



City of Conway PLANNING COMMISSION

Summary • May 15, 2023

On May 15, 2023, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Mark Ferguson, Rebekah Fincher, Laura King, Lori Quinn, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, and Jensen Thielke.

Board of Zoning Adjustment **Variance Request**

- Request for variance to allow primary building height in excess of maximum allowed in the C-2 zoning district for property located at 3200 Dave Ward Dr. **Approved with 2 conditions, Vote 10-0.**
 1. The allowed maximum height for the building is 38' (*The detached fuel canopy must comply with height regulations per Zoning Code §306.4 and in accordance with CUP-1122-0387*).
 2. Any additional structures or redevelopment will be required to meet the 25' maximum height allowed by the zoning code.

Planning Commission **Appeal**

- Appeal of Sign Variance Denial - Over-height sign at 1505 E Oak St (APP-0323-0053). **Denied, Vote 10-0** (*sign variance denial upheld*).

Public Hearings

- Request to rezone property located at 2138 Old Morrilton Hwy from R-2A to O-1. **Recommended for approval, Vote 10-0.**
- Request to rezone a ±0.55 acres located at 1575 Pike Ridge Ro from R-1 to C-3. **Recommended for approval, Vote 10-0.**
- Request for variance to reduce planting screen easement along east property boundary for property located at 112 Shamrock Drive. **Approved with 3 conditions, Vote 10-0.**
 1. The exception is only valid pertaining to the existing structure [pool] and encroachment; no further or additional encroachment is permitted by means of expansion of the pool or addition of any accessory structure.
 2. There shall be no right of access [from S Farris Rd] across any portion of the planting screen easement.
 3. Replatting of the property may be required at the discretion of the Planning Commission.
- Request to rezone property located at 1700 South Boulevard from R-2A to S-1. **Applicant verbally amended request to seek rezoning to R-2 zoning district instead of S-1; public hearing will be continued at the next regularly scheduled Planning Commission meeting.**