CITY OF CONWAY
BOARD OF ZONING APPEALS MEETING
Thursday, May 24, 2012
City Hall Conference Room – 5:30 p.m.

Present: Alex Hyman, Georgia Johnson, Byron David, Jim Young, Howard Henry,
Rebecca Lovelace

Absent: N/A

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

Others: Charles Jordan

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Lovelace made a motion, seconded by Young, to approve the April 26, 2012 minutes as
written. The vote in favor was unanimous. The motion carried.

III. VARIANCE REQUEST

A. C&K Properties, applicant, requests a variance from Section 8.2.12
Parking Requirements for Specific Uses of the City of Conway
Unified Development Ordinance (UDO) for a property located at US
Highway 501 (TMS# 151-00-01-101).

Leinwand said this had come before the Board on April 26, 2012. He said a decision
could not be made at that time because the property was not in the city limits. He said on May
14, 2012, the final reading was passed by City Council, and the property was annexed into the
city limits.

Leinwand said the proposed Waffle House was requesting additional parking spaces. He
said the city requires a maximum of 23 parking spaces. He said the applicant was requesting
an additional seven parking spaces for a total of 30 parking spaces. He said staff did not have
an issue with them having the additional parking because of the size of the restaurant.

Leinwand said originally it was staff’s recommendation that they use a pervious material
for the additional 7 parking spaces, but that was up to the Board if they wanted to add that
condition. He said the applicant had explained to him that the stormwater infrastructure had
already been laid out. He said he did not know if it would make a difference to have or not have
the pervious parking spaces. Jordan said the storm drainage system was already out there.
Hyman asked if it was the city’s position that a variance should be granted. Leinwand said the city felt it met the set of criteria that would allow the Board to grant the variance.

Johnson said the only reason it was tabled in April had now been taken care of.

Young made a motion, seconded by Johnson, that the four findings had been met, and the variance for the additional parking should be approved.

Hyman asked Leinwand if there was anything in the variance request about the pervious material. Leinwand said that would be up to the Board to add it as a condition, but staff did not believe it was necessary.

Hyman asked Young if he was making the motion with the pervious material added or without it. Young said without the requirement of the pervious material.

Young made a motion, seconded by Johnson, that the variance for the additional parking spaces be granted 7 addition parking spaces for a total of 30 parking spaces without the condition that the additional parking spaces be of a pervious material. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

There was none.

V. BOARD INPUT

Young asked what had been decided about Sayer’s seat on the Board. Leinwand said that since Sayer had not taken the required training in 2011, he was no longer eligible to sit on the Board. He said they were looking for a new Board member.

VI. STAFF INPUT

There was none.

VII. ADJOURN

There being no further business to come before the Board, David made a motion, seconded by Young, to adjourn the meeting. The meeting adjourned at 5:35 p.m.

Approved and signed this 19 day of Nov., 2012

Alex Hyman, Chairman

Board of Zoning Appeals
May 24, 2012