I. CALL TO ORDER

Chairman Hyman called the meeting to order at 5:35 p.m.

II. APPROVAL OF MINUTES

Hewitt made a motion, seconded by Johnson, to approve the April 25, 2013 minutes as written with the correction of “Bryon” to “Byron” David. The vote in favor was unanimous. The motion carried.

III. VARIANCE REQUEST

A. McKenzie R. Jordan of Chancel Builders, Inc., applicant, on behalf of the City of Conway, a Body Politic, requests a variance from Section 6.3, Table 6.2 of the City of Conway Unified Development Ordinance (UDO) for the property located at 1600 Ninth Avenue (TMS# 137-01-27-013) relating to the minimum setback requirements.

Leinwand stated the variance was for city-owned property, but McKenzie Jordan was the applicant. Leinwand said this property was the proposed site for the city’s new Public Safety Building. He said the property was zoned Professional (P). The Professional (P) Zoning District requires a 15 foot setback on Buck Street, but in order to save the oak trees on the property, the city is requesting a variance to allow the setbacks on Buck Street to be 12 feet.

Lovelace asked if the current building would be demolished. Leinwand said the buildings on the site now would be demolished.

Leinwand said the city felt there were extraordinary circumstances because of the city’s policy concerning oak trees. He said they were trying to save as many of the trees as possible to make the design of the building work. Hyman asked if there had
been any opposition to the variance. Leinwand said the lot had been posted, and an ad had been published. There had been no opposition.

Henry asked if it was not the city asking for the variance would this type of variance be granted to others. Leinwand said there had been variances of this type granted before. Lovelace said when she had been a Board member previously, the Board had granted variances to preserve oak trees.

Hyman said it appeared staff’s recommendation was to grant the variance based on the 4 conditions. Hyman went over the city’s findings. The first was the extraordinary conditions of the property were the existing mature Live Oak Trees. He said the conditions did not apply to other properties in the area. He said the proposed location of the building was ideal in order to protect nine of the 10 Live Oak Trees. There would be no detriment to the adjacent property or the public good, in fact, saving nine of the 10 Live Oak Trees would preserve the character of the area.

Lovelace made a motion, seconded by Hewitt, to grant the variance based on the findings of the 4 conditions. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

There was none.

V. ADJOURN

There being no further business to come before the Board, David made a motion, seconded by Henry, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 5:50 p.m.

Approved and signed this 25 day of July.

B. Alex Hyman, Chairman