CITY OF CONWAY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 2, 2018
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present:        Mark Stanley, Brian O’Neil, Chris Sansbury, John Thomas, Kendall Brown
Absent:         Gloria Robinson-Cooper, Brantley Green, Alex Hyman, Chris Guidera
Staff:          Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary
Others:         Davis Inabnit; Kathy Ropp

I.  CALL TO ORDER

Vice Chairman Sansbury called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES

O’Neil made a motion, seconded by Thomas, to approve the July 5, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. REZONINGS

A. Request to rezone approximately 0.34 acres of property located on Racepath Ave (TMS: 137-05-09-009, 137-05-09-010, 137-05-09-011 | PIN 36802020020, 36802020021, 36802020022) from Neighborhood Commercial (NC) to Low-Density Residential (R-1).

Hyman said on July 17 and 23, 2018, applications were signed by Fredricka Bellamy Higgs, William Alston Higgs Jr, and Lenora Sadler requesting the rezoning of these parcels from Neighborhood Commercial (NC) to Low-Density Residential (R-1). The property owners were unaware that their properties were zoned commercially. Zoning maps dating back to 2002 show the parcels as Neighborhood Commercial.

Hyman said Ms. Higgs wanted to demolish the existing structure and then build a new one.

O’Neil asked if they were going to combine all three properties. Hyman said there were two separate owners and there might be combination of the two lots owned by the Higgs.

Brown asked, if other than the newspaper article, had there been any feedback. Hyman said there had not. Hyman said that neighbors had come to the Council meeting in support of the request.
Sansbury asked if staff had any issues with the rezoning, and Hyman said they did not.

Thomas made a motion, seconded by Brown, to recommend the rezoning to City Council. The vote in favor was unanimous. The motion carried.

IV. ROAD CLOSURE

A. Proposed road closure of an unimproved 50' road on Church Street between Popeye's Louisiana Kitchen and Pizza Inn.

Hyman said Popeyes Louisiana Kitchen and Pizza Inn are located on Church Street (Hwy 501) in Conway. Located between their respective properties titlework revealed the existence of an unimproved 50' road which has never been improved or been used as a roadway. The adjoining property owners seek to have the unimproved roadway declared closed with the roadway area being split between the only two adjoining property owners. This would allow the adjoining property owners the ability to maintain the unimproved area.

Hyman asked Inabnit, who is the attorney handling this request, if the road had been posted yet. Inabnit said it had not. He said there had to be ads run in the paper. He said the City permitted the ad to run three times over three days, but the State required the ad to run once a week for three weeks. He said he wanted to be sure that the City would be in favor before he put the rest of the wheels into motion. Inabnit said this closure would help with the maintenance of the unused road.

Hyman said staff had no concerns, and that this had gone before Council at a workshop.

O'Neil said it sounded like a normal procedural thing.

O'Neil made a motion, seconded by Stanley, to recommend approval to City Council. The vote in favor was unanimous. The motion carried.

V. SUBDIVISION REVIEW

A. The Village at Crabtree Phase 1 & 2 – Michael Redmond with ETS Engineers on behalf of The Village at Crabtree LLC, requests preliminary approval, road name approval, and open space fee-in-lieu approval of Phase 1 & 2 of the Village at Crabtree consisting of 94 lots currently zoned R3 located on El Bethel Drive (PIN 33700000036).

Hyman said that Michael Redmond requests preliminary approval of Phase 1 & 2 of the Village at Crabtree located on El Bethel Drive. These phases have 94 lots. The Technical Review Committee is currently reviewing the plans.

Hyman said the developer has requested to pay a fee in lieu of open space pursuant to Section 10.3.9 of the Unified Development Ordinance. The fee is determined by calculating the fair market value of the unimproved land per acre and multiplying that by the required open space. In this case, a recent appraisal
was considered by the Planning Commission as the fair market value, which was $478,000.00 for 34.17 acres, or $13,989.00 per acre. The required Open Space for this development is 1.87 acres (94 lots x 2.49 x 0.008). Therefore, the open space fee is calculated as 1.87 acres x $13,989.00 = $26,159.00.

The fee in lieu for consideration for The Village at Crabtree is therefore $26,159.00. This fee would be required to be paid prior to the recording of the Final Plat. If the Planning Commission supports the request to pay the fee in lieu of open space dedication, that request to pay the fee in lieu of open space dedication shall be forwarded to City Council for review and a final decision.

In addition, the developer is also requesting approval of the following street names:

1. Campton Loop
2. Capri Court

Sansbury asked if the subdivision was zoned R-2. Hyman said it was zoned R-3, which allowed for small lots.

O’Neil made a motion, seconded by Thomas, to approve the preliminary subdivision plans, recommend to Council that the fee in lieu of open space be allowed, and approve the requested street names. The vote in favor was unanimous. The motion carried.

B. Carsen’s Ferry Phase 5 & 6 – Jeff Solan on behalf of RCB Land Holdings II LLC, requests preliminary approval and road name approval of Phase 5 and 6 of Carsen’s Ferry consisting of 18 lots currently zoned PD located off Riverport Drive.

Hyman said Jeff Solan requests preliminary approval of Phase 5 & 6 of Carsen’s Ferry located off Riverport Drive. These phases have 18 lots. The Technical Review Committee is currently reviewing the plans.

Open Space required for Carsen’s Ferry is 68 lots x 2.49 x 0.008 = 1.36 acres. Open Space provided includes:

1. Open Space ‘A’ – 0.61 acres
2. Open Space ‘B’ - 0.23 Acres
3. Open Space ‘C’ – 0.75 acres (.38 pond surface)

The developer is also requesting approval of the following street names:

1. Rodessa Court
2. Elsmore Drive

Hyman said the street names had been approved by 911 and the county.

Stanley made a motion, seconded by O’Neil to approve the preliminary plans as presented and to approve the requested street names. The vote in favor was unanimous. The motion carried.
VI. ROAD NAMES

A. Carsen’s Ferry Phase 3 – Jeff Solan on behalf of P3 Construction LLC, requests approval of a street name for Carsen’s Ferry Phase 3.  

Hyman said that a private alley was being made public and therefore needed to be named. She said the developer had chosen Ryehill Lane. The name has been approved by 911 and the county.

Stanley made a motion, seconded by Thomas, to approve the requested road name. The vote in favor was unanimous. The motion carried.

VIII. PUBLIC INPUT

None.

IX. ADJOURN

Stanley made a motion, seconded by O’Neil, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 5:45 p.m.

Approved and signed this 6th day of September, 2018.

Chris Sansbury, Vice Chairman