CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 8, 2015
CITY HALL CONFERENCE ROOM – 5:30 P.M.

Present: Tammy Hughes, Wren McMeekin, Brantley Green, James Young, Howard Henry

Absent: David Jordan, Chris Guidera, Larry Foye

Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary

Others: David Nye; Dirk Derrick

I. CALL TO ORDER

Green, acting as Chairman, called the meeting to order at 5:35 p.m.

II. ELECTION OF OFFICERS

A. CHAIRMAN

Hughes made a motion, seconded by Henry, to nominate Brantley Green as Chairman for 2015. Green accepted the nomination. The vote in favor was unanimous. The motion carried.

B. VICE CHAIRMAN

Henry made a motion, seconded by Hughes, to nominate James Young as Vice Chairman for 2015. Young accepted the nomination. The vote in favor was unanimous. The motion carried.

III. APPROVAL OF MINUTES

Hughes made a motion, seconded by Henry, to approve the November 6, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

IV. REZONING

A. Request by Juanita Gentry Brown to rezone approximately 0.5 acres of property located at 901 Main Street from Low Density Residential (R-1) to Professional (P). TMS # 123-14-06-003 / PIN 33813010035
Leinwand said the request was to allow the property to be used as office space. He said the properties across the street were already zoned Professional. Leinwand said the Future Land Use map identified this property to be zoned residential, but he did not feel it would be considered spot zoning if the board was to approve the rezoning. He said the property was located in the Upper Main Street Overly District (MSO) and the Conway Residential Historic District, also known as Conwayborough. He said the house on the property was not a contributing property to the Residential Historic District.

Leinwand said staff recommended the approval of the rezoning.

Hughes asked Leinwand if there was a plan for the property at this time. Leinwand said he had not seen anything, but thought it might be used for an office. Young said there were quite a few businesses on Main Street in that area.

Dirk Derrick was present, and said he would like to buy it and one day turn it into a law office. Young asked if he would convert the building. Derrick said he would tear down the house and redo the lot.

David Nye was also present. He said the woman who owned the property behind this this one who wanted to keep the shared driveway. Nye said he knew if a landscape buffer was required, she would not be able to keep the shared driveway.

Nye said the house was not in good shape. He said people had looked at it, but no one was up to the task of renovating. Nye said there was some structural deterioration. He said there was no central air or heat.

Green asked Leinwand if he had any other input. Leinwand said staff recommended the approval of the rezoning. He said the ordinance would protect adjacent owners with landscape requirements.

Hughes made a motion, seconded by Henry, to approve the requested rezoning. The vote in favor was unanimous. The motion carried.

Leinwand introduced Wren McMeekin as the new board member. He said there was still one open seat.

IV. PUBLIC INPUT

There was none.

V. ADJOURN

Young made a motion, seconded by Henry, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 5:45 p.m.
Planning Commission
January 8, 2015

Signed and approved this 5th day of FEBRUARY, 2015.

Brantley Green, Chairman