noted in condition 11 below, and would be installed by the developer. Mr. Ward also expressed concern for adequate detention to be provided. Chris Thornton (855 Ellis Ave) spoke in favor of the request. Mr. Thornton is the applicant behind the original PUD and explained that after the initial approval of the PUD, the first/primary tenant opted out of the development.

The public hearing was closed and presented to the Commission for discussion. The Commission approved the request 9-0 on a motion made by Dalencia Hervey and seconded by Brian Townsend. Conditions:

1. Permitted uses shall be limited to 30 single-family residential units.
2. Buildings shall be of the following materials:
 - a. Brick/stone
 - b. Cement Fiber Board (Hardie Board)
 - c. Wood
 - d. Other materials as approved by the Planning Director
3. Vinyl siding shall be prohibited.
4. No fences are allowed to exceed 3 feet in the front yard setback area.
5. No accessory structures shall be permitted.
6. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized.
7. Applicant shall return a signed copy of the final development plan agreement prior to issuance of building permits.
8. Driveway length shall be a minimum of 20 feet; no on-street parking is allowed. ("No parking" signs shall be installed prior to filing final plat.)
9. Adequate detention ponds will be provided.
10. No east-facing windows are allowed on the second story of residences constructed on Lots 8, 9, 10, and 11.
11. 6 foot privacy fence shall be constructed by developer along the east property boundary of Lots 8, 9, 10, and 11.

II. ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. The following Development Reviews were completed since the last meeting

1. Covington Retail Building (1110 Front St)
2. Lenderman Dental (841 Donaghey Ave)

B. Lot Splits, Lot Mergers, and Minor Subdivisions were filed for record since the previous meeting.

1. Replat Lots 1 & 2, Lewis Ranch Phase 1 (P2019-00067)
2. Robynmar Lot 47 Replat (P2019-00070)

C. Lot Splits, Lot Mergers, and Minor Subdivisions were submitted for review since the previous meeting.

1. Replat Lot 19, Golden Meadows (SUB2019DEC01)
2. Bell Urban Farm Subdivision (SUB2019DEC02)
3. Matthews Meadows PUD, Phase 2 Replat (SUB2019DEC03)
4. Replat Lot 1, Miss Toby's Country Corner (SUB2019DEC04)
5. Replat Phase 1, Lewis Ranch (SUB2020JAN01)
6. Eugene S. Gaxiola, Sr. Subdivision (SUB2020JAN02)

Adjournment

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

Approved:



2020 Chairman, Brandon Ruhl