

The regular meeting of the Conway Board of Zoning Adjustment was held, in person, Tuesday, February 20th at the Conway Expo & Event Center due to renovations being conducted at Conway City Hall. The following members, being a quorum, were present and acting: Lori Quinn, Mark Ferguson, Alexander Baney, Jensen Thielke, Jay Winbourne, Brooks Davis, Teneicia Roundtree, Ethan Reed, Drew Spurgers, and Rebekah Fincher.

**I. VARIANCE REVIEW**

**A. Request for variance to reduce lot depth requirement for property located at 1603 Jones Drive.**

Lauren Hoffman, Planner, described the application came in as a minor subdivision replat to split the lot into two lots. Through the platting and right-of-way dedication, the newly proposed Lot 2 would not be able to accommodate the required lot depth of 100'. Staff recommended approval with the following conditions:

1. The applicant shall be required to replat the property for the variance to become effective.
2. The variance is only valid to Lot 2 of the proposed RKVC Replat.
3. All other lot regulations of the R-2A zone shall be adhered to.

The public hearing was closed and presented to the Commission for discussion to which a motion to approve the variance request was made by Drew Spurgers and seconded by Alexander Baney; passed 10-0, with the chairman voting.

There was no motion to adjourn the Board of Zoning Adjustment meeting. **The Planning Commission meeting commenced.**

**DUE TO PUBLIC HEARING PORTION NOT BEING MADE AVAILABLE DURING THE DURATION OF THE BOARD OF ZONING ADJUSTMENT MEETING, THIS ITEM WILL BE REHEARD AGAIN WITH A PUBLIC HEARING PORTION TO ALLOW PUBLIC COMMENT ON THE MARCH 25, 2024, PLANNING COMMISSION MEETING AT 7:00PM.**

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Minutes from the December 18<sup>th</sup> meeting were approved on a motion made by Lori Quinn and seconded by Mark Ferguson. Passed 10-0, with the chairman voting.

## **I. PUBLIC HEARING**

### **A. Request to rezone property located at 1803, 1809, & 1811 Meadowlake Road from R-1 to R-2**

Ryan Robeson, Assistant Director, explained the applicant is requesting to rezone R-1 to R-2 with the intent to remove the existing single family homes and construct duplexes. This property is adjacent to R-2 property to the east and North Plaza market, a mixed-use Planned Unit Development, to the north. Given the surrounding structure and zoning, this use is appropriate for this area. This is consistent with the Comprehensive Plan. Infill and increased density are appropriate for this location as it will help Conway meet its housing needs in an area characterized by mixed-use PUD, commercial, and both R-1 and R-2 zoning. Staff recommends approval of the rezoning as it is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.

Preston Sanders (306 Salem Rd, Suite 106, Conway, AR) spoke in favor of the rezone.

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the rezone request. A motion to approve was made by Alexander Baney and seconded by Brooks Davis passed 10-0, with the chairman voting.

## **II. ANNOUNCEMENTS/ADDITIONAL BUSINESS**

### **A. New Planning Staff/Promotions**

Director Anne Tucker announced Rebecca Alexander has joined the planning staff, Lauren Hoffman has been promoted to planner, and Ryan Robeson has been promoted to Assistant Director.

### **B. March Planning Commission Meeting**

Director Anne Tucker announced that the March 2024 Planning Commission meeting would be held at City Hall. It will be March 25<sup>th</sup>, 2024 at 7:00 PM.

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

### **A. Development Review Approvals**

1. Sherwin Williams, 1355 E Dave Ward Dr (SDR-1223-0214)
2. University Lofts Post Approval, 2600 College Ave (SDR-1223-0216)
3. Conway Psychological Assessment Center, 4555 Prince St (SDR-0723-0106)

### **B. Plats Filed for Record (Lot Splits, Lot Mergers, and Final Plats)**

1. Hines Replat (P2024-00001)
2. Dickson Subdivision (P2024-00002)
3. Replat of Lot 1, Lewis Ranch Phase 1 (P2024-00005)
4. Bernard's Replat (P2024-00006)
5. Maly Lot 2 Replat (P2024-00007)
6. Braum's Additional Lot 1 (P2024-00008)
7. Shriya Replat (P2024-00010)
8. Hardy Subdivision Replat (P2024-00011)

**Adjournment**

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Drew Spurgers and seconded by Jay Winborn.

Approved:

A handwritten signature in black ink that reads "Rebekah S. Fincher". The signature is written in a cursive style.

*2024 Chairman, Rebekah Fincher*