



# CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

September 18, 2023 • 6:30pm • 1111 Main Street

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

*\*Subdivision Review items are included for consideration as administrative reviews to determine compliance with the Conway Subdivision Ordinance, Zoning Code, and applicable plans. Such items are not conducted as public hearings.*

*\*\*Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



# City of Conway

## PLANNING COMMISSION

September 18, 2023

### PLANNING COMMISSION

Rebekah Fincher, Chair  
Laura King, Vice-Chair  
Drew Spurgers, Secretary  
Alexander Baney  
Adam Bell  
Mark Ferguson  
Latisha Sanders-Jones  
Lori Quinn  
Ethan Reed  
Jensen Thielke

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **September 26, 2023.**

Items not approved by the Planning Commission/Board of Zoning Adjustment may be appealed to the City Council within 30 days of the date of denial.

**Call to Order and Roll Call.**

**Finding of a Quorum.**

**Approval of Minutes.** August 21, 2023

#### I. Subdivision Review\*

A. Request for preliminary plat approval for Orchard Hill Subdivision, Phase 5 (SUB-0823-0132)

#### Public Hearings\*\*

A. Request to rezone 80.0± acres located at 1 Eagle Wing Drive from A-1 to R-1 (REZ-0823-0129)

B. Request to rezone 9.45± acres located at 5620 Spencer Lake Drive and 2.41± acres located at 5625 Spencer Lake Drive from A-1 and PUD to R-1 (REZ-0823-0130)

C. Consideration to amend Article 5 of the Conway Zoning Code to add standards for Data Centers

#### II. Announcements/Additional Business

A. Items as decided by the Commission

**Adjourn.**

# Request for Preliminary Plat Approval: Orchard Hill Subdivision, Phase 5\*

I.A

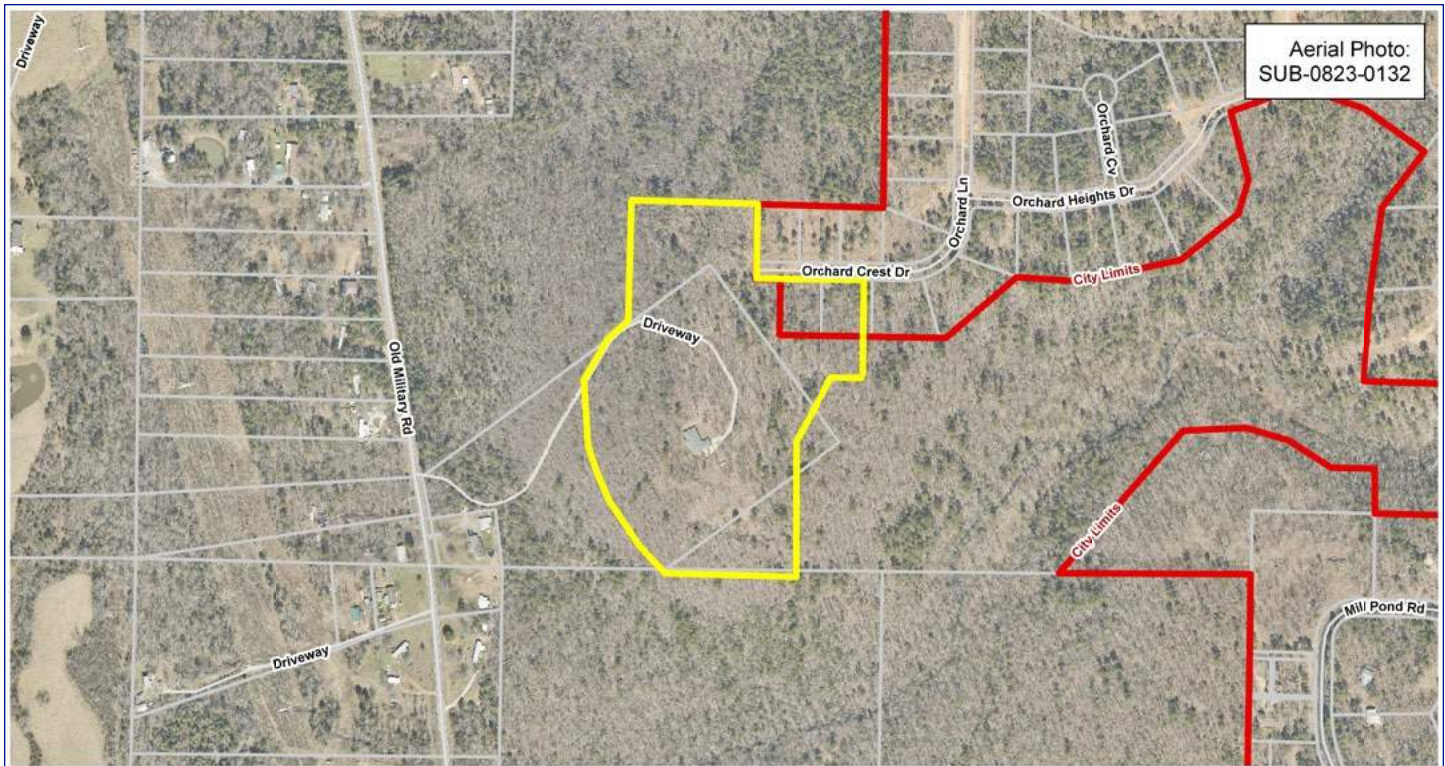
21.09± acres at the terminus of Orchard Crest Drive

## APPLICANT/AUTHORIZED AGENT

The Tyler Group  
240 Skyline Dr, Ste 3000  
Conway, AR 72032

## OWNER

Frank Shaw Properties, LLC  
1315 Main St  
Conway, AR 72034



## SITE

**Location.** Acreage west of the terminus of Orchard Crest Dr, including a portion of 367 Old Military Rd.

**Site Area.** 21.09± acres.

**Current Zoning.** R-1 (One Family Residential) [1.38± acres]; and unzoned, unincorporated [19.71± acres].

**Comprehensive Plan.** Single Family.

**Existing Structures.** 3,192 sf single family residence.

**Overlay.** None.

**Master Street Plan.** Extension of Orchard Crest Dr with cul-de-sac - Local in a Rural Residential (60' ROW).

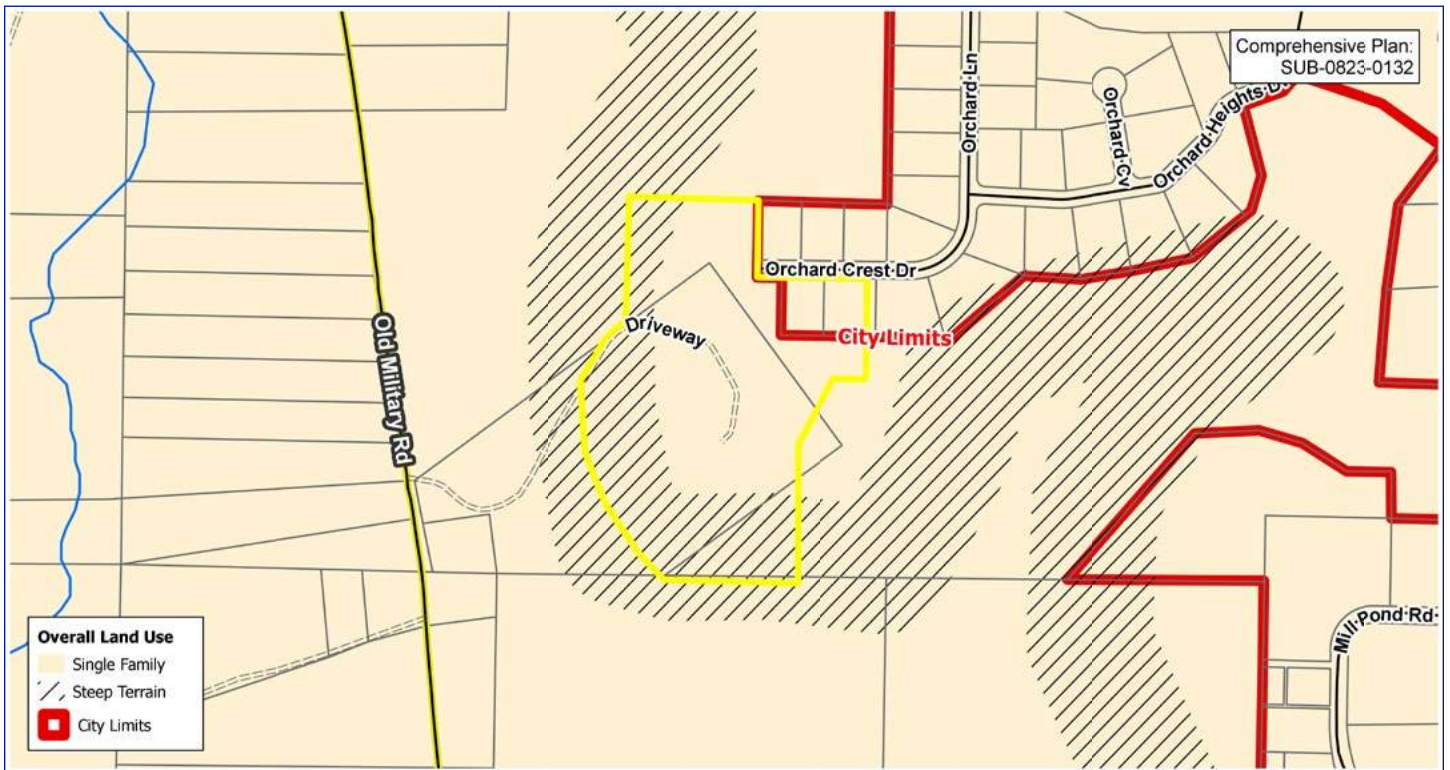
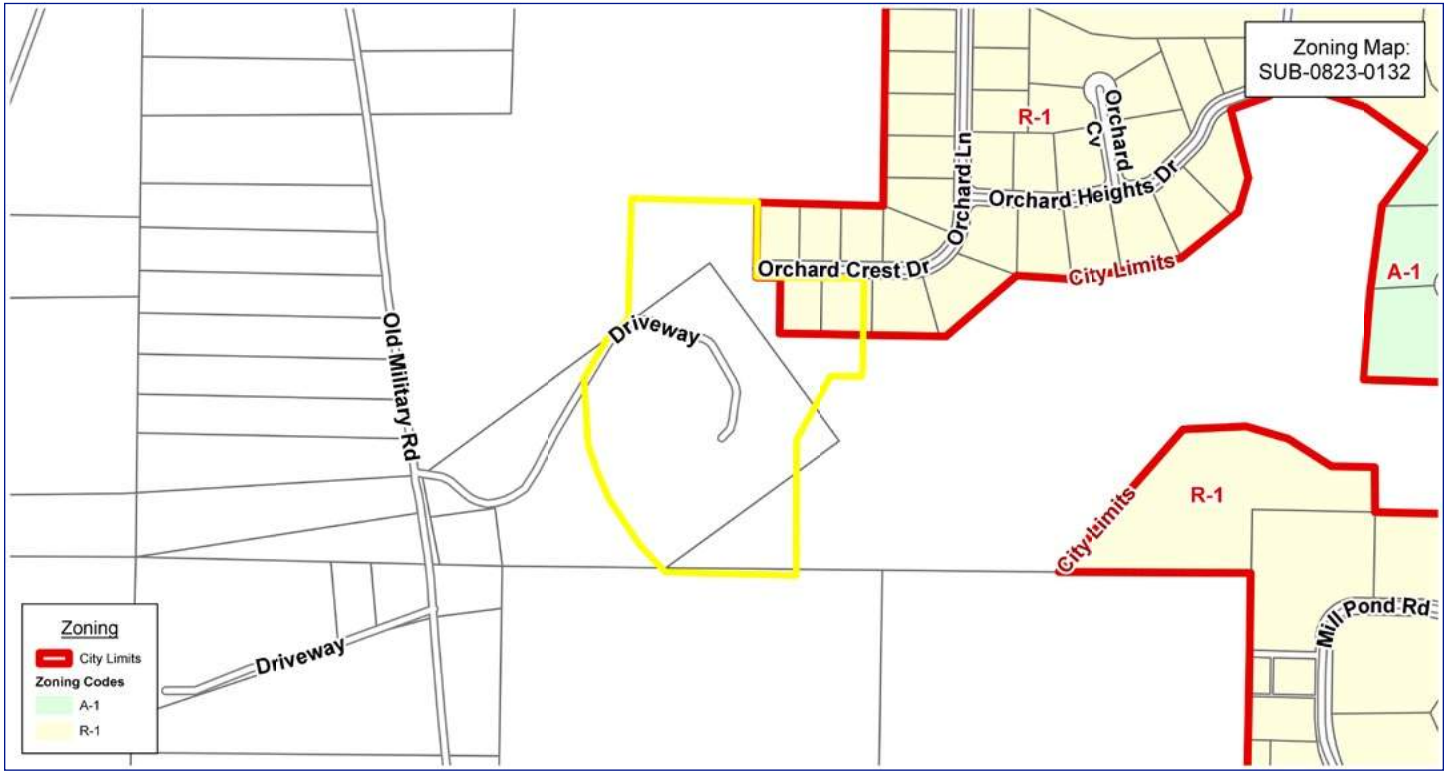
## REQUEST

The applicant is requesting preliminary approval of a 7-lot subdivision comprised of approximately 21 acres at the western terminus of Orchard Crest Dr. This development represents the fourth phase of the Orchard Hill Subdivision. *\*The preliminary plat was submitted for review labeled as phase five, but as no fourth phase exists, staff provided review feedback to change phasing label to four.* The subdivision will access via an extension of Orchard Crest Dr, an existing Local Rural Residential street, which will terminate in a cul-de-sac. 75% of the proposed development is unincorporated [with street frontages of ≥150 feet] OR is incorporated, but has previously received preliminary plat approval while in a similar condition, therefore sidewalk construction will not be required for these portions



# Request for Preliminary Plat Approval: Orchard Hill Subdivision, Phase 5\*

21.09± acres at the terminus of Orchard Crest Drive



21.09± acres at the terminus of Orchard Crest Drive

of the phase. As proposed, Lots 1 and 4 do not meet requirements to be exempt from sidewalk construction requirements. Refer to Staff comments and conditions of approval as part of Staff recommendation for possible modifications.

**Waivers requested.** No waivers were requested as part of this submission.

## **STAFF COMMENTS**

- This phase of the subdivision will connect to Phase 3 to the northeast.
- Construction of sidewalks [on Lots 1 and 4] shall occur with development in accordance with Article V, Section 9.4 of the Subdivision Regulations. *Not all proposed lots are exempt from sidewalk construction requirements by meeting minimum street frontage [150 feet] for large lot subdivisions located in the extra territorial jurisdiction. Staff recommends revisions to lot configuration or that applicant request waiver to pay fees-in lieu.*

## **STAFF RECOMMENDATION**

Planning Staff recommends approval of the preliminary plat contingent upon the completion of the amended punch list and associated conditions of approval.

## **CORRECTIONS NEEDED ON THE PLAT**

1. Revise plat name from Orchard Hill Subdivision Phase 5 to Phase 4.
2. Provide ADH septic approval for all lots.
3. Indicate locations of existing CAGIS monuments and 2 new CAGIS monuments as required for subdivisions  $\geq 10$  acres.
4. Provide all easements<sup>†</sup> as indicated by the Planning Staff, City Engineer, Conway Corporation.
5. The west 30 feet of the 60 foot access easement provided by document #L202212154, as noted on plat of record for Orchard Hill Subdivision Phase 3 (P202200067), shall be included as part of lot 7 (which represents a replat of Lots 20 and 21, Orchard Hill Ph 3).
6. Other corrections, noted on preliminary plat, street and drainage plans, and drainage report, as required by the City Engineer, Planning Staff, Fire Marshal, and Conway Corporation.

## **CONDITIONS**

1. Sidewalks along Lot 1 and Lot 4 frontage shall be required at the time of development. Applicant may revise lot configuration or may request a waiver from sidewalk construction requirements to be allowed to pay fees in-lieu. If payment of fees in-lieu is approved and Sidewalk Note, indicating amount paid, shall be added to the plat. <sup>†</sup>Add 'Sidewalk' to 15 foot utility easement label along street frontage in accordance with typical section of a Local in a Rural Residential Zone (sheet TS-3) per the City of Conway Standard Details for Roadway & Drainage Construction.
2. Temporary turn around easement, provided by document #L202212153, as noted on plat of record for Orchard Hill Subdivision Phase 3 (P202200067), shall be abandoned with the construction of the extension of Orchard Crest Dr.
3. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
4. No portion of the site shall be disturbed unless in accordance with the grading, erosion, and storm water management ordinance, #O-20-78.
5. Fire hydrants shall be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
6. A draft Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions, and conditions applicable to the property included in the submitted plat.
7. All other applicable provisions of the City of Conway Subdivision Ordinance (#O-00-03) shall be satisfied and accounted for prior to preliminary plat approval and authorization to proceed.
8. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with preparation of the Final Plat.
9. Any of the above conditions not met, as determined by concurrence of the Planning Director and City Engineer, shall require re-review and approval by the Planning Commission.

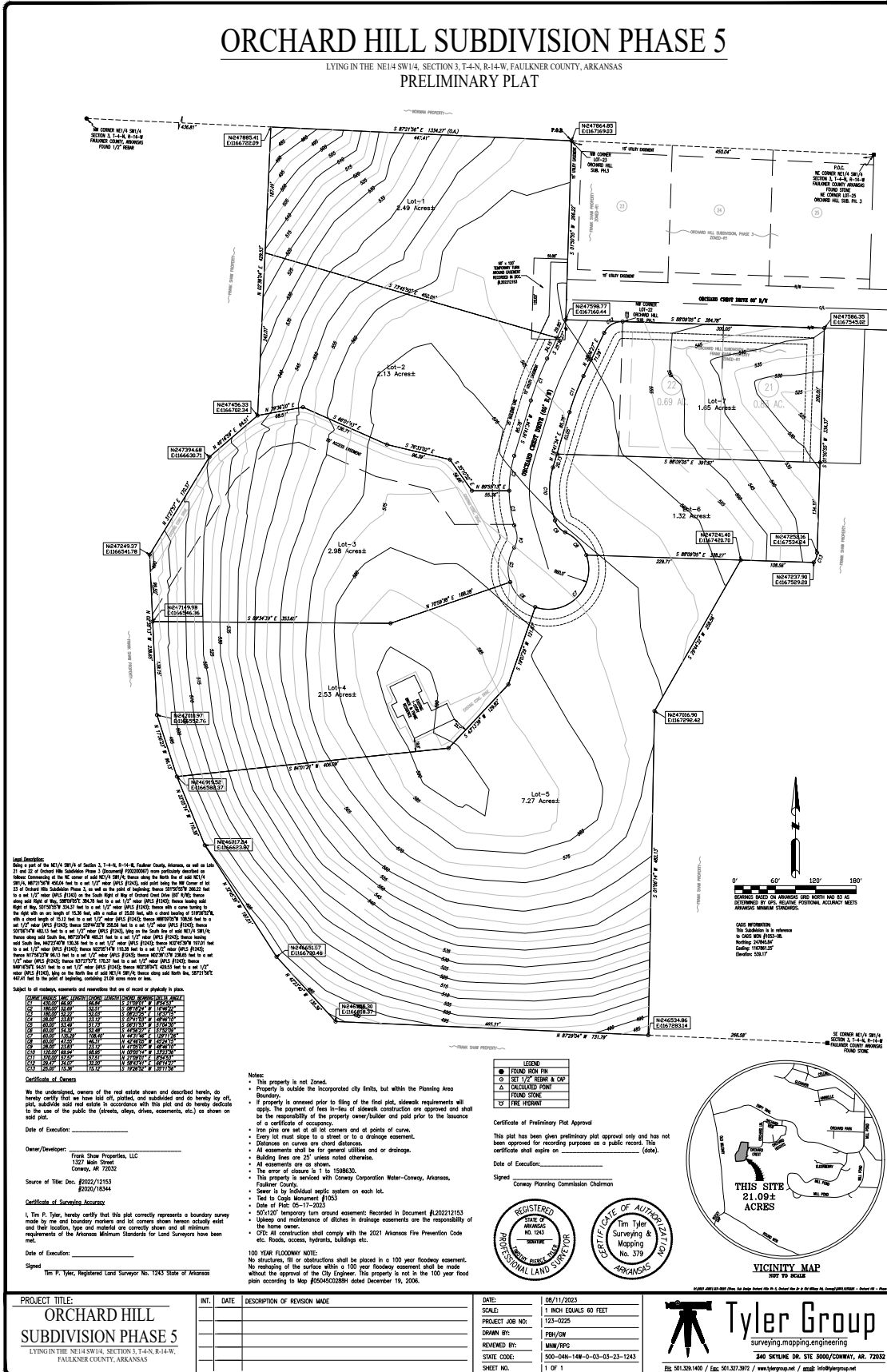
## **SAMPLE MOTION**

I move to accept the staff recommendation of approval with the corrections and conditions of approval indicated in the staff report.

# Request for Preliminary Plat Approval: Orchard Hill Subdivision, Phase 5\*

21.09± acres at the terminus of Orchard Crest Drive

I.A





# Request for Preliminary Plat Approval: Orchard Hill Subdivision, Phase 5\*

I.A

21.09± acres at the terminus of Orchard Crest Drive



View of subject property from Orchard Crest Dr looking W



View of subject property from Orchard Crest Dr looking SE



View of subject property from Orchard Crest Dr looking SW



Property adjacent to the N and E



# Request to Rezone: A-1 to R-1

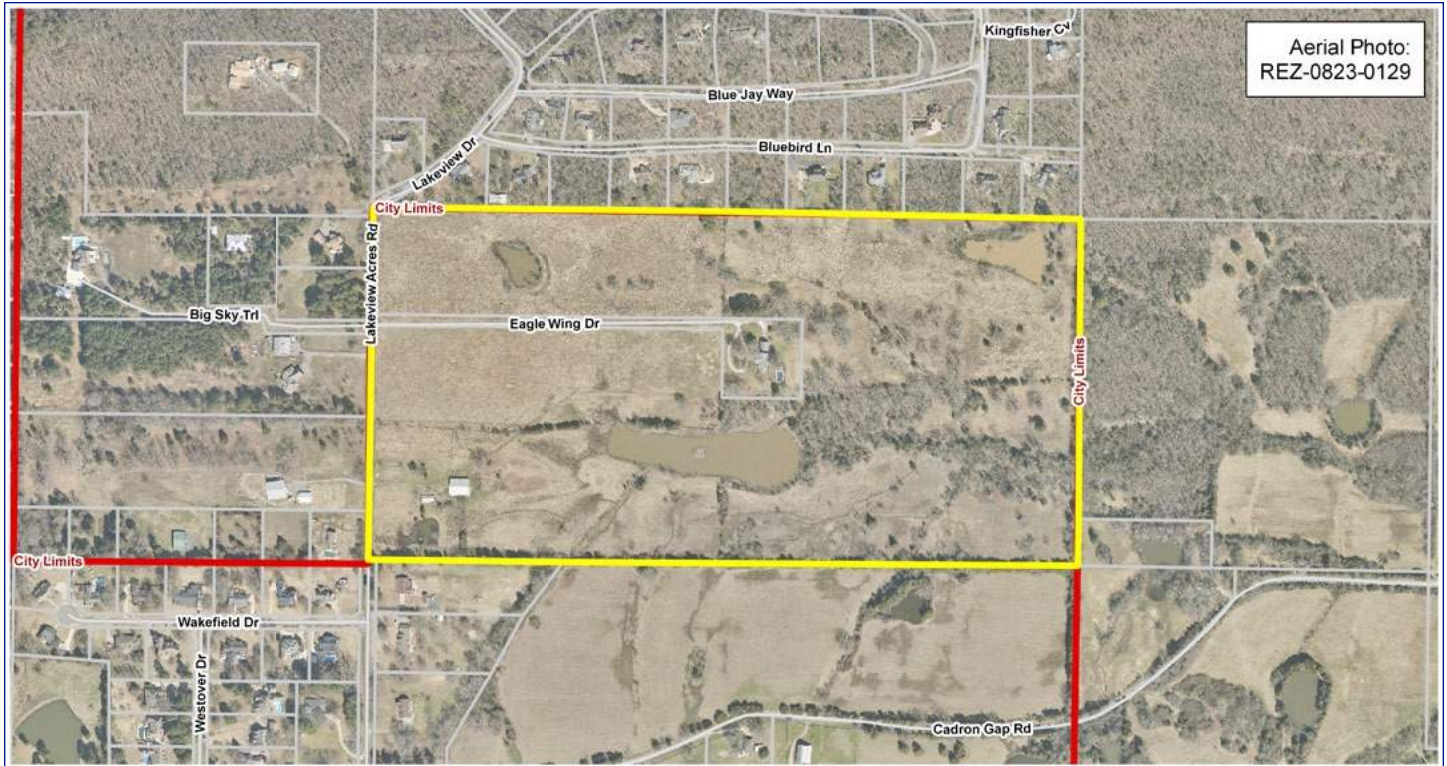
80.0± acres east of Lakeview Drive, including 1 Eagle Wing Drive

**APPLICANT/AUTHORIZED AGENT**

Central Arkansas Professional Surveying  
1021 Front St  
Conway, AR 72032

**OWNER**

Elaine Goode, Trustee  
Revocable Trust  
PO Box 1390  
Conway, AR 72033



**SITE**

**Location.** 1 Eagle Wing Dr.

**Site Area.** 80.0± acres.

**Current Zoning.** A-1 (Agricultural District).

**Requested Rezoning.** R-1 (One Family Residential District).

**Adjacent Zoning.** North, West: Unincorporated, currently single-family development; East: TJ Zone (TJ Rural District); South: R-1 (One Family Residential District).

**Existing Structures.** 4,299 sf single family residence.

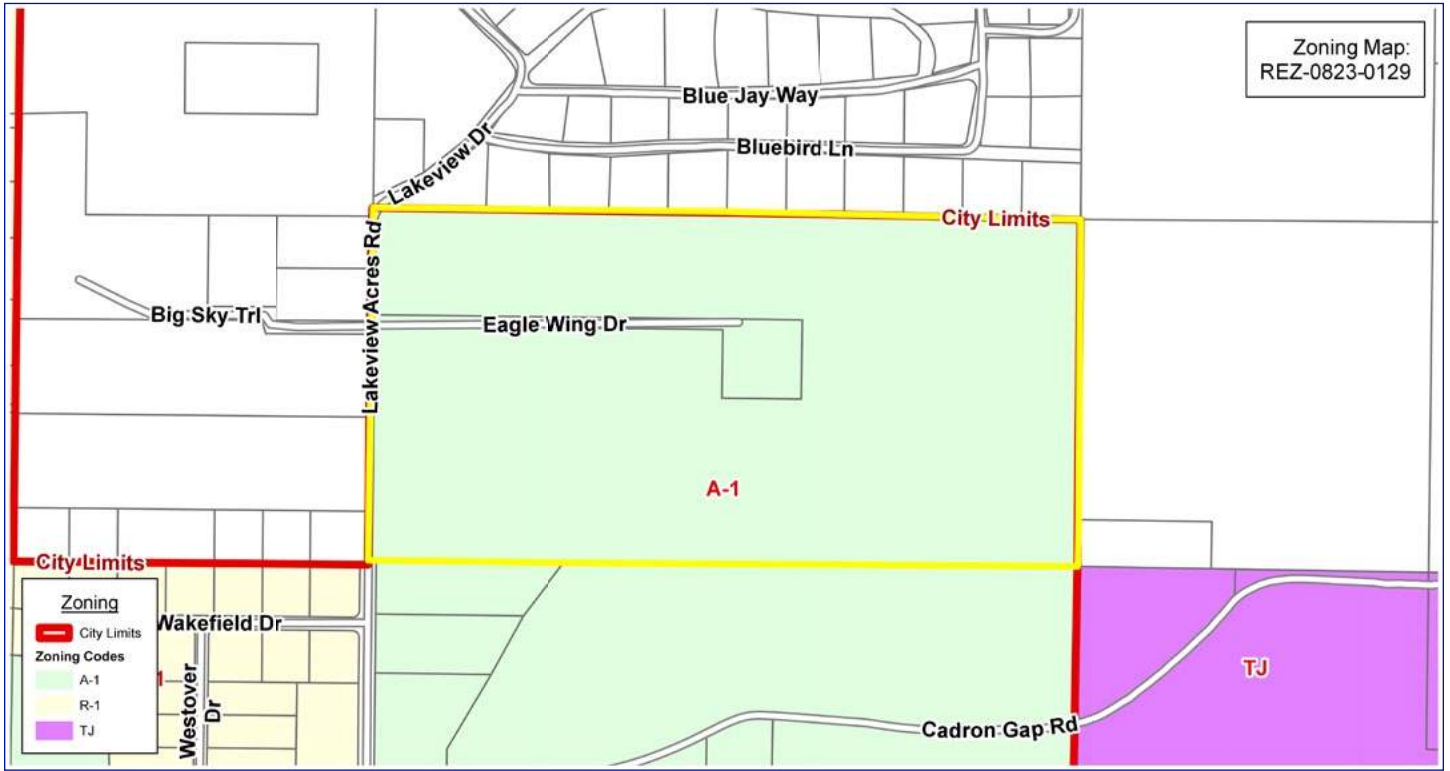
**Overlay.** None.

**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** The anticipation is this site will develop into a single-family residential district. Based on the current acreage and conditions, this development could yield roughly 428 single-family units. Development of the property at this density would generate an estimated 4,036 vehicle trips per typical weekday. This number may change based on the layout of the streets and lots.

# Request to Rezone: A-1 to R-1

80.0± acres east of Lakeview Drive, including 1 Eagle Wing Drive



## Request to Rezone: A-1 to R-1

II.A

80.0± acres east of Lakeview Drive, including 1 Eagle Wing Drive

**Flood/Drainage.** The site is not within any FEMA Special Flood Hazard Areas.

**Utilities.** The applicant will need to coordinate with Conway Corporation for the extension of utilities at the time of development. Per Conway Corporation review, a pumping station will be required to provide for wastewater disposal.

**Master Street Plan.** Cadron Gap Rd – Collector (60' ROW); Lakeview Acres Rd – Collector (60' ROW).

**Street Improvement.** No current improvement plans.

### **STAFF COMMENTS**

- The applicant is requesting to rezone 80.0± acres from A-1 to R-1.
- The regulations for the A-1 (Agricultural Zoning District) are designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved. The Comprehensive Plan defines this area as Single Family which establishes a use pattern. This rezoning is appropriate for this area.
- Single family homes exist to the north and west. The east and south are largely undeveloped.
- Sidewalks are required for all street frontages on new lots, including Cadron Gap Rd, Lakeview Acres Rd, and any streets constructed as part of the subdivision.
- The zoning would not likely result in harm to adjacent property.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.

### **SAMPLE MOTION**

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.



# Request to Rezone: A-1 to R-1

80.0± acres east of Lakeview Drive, including 1 Eagle Wing Drive



View of subject property from Eagle Wing Dr looking E



View of subject property from Lakeview Acres Dr looking NE



Property adjacent to the N



Property adjacent to the S



Property adjacent to the W



Property adjacent to the W



# Request to Rezone: PUD and A-1 to R-1

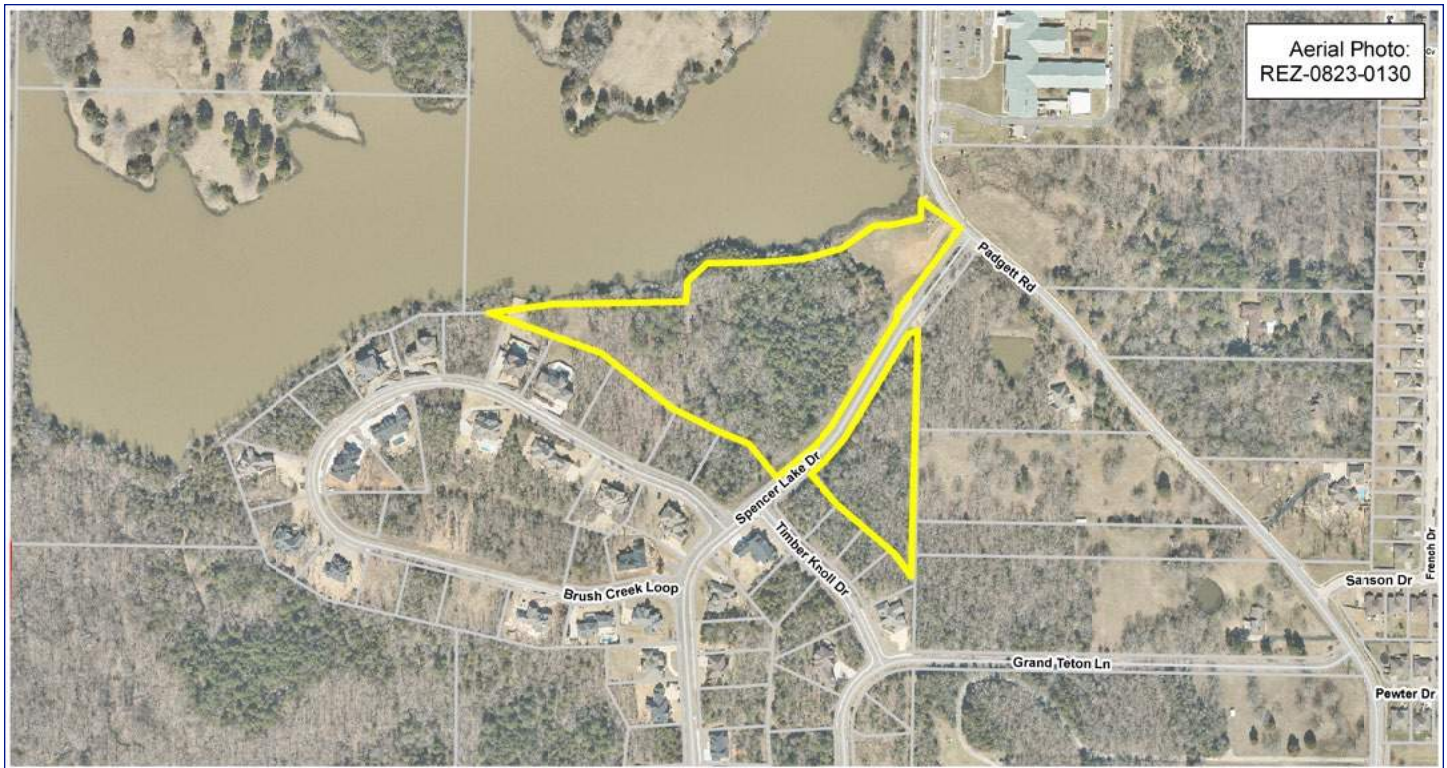
5620 and 5625 Spencer Lake Drive (11.86± acres)

**APPLICANT/AUTHORIZED AGENT**

The Tyler Group  
240 Skyline Dr, Ste 3000  
Conway, AR 72032

**OWNER**

4JM, Inc.  
5725 Brush Creek Loop  
Conway, AR 72034



**SITE**

**Location.** 5620 and 5625 Spencer Lake Dr.

**Site Area.** 11.86± acres (9.45± acres at 5620 Spencer Lake Dr and 2.41± acres at 5625 Spencer Lake Dr).

**Current Zoning.** PUD (Planned Unit Development) and A-1 (Agricultural District).

**Requested Rezoning.** R-1 (One Family Residential District).

**Adjacent Zoning.** North: R-1 (Lake Carol-Dan); East: A-1; West: R-1; South: R-1.

**Existing Structures.** None.

**Overlay.** None.

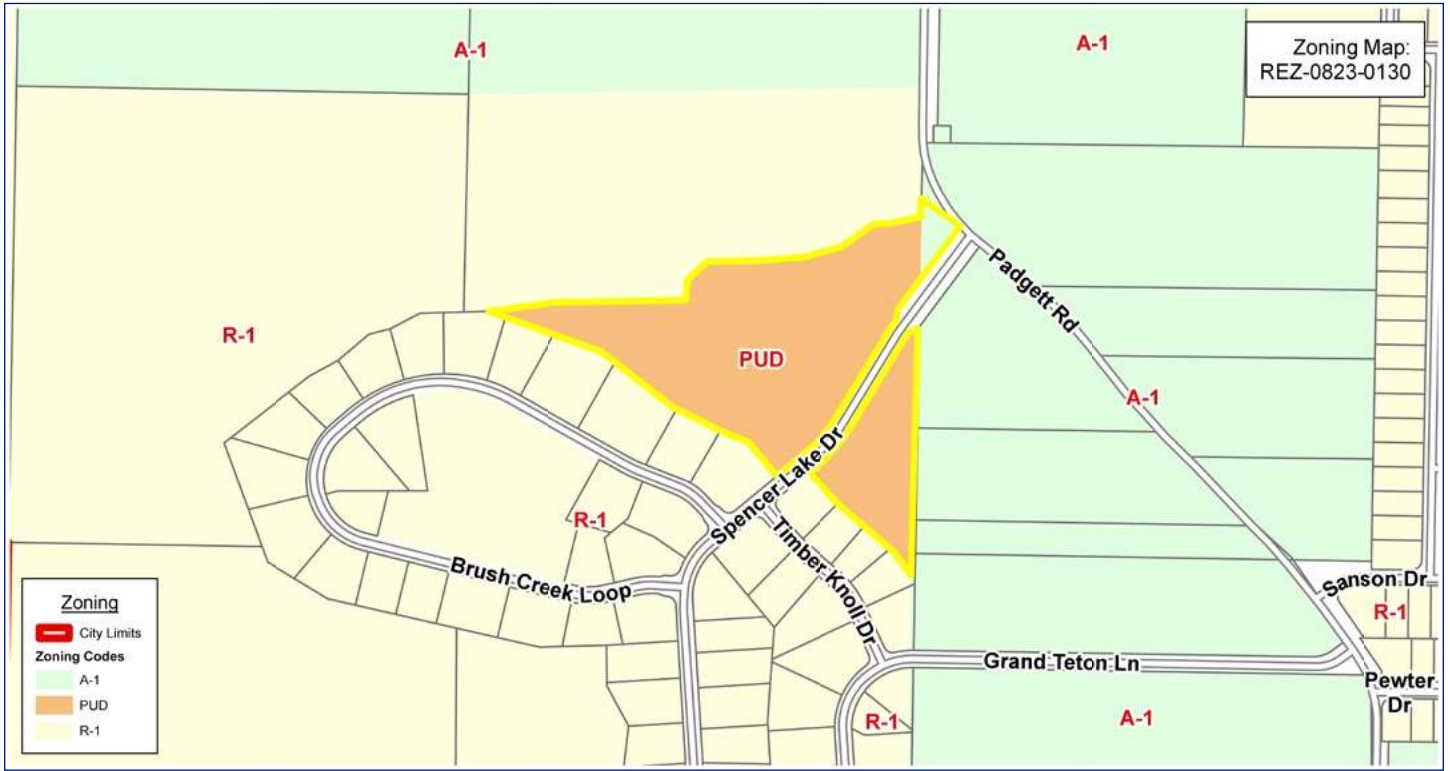
**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** With a rezoning to R-1, the likely increase in traffic impact could be slightly higher to the current zoning in PUD due to limitations in the PUD's unit count. The site will develop into single-family residential.

**Current Traffic Counts.** 970 ADT – Padgett Rd (north of the Padgett Rd and Prince St intersection); 760 ADT – Bay Hill Dr (west of the Bay Hill Dr and Hogan Ln intersection).

# Request to Rezone: PUD and A-1 to R-1

5620 and 5625 Spencer Lake Drive (11.86± acres)





## Request to Rezone: PUD and A-1 to R-1

II.B

5620 and 5625 Spencer Lake Drive (11.86± acres)

**Flood/Drainage.** The site is not within a FEMA designated Special Flood Hazard Area, however a portion of this lot fronts Lake Carol-Dan.

**Utilities.** The site is currently served by utilities.

**Master Street Plan.** Spencer Lake Dr – Local Residential (50' ROW); Padgett Rd – Minor Arterial (80' ROW).

**Street Improvement.** No current improvement plans.

### **STAFF COMMENTS**

- The applicant requests to rezone from PUD to R-1. The Comprehensive Plan for this area is Single Family and the request is consistent with the Comprehensive Plan in this region.
- The existing PUD was approved in 2005 and has not developed since this time. The PUD states “3.3 duplexes per acre” which indicates 6.6 units per acre would be allowed. However, the PUD caps development at “30 individual residential condominium units” and also permits a clubhouse/pool to be constructed and an off-street guest parking area.
- The PUD was approved about 18 years ago. An R-1 zoning is more consistent with surrounding zoning and the use pattern within this area.
- There is a small percentage of the property zoned A-1 along Padgett Road which is also a part of the overall rezoning consideration. A-1 is used as a placeholder zoning “until a use pattern is approved” per Section 309.1 of the Zoning Code. The use pattern approved in this area is Single Family which is consistent with R-1 zoning.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of the rezoning. The proposed zoning is consistent with the present and proposed use of the site and will likely not cause harm to surrounding properties.

### **SAMPLE MOTION**

I move to accept the staff recommendation to approve the rezoning request on the basis that it will allow for appropriate use of the property and will not likely negatively impact adjacent property.

# Request to Rezone: PUD and A-1 to R-1

5620 and 5625 Spencer Lake Drive (11.86± acres)

II.B



View of subject property from Spencer Lake Dr at Timber Knoll Dr looking E



View of subject property from Padgett Rd looking NW



View of subject property from Spencer Lake Dr at Timber Knoll Dr looking E



Property adjacent to the E, across Padgett Rd



Property adjacent to the W



Property adjacent to the W

## §530 - Data Centers in residential areas and related sections

With #O-23-55, the City Council adopted rules and regulations pertaining to data centers and related noise disturbances within the incorporated city limits in response to Arkansas Act 851, also known as the Arkansas Data Centers Act, which provides guidelines and prohibits discrimination against digital asset mining businesses. As, current zoning regulations do not define a use in kind to data mining, data centers, crypto mining, or other similar uses, the following amendments to Conway Zoning Code are proposed.

The following shall be added to

**ARTICLE V: SPECIAL PROVISIONS CONDITIONS APPLYING TO USES, SECTION 530 – DATA CENTERS IN RESIDENTIAL AREAS**

The purpose of these provisions is to provide guidelines that balance the right for city homeowners to utilize the benefits of data centers while protecting the health, safety, and welfare of the entire community. Additionally, these provisions seek to align with provisions identified within state law and local ordinance.

Commercial use of data centers shall be restricted to non-residential zoned areas. Data Centers within residential areas zoned R-1, R-2A, R-2, SR, MF-1, MF-2, MF-3, RMH, and HR shall be for personal use and restricted herein:

**A. Restricted Uses in Residential Areas**

Data Centers and digital asset mining facilities within a residential use area defined as those zoned R-1, R-2A, R-2, MF-1, MF-2, MF-3, RMH, HR, and SR, shall be limited to personal, non-commercial use which does not require third-party customers or employees to physically visit the location of operation and does not require physical alterations to the exterior of an existing structure or parking. Data Centers and Digital Asset Mining shall not be considered a Home Occupation. Restrictions herein shall be in addition to any considerations provided within a Conditional Use Permit.

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The following shall be added to

**ARTICLE VIII: ADMINISTRATION SECTION, 802.2 – APPLICATION FOR CONDITIONAL USE PERMIT**

*“The application shall include the following information and documents...”*

**Q. Consideration for Data Centers**

1. Planning and Development Staff may request additional information upon submittal, including but not limited to, utility usage for data centers with Conditional Use Permit applications for consideration.
2. The applicant shall submit a copy of Building Plans, Noise Study and a Noise Attenuation Plan as defined in O-23-55 with the Conditional Use Permit application.
3. No condition shall further limit sound decibels beyond what is identified in O-23-55 pursuant to AR §14-1-501.
4. No condition shall require special conditions for differing types of data centers pursuant to AR §14-1-501.

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The following terms shall be defined in

**ARTICLE XIII: DEFINITIONS SECTION 1302 – DEFINITIONS OF TERMS AND USES**

**Ambient Noise:** The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excusing the alleged offensive noise, at the locations and approximate time at which comparison with the alleged offensive noise is to be made.

**Data Center:** A facility constructed and operated that is engaged in storage, management, processing, and transmission of digital data, including facilities used for cryptocurrency mining, which houses networked computer systems along with supporting equipment such as batteries, back-up power generators, HVAC and cooling systems. This use shall include digital asset mining as defined in the Arkansas Data Centers Act, Act 851.

**Decibel (dB):** A unit for measuring the volume of a sound, equal to twenty (20) times to the base 10 (10) of the ratio of the pressure of the sound measured to the referenced pressure, which is twenty (20) micropascals (twenty (20) micronewtons per square meter.)



## §530 - Data Centers in residential areas and related sections

**Data Center (General):** A secondary use designation for a location, primarily used in conformance with traditional zoning requirements, in which an occupant, owner, tenant, or other entity is engaged in storage, management, processing, and transmission of digital data, including facilities used for cryptocurrency mining, which houses networked computer systems which may include supporting equipment such as batteries, back-up power generators, HVAC and cooling systems, and other similar uses otherwise not permitted by right. This use shall include digital asset mining as defined in the Arkansas Data Centers Act, Act 851.

**Data Center (Limited):** A use designation for facility constructed and operated that is engaged in storage, management, processing, and transmission of digital data, including facilities used for cryptocurrency mining, which houses networked computer systems which may include supporting equipment such as batteries, back-up power generators, HVAC and cooling systems, and other similar uses. This use shall include digital asset mining as defined in the Arkansas Data Centers Act, Act 851.

**Mechanical Equipment:** The networked computer systems along with supporting equipment such as batteries, backup generators, and cooling systems housed on the Data Center’s property.

**Noise Attenuation:** The reduction of noise levels through the use of sound-absorbing material, architectural design techniques, and/or any other suitable means.

**Noise Disturbance:** any sound which endangers or injures the safety or health of humans or animals; or annoys or disturbs a reasonable person of normal sensitivities; or endangers or injures person or real property.

**Person:** An individual, association, partnership, or corporation, including any officer, employee, department, or agency.

**Property Line:** An imaginary line along the ground surface, and its vertical extension, which separates the real property owned by one person from that owned by another person, but not including intrabuilding real property divisions.

**Sound:** An oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.

**Sound Level:** The weighted sound pressure level obtained by the use of s sound level meter and frequency weighting network, such as A, B, or C as specified in American National Standards Institute specifications for sound level meters (ANSI SI. 4-1971, or the latest approved revision thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply.

**Sound Level Meter:** An instrument which includes a microphone, an amplifier, RMS detector, integrator or time averager, output meter, and weighting networks used to measure sound pressure levels.

**APPENDIX A: PERMITTED USE TABLE** shall be amended to include the following:

Permitted Uses	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	O-1	O-2	O-3	I-1	RU-1	I-3	A-1	S-1	TJ
Data Center (Limited)																C		X			
Data Center (General)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C	C	C

## APPENDIX

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*The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.*

### **Development Review Approvals**

- Tailhook Hangar, Conway Airport at Cantrell Field (SDR-0623-0098)

### **Plats filed for record (Lot Splits, Lot Mergers, and Final Plats)**

- Cardinal Valley, Phase 1 (P2023-00045)
- Replat Lots 5 & 6, Robbinswood Subdivision (P2023-00046)
- Ebenezer Replat (P2023-00048)

Wednesday, September 6, 2023

ATTN:

City of Conway Planning Department  
Conway Planning Commission

I am writing in regards to the requested rezoning of 1 Eagle Wing Dr. and Lakeview Acres Dr. from A-1 to R-1. We have lived at 27 Bluebird Lane for almost 10 years and are strongly opposed to the rezoning. Since we will be out of town during the public hearing, I am voicing my concerns in this letter.

The zoning code explicitly states that the *“Residential districts shall promote desirable land use and development in order to protect district character and to conserve land and building value”*. A rezoning of this property from A-1 to R-1 would be detrimental to the district character as well as land and property values in the area.

The current established character of Lakeview Acres and the surrounding areas is one of larger homes on larger lots that are typically wooded. The larger yards and increased distance from house to house allows for an increased level of privacy and solitude. There is also a significant amount of wildlife in the area including birds, deer, and fox. The lower density of housing and the natural setting are one of the many reasons that myself and others are drawn to live in this area of town. I propose to keep the current A-1 zoning to preserve the character, quality, and value of living in Lakeview Acres and the surrounding neighborhoods.

The current property zoning of A-1 allows for single family residential development with a minimum of 1 acre lot sizes. That lot size, or larger is appropriate for the area in question. All of the surrounding neighborhoods including Quail Creek, Marlsgate, Williamsburg, and Lakeview Acres have lot sizes of no smaller than .5 acres and most are 1 acre or larger. That is the standard that needs to remain in the area.

The proposed rezoning would allow development in direct conflict with the established character and level of density of this area of town and would ultimately decrease land and property values. An R-1 zoning would allow for a minimum lot size 6,000 SF which equates to roughly 400-500 new homes on the 80 acre lot. That is a lot size of roughly .15 acres per lot. This level of density is not desired by myself or the nearby residents. Allowing housing density of this level will add a significant number of cars to the roads as well as drainage and wastewater management challenges. Most importantly, this high level of density would detract from the privacy and solitude of the area and decrease property values.

I recognize that development and progress are inevitable, but I am asking that any future development on this property be consistent with the character and density of Lakeview Acres and the surrounding neighborhoods. The current A-1 zoning allows for single family residential development with a larger lot size minimum consistent with the established density in the area. Therefore, I am strongly opposed to rezoning to R-1.

Respectfully,

Emily Ferris  
27 Bluebird Lane  
Conway, AR 72032



**Subject:** Against rezoning proposal  
**Date:** Wednesday, September 6, 2023 at 4:41:30 PM Central Daylight Time  
**From:** Brooke Duszota  
**To:** planning  
**CC:** Brooke Duszota, Gregory Duszota

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Conway Planning Commission,

We are writing in reference to:  
1 Eagle Wing Drive  
Conway, AR 72032  
Rezoning request from A-1 to R-1

As a resident of Lakeview Acres since 2006, our family is against this proposal. Below are three reasons we think are important to address.

1. Increased safety concerns arise due to the inability of our roads to accommodate higher traffic volumes: The current roads in our area are not designed to handle increased traffic and density that proposed additional land development homes would bring.

The existing roads are narrow, uncomfortable to navigate, along with a few hilly blind-spots and curves. Specifically on Lakeview Drive. The same road as 1 Eagle Wing Drive exists. The narrow and hilly road that begins with a curve on Lakeview and ends with a sharp blindspot curve towards Bluebird Lane is already dangerous to pedestrian traffic and motorists.

We are currently straining for traffic safety with the roads being as narrow as they are. How could they expand to allow for needed safety, since we already lack basic sidewalk needs for our community. This is an ongoing risk when we walk our roads. When we look to enjoy our neighborhood to exercise, walk dogs, ride bikes, kids to play. Rezoning housing would naturally multiply traffic and expand upon an already hazardous present-day problem.

2. Loss of community character: Our residential areas have a unique character and charm that mass developments would obliterate. These developments lack the individuality and character that make our community special. Many residents have chosen to live in our area because of the peaceful, spacious, and close-knit community environment we share. Rezoning would threaten this way of life by introducing more traffic, more noise, more strain, through this proposed high-density living environment.

3. Strain on local services: The existing infrastructure and local services to our area, such as schools, healthcare, and emergency services, may not be equipped to handle the increased demand resulting from rezoning. This could lead to overburdened services and negatively impact the quality of life for our current residents.

Rezoning our residential area into land development homes would have detrimental effects

## APPENDIX

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on infrastructure, the environment, community character, local services, and traffic safety. It's crucial for the Conway planning commission to consider these factors and the wishes of the current residents when making their decision.

We vote no.

Respectfully,  
Brooke and Greg Duszota  
54 Bluebird Lane

Cody Ferris  
27 Bluebird Lane  
Conway, Arkansas 72032  
09-08-23

City of Conway Planning Department and Planning Commission

It has been brought to my attention that the current owners of 1 Eagle Wing Drive are seeking to rezone from A-1 to R-1. I am writing this letter to express my strong opposition to the rezoning request.

Lakeview acres has a common neighborhood fabric of larger wooded lots with unique styled homes. Many people have moved out towards this side of town to get away from the smaller denser neighborhoods. This is an area developed in the 1960s and has a long history of larger custom homes not found anywhere else in Conway. Even the surrounding neighborhoods that were developed later kept a similar respect for the unique area, for example, Quail Creek and Williamsburg were built with large lots and unique houses. These areas all share similar qualities that are not found in typical 'developer' neighborhoods where the only goal is to build as many houses as possible. Many of the houses in this area have been 1 or 2 owner houses since they were built. That is very uncommon for cookie cutter housing that gets built as cheaply as possible, looks ok for the first few years, then turns into rent houses. I have no objection to building and developing land. I do not have any issues with developing lots similar to what other neighborhoods around this area have with 1 acre or larger lots.

The primary concern for the surrounding residents and myself is the preservation of lot sizes being 1 acre or more within all surrounding areas for this part of Conway. The request to rezone to R-1 would allow the lot sizes to be reduced to 6000 sf and allow a much denser neighborhood than what is found anywhere else around this area of town. This rezoning would potentially allow the addition of 400 plus houses on this 80-acre site.

The secondary concern would be the increase in vehicular traffic added to the narrow lanes of Lakeview acres and Cardon Gap road. The road system could not handle the potential increase in traffic as it is currently built. The entry and exit onto Hwy. 25 would need to be reworked and there would be additional traffic added to Lakeview Drive heading out to Hwy. 65 all of which could not currently handle that increase in traffic without considerable rework.

Please consider voting against rezoning this land and preserve this part of our town's unique characteristics with large wooded lots, unique residences, proximity to the Lake, long winding streets, and fabric that makes up Lakeview Acres, Quail Creek, and Williamsburg.

Thanks  
Cody Ferris  
Partner, Sowell Architects



Conway Planning Commission,

I am writing in reference to:

1 Eagle Wing Drive

Conway, AR 72032

Rezoning request from A-1 to R-1

Our house is on Bluebird Lane and backs up the property in question. I grew up in this neighborhood. In fact, my parents still live in my childhood home up the street. I don't feel that there is a better spot to live in Conway if you are looking for a rural setting. That's why we chose it.

I am highly concerned about the proposed change to R-1 due to the allowable lot size of .13 acres. All the surrounding homes sit on .75- 1 acre or larger. The potential of 400+ new houses will impact property values and strain the rural infrastructure in place currently. Specifically, roads, water drainage, and septic. According to the USGS topographical map attached to this letter, the land in question is the lowest point. It then appears to flow into what becomes Pickles Gap Creek. I also know the drainage issue from personal experience, because the entire northern side of Lakeview Acres (Tanager Trail southward) drains through our yard and into the ponds and field of Eagle Wing Drive. One can assume due to the drainage and amount of water seen on the topo map, the land is unlikely to perc, so wastewater will be a significant issue that would need to be addressed. Also, the roads leading from Friendship to Eagle Wing are narrow with no shoulders or turning lanes, have blind hills, and are a popular spot for joggers and biking. Adding 800+ cars poses serious safety challenges.

By no means do I expect the land to remain an undeveloped field forever. It is my understanding that if the zoning is denied, the owners could still sell 1+ acre lots which would be in keeping with the surrounding homes and provide the space for water drainage and septic systems.

My request is a full denial of rezoning until the above issues can be resolved.

Rebekah Nabholz Smyly

31 Bluebird Lane

Conway, AR

Letter in reference to:

1 Eagle Wing Drive  
Conway, AR  
Rezoning request A-1 to R-1

Dear Commisioners,

I am new to Conway but having grown up in Little Rock, I have fallen in love with the city of Conway. What sets it apart from larger cities and even cites of comparable size is its commitment to its citizens and its continuously improving property values. I'm concerned that the rezoning would allow for a sea of cookie cutter homes and destroy the property values and the rural setting that this part of Conway can be proud of.

I also worry that the additional houses and cars will strain the infrastructure that is in place. The road leading to this property is narrow and hilly. The land is the low point of the entire area.

As its zoned currently, lots of 1 acre or more is allowed which is the size of the surrounding lots. I do not see a need to rezone and am highly concerned about the change that this would bring to our neighborhood.

Matt Smyly

31 Bluebird Lane

**Subject:** RE: 1 Eagle Wing Drive  
**Date:** Thursday, September 7, 2023 at 3:43:56 PM Central Daylight Time  
**From:** Rebekah  
**To:** planning  
**Attachments:** image001.jpg, image002.png, image003.png, Rezoning Letter (002).docx, USGS Topo Map.jpg

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

In my previous email, I neglected to include the topographical map from USGS.

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**From:** Rebekah  
**Sent:** Thursday, September 7, 2023 3:42 PM  
**To:** [planning@conwayarkansas.gov](mailto:planning@conwayarkansas.gov)  
**Subject:** 1 Eagle Wing Drive

Attached is my letter of opposition to the rezoning of 1 Eagle Wing Drive in North Conway.

Thank you,

**Rebekah Nabholz Smyly | Vice President**

**a:** NBMC, Inc. | PO Box 300 | 610 HWY 65N Greenbrier, AR  
72058  
**e:** [rebekah@nbmcinc.net](mailto:rebekah@nbmcinc.net) | **w:** [www.nbmcinc.net](http://www.nbmcinc.net)  
**p:** (501) 679-6000



**Subject:** Rezoning proposal 1 Eagle Wing Drive and Lakeview Acres Drive - Elaine W Goode Trust  
**Date:** Friday, September 8, 2023 at 9:06:17 AM Central Daylight Time  
**From:** Donna Hutchinson  
**To:** planning  
**CC:** eric Hutchinson

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

To the Planning Commission:

We would like to voice our strong **opposition** to the proposed rezoning of the above property (Eagle Wing/Lakeview Acres Drive) from A-1 to R-1. We believe allowing this rezoning and subsequent potential development of high density housing would over tax our existing infrastructure; the small two lane road in and out, the maintenance issues; power grid, sewer, and countless other issues would be impacted by this change. A high density development is certainly not commensurate with the developments that currently share this space (Williamsburg, Quail Creek, Lakeview Acres).

We have been residents of Conway since 1980 and have lived on and around Beaverfork lake since 1983. It is where we intend to live out the rest of our lives. Maintaining the peace, quiet and natural beauty of our beloved neighborhood is of utmost importance. Thank you for your consideration of our concerns.

Donna and Eric Hutchinson  
48 Lakeview Drive  
Conway, Arkansas 72032

**Subject:** Regarding Re-zoning 1 Eagle Wing Dr.  
**Date:** Friday, September 8, 2023 at 4:53:22 PM Central Daylight Time  
**From:** Kristen Santos  
**To:** planning  
**CC:** Christian Santos

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Friday, September 8, 2023  
Conway Planning Commission

To Whom it May Concern,

This letter is in regards to the upcoming public hearing where the re-zoning of the property at 1 Eagle Wing Drive shall be discussed. Unfortunately, we will be unable to attend the evening of the meeting. Therefore, we voicing our concerns in writing. Our property is directly adjacent to the aforementioned property and thus any changes will directly affect our property and our family.

We oppose any proposition which would bring high-density housing to the area. High-density housing would affect our property and our neighborhood in many negative ways. Most importantly, our concern is that our home would lose value due to the property value adjustments that would come if high-density housing were approved. We chose to live in this neighborhood because of the low-density homes and quiet, country-feel.

We also have drainage and water concerns that directly affect our home. We receive runoff water and much of that goes to the low-lying areas in the field behind us. Our home has struggled with moisture during the weeks of excessive rain. If those low-lying areas were to be developed, it is concerning as to where that excess water would flow.

We are also concerned with safety and traffic issues that such development might bring to the area, as there are only two main roads to access the neighborhood. We have young children and we also enjoy cycling, but increased traffic would make it more difficult for us to feel safe on the roadways near our home.

We realize that change is inevitable, but we do ask that you reconsider how the land should be re-zoned by taking into account the surrounding neighborhoods and property owners.

Sincerely,

Christian and Kristen Santos  
59 Bluebird Lane  
Conway, AR 72032

Letter in reference to:

1 Eagle Wing Drive  
Conway, AR  
Rezoning request A-1 to R-1

Dear Commissioners,

I have lived in Lakeview Acres for over 35 years. I've seen the neighborhood grow and change, new homes and even a water tower built. I am not against change and growth at all. I am, however, against this rezoning. My concern is the allowable lot size and the impact that will have on property values, traffic, and crime rates. It's my understanding that R-1 would allow for .13 acre lots which is almost 6 times smaller than the lots of Lakeview Acres and even smaller than that compared to the lots on the other sides of the property. Adding that many people and cars would create safety hazards in lots of ways. Right now, my grandkids are able to play outside, walk the dogs, and walk back and forth to my daughter's house, without any fear of strangers or cars.

I urge you to vote no on this rezoning and keep the lot size restriction to 1 acre+.

Laura Nabholz

14 Bluebird Ln



**Subject:** Opposition to Rezoning of 80 Acres on Lakeview Drive  
**Date:** Sunday, September 10, 2023 at 9:19:16 PM Central Daylight Time  
**From:** Todd Wolf  
**To:** planning  
**CC:** Michelle Wolf

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

**To:** Conway Planning Commission

**From:** Chaplain (Colonel) Todd M. Wolf  
and Mrs. Lana M. "Michelle" Wolf  
Owners of 10 Blue Jay Way, Conway, AR 72032

**Date:** September 10, 2023

**Re:** Opposition to any Form of Rezoning of Our Neighborhood

Greetings Chairman Fincher and Members of the Planning Commission,

We are opposed to the rezoning of the 80 acres on Lakewood Drive. In a matter of months, I am concluding a military career that began in 1983. We bought our property around the corner at 10 Blue Jay Way for the sole purpose of the quiet neighborhood and little, very little, traffic on our road. We will be completely retired in the Spring of 2024 and would like to keep our home and property in a neighborhood that continues to provide peace and quiet without constant traffic on our street.

We have moved over 20 times, lived in nine states, DC, and I/Todd have lived in four countries. After multiple harsh combat tours and suffering from PTSD, I/we oppose living in a crowded area. When we got wind that this rezoning was likely, we recently put our house on the market. We enjoy our home so much that we decided to take it off and pray for the best outcomes in this process.

Very respectfully,

Todd and Michelle

**Subject:** REZONING OF PROPERTY LAKEVIEW ACRES

**Date:** Sunday, September 10, 2023 at 11:32:31 PM Central Daylight Time

**From:** M West

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Conway Planning Commission:

I am strongly opposed to the rezoning application of the property of Elaine W. Goode, Trustee of the Elaine Goode Revocable Trust from A-1 to R-1 on Eagle Wing Dr. Conway, Arkansas 72032 (3.20 acres) and Lakeview Acres Dr. Conway. Arkansas 72032 (76.8 acres)

I feel this would drastically change the quality of life I currently enjoy living in Lakeview Acres. Please consider denying this rezoning request. Thank you.

Charles Michael West  
46 Lakeview Dr.  
Conway, AR 72032

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**Subject:** Rezoning Proposed by Elaine W. Goode Trust  
**Date:** Sunday, September 10, 2023 at 4:16:26 PM Central Daylight Time  
**From:** PJ Clay  
**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

RE: Elaine W. Goode Trust Rezoning A-1 to R-1  
Lakeview Acres Drive (76.80 acres) & 1 Eagle Wing Drive (3.20 acres)  
S 1/2 SW 1/4 OF SECTION 30, T6N, R13W, FAULKNER COUNTY,  
ARKANSAS  
(710-08169-000) AND (710-08169-001)

This is to voice our extreme concern that the above property could be rezoned to R-1. Our concern is centered around the high-density housing associated with R-1 zoning. That would detrimentally impact not only the traffic in that area, but also the overload on the already-taxed water system and the power grid in our area.

We are not opposed to an individual selling their property, and progress in our City, but the high-density proposal would be unworkable in this area.

Thank you,  
Pamela & Guy Clay  
44 Lakeview Drive, Conway, AR 72032  
501/339-4217

**Subject:** RE: Public Hearing Monday September 18, 2023 Regarding a Request by the Goode Family to Rezone their 80-acre Farm from A-1 to R-1

**Date:** Sunday, September 10, 2023 at 4:18:15 PM Central Daylight Time

**From:** Robert Schmidt

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

**This letter is in opposition to this request for such a zoning change.**

The broad area surrounding this Farm - which is located in a narrow winding hilly road - is of a very rural nature. In fact, this Farm has been here for many decades and has been used to raise a variety of livestock from cattle to sheep to alpacas and/or llamas. People who buy property and live in this area do so to escape an urban environment and because they enjoy the quiet rural nature of this general area. This Farm's current A-1 zoning would allow for the construction of homes in keeping with those already built and occupied throughout this broad area, whereas the R-1 zoning being requested would allow for a high-density of houses much more in keeping with an urban environment. This would greatly increase traffic on our narrow rural roads and would also change the nature of this entire area.

We respectfully request that a change to R-1 zoning be denied so that the Farm might be developed in keeping with the rest of the region.

Robert E. and Glenda A Schmidt  
14 Southshore Lane, Conway, AR

**Subject:** Rezoning EW Goode. Eagle Wing Dr and Lakeview Acres Dr

**Date:** Sunday, September 10, 2023 at 6:04:06 PM Central Daylight Time

**From:** Marianne Kirksey

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

In OPPOSITION of rezoning of EWGoode property : Eagle Wing Dr  
Lakeview Acres Dr

Overdevelopment creating traffic congestion impacting Quail Creek and Lakeview Acres subdivisions negatively. Overloading Cadron Gap Rd with potentially 800 cars creating hazards and safety issues. Also crime will rise and property values will suffer. The zoning in place as A-1 is sufficient for the area for housing development. Rezoning to R-1 will create safety and financial burden for existing subdivisions. Please Oppose the rezoning. Dale and Marianne Kirksey



**Subject:** Proposed Lakeview Acres Rezoning  
**Date:** Sunday, September 10, 2023 at 9:59:22 PM Central Daylight Time  
**From:** sweber@conwaycorp.net  
**To:** planning  
**CC:** brian@webermedgroup.com

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Shannon Weber  
3020 Lakeview Acres Rd  
Conway, AR 72032  
(501) 269-1132  
[sweber@conwaycorp.net](mailto:sweber@conwaycorp.net)

September 10, 2023

To Whom It May Concern:

I am writing this letter as a concerned homeowner in the Lakeview Acres community. It is my understanding that a proposed rezoning is being requested for the Goode family land located on Lakeview Acres Rd and Eagle Wing Drive. My family is new to this area of Conway, as we bought a home at 3020 Lakeview Acres Rd just three years ago. Our property is two houses down from the Goode property. We had been looking for property to build a home or to find a home on the outskirts of town and the “hustle and bustle” for several years. In fact, we were planning to build up on Round Mountain when our current home came on the market. We had been praying for God to show us the perfect place to settle our family with the intent to retire in this next home and phase of life. We viewed our property within 24 hours of it being on the market with at least 6 others waiting to view after us. We were first! We immediately put in a full price offer, was accepted, and the rest is history! We absolutely LOVE our older home on roughly 2.5 acres just barely (last 2 houses) in the city limits! We KNOW we landed right where God intended us to be! We love the quiet, peaceful serenity of having a few neighbors but SPACE! Something Conway is running out of for those who no longer desire to be in closely developed neighborhoods and subdivisions. You can hear birds, watch the deer in your backyard, not to mention the squirrels, foxes, rabbits, and other wildlife! These are all things you won't find in heavily populated areas in town. These are all the reasons we CHOSE to live in this area of Conway.

My family and I are asking.... rather PLEADING, with those making these decisions, to PLEASE consider the impact that rezoning this beautiful land would have on not only the new AND lifelong residents of this area, but also the environment, transportation and the wildlife. It is my understanding that if rezoned, as many as 464 houses could potentially be squeezed into this property. The peace and quiet would all be gone! The extra lighting from that area would have our area lit up like the city! The traffic going up and down our road would increase exponentially. Just think.... if each house only had one car...that's an additional 464 cars going by our home multiple times a day. The wildlife would surely be limited. And what about the water systems and sewage? What kind of impact will that have on our area?

Since purchasing our home, which was built in the early 80's, we have made many renovations inside and out. Our property value has gone up substantially since we bought JUST three years ago right when COVID began. If the Goode property was rezoned and upwards of 500 small, cookie cutter homes were built, our property value would most definitely be negatively affected. We realize that the land will be sold but that it could potentially be developed into a neighborhood that mimics the standards and styles of the existing

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properties and surrounding neighborhoods. Conway is flooded with starter homes but homes that actually have a piece of property of an acre or more are few and far between. This type of development would be welcomed and may actually improve our property values as well. Then others could enjoy the peace and quiet that our city (that we LOVE) can still provide instead of homes that you can reach out and almost touch the next! Please do not allow the rezoning of the Goode family land from A-1 to R-1. The residents of the Lakeview Acres and Beaverfork areas are counting on you all to help us save the beautiful, quiet area we so love.

Sincerely,  
Shannon Weber

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**Subject:** Public Comment (REZ-0823-0129)

**Date:** Monday, September 11, 2023 at 8:49:43 AM Central Daylight Time

**From:** Michelle Collins

**To:** planning

Good Morning,

I would like to add a comment for the Rezoning of 1 Eagle Wing Drive. I would like if this application of rezoning from A-1 to R-1 be denied. One of the reasons is that once it is zoned R-1 it is eligible to become a subdivision which would impact the surrounding areas. This property is just within City limits, three sides of this property is in Faulkner County and not in City of Conway limits. The current A-1 zoning is appropriate to the surrounding areas. This would greatly impact the peaceful environment of the county areas, in which a lot of residence moved out of city limits to enjoy. This would greatly impact the county's infrastructure which the county is responsible to finance and maintain. This could affect the wildlife and habitats in this rural area. I do understand the need for growth, but we need to consider that every available piece of land does not need to be developed for a community's growth.

Respectfully,

Michelle L. Collins

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**Subject:** A1-R1 rezoning for Cadron Gap road Beaverfork Lake area

**Date:** Monday, September 11, 2023 at 9:45:23 AM Central Daylight Time

**From:** Shari McKenna

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

I want to say that my family is very opposed to the rezoning of this area. Adding this many homes in such a small area will increase traffic that our roads are not able to withstand. Making it unsafe for those of us currently here. The proposed kinds of homes that will be added will decrease our property value and ruin the kind of quiet neighborhood we have chosen to create for our family. We are opposed.

Kevin and Shari McKenna

**Subject:** Rezoning of Lakeview Acres Property

**Date:** Monday, September 11, 2023 at 9:50:42 AM Central Daylight Time

**From:** Ann West

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

To The Conway Planning Commission:

I am writing to express my extreme opposition to the rezoning of the Goode 80 acres on Eagle Wing and Lakeview Acres from A-1 to R-1. We moved to Lakeview Drive to enjoy this beautiful peaceful country setting with large lots. There is no high-density housing in this area. With the current A-1 zoning, the 80 acres could be utilized to build residences that would keep with the existing landscape of all surrounding areas...homes on large acre+ lots. I feel it would be a nightmare to rezone such that 480+ homes could be crammed into this 80 acres. Please do not allow the rezoning to ruin this beautiful area.

Ann Dillion West  
46 Lakeview Drive  
Conway, AR 72032

**Subject:** Proposed Rezoning of Goode Land/Lakeview Acres  
**Date:** Monday, September 11, 2023 at 11:26:48 AM Central Daylight Time  
**From:** Brian Weber  
**To:** planning  
**CC:** Shannon Weber

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

To whom it may concern,

My name is Brian Weber and I live at 3020 Lakeview Acres Rd here in Conway. I am writing to you concerning the 80 acre tract of land known as the Goode Farm at the intersection of Lakeview Acres Rd and Eagle Wing Dr in north Conway. It has been brought to my attention that upon the death of Mrs. Goode, whom is of age and in ill health, that the land will be sold by the Goode kids and are wanting to rezone from A1 to R1 for residential development. .

While I am in no position to tell someone what to do with their own land, I am concerned with information concerning the planned development of that tract of land. If you have never taken the time to drive up to our area, I encourage you to do so before making a decision on the future of that tract of land. What you will find is a spacious setting, with houses sitting on lots sizes ranging from a single acre to those with multiple acres. You will notice the peace and quiet that comes with the territory, and the privacy that one so often has due to the low density of houses in the area. Coming from someone who has lived in Conway for the past 30 years, much within a 1/2 of the UCA campus in Marlise Manor and Catherine Place subdivisions, the type of setting that we have off Lakeview Acres is somewhat of an anomaly for Conway.

My concern is this. Currently, the land is zoned A-1, and with the regulations in place for that type of land, the housing density would consist of lots around 1 acre, and a total houses added estimated somewhere between 60-70. While that is concerning, as it will no doubt add alot of additional traffic to the area, it is nowhere near the concern I have if this land is allowed to be rezoned to R-1, as the regulations will change, and will allow a housing density of roughly 460 dwellings. This type of of development, with the amount of people it would bring to the area, and the traffic that comes with it, would alter the landscape in such a way that it would not be indistinguishable from other parts of Conway, with tract homes built in an otherwise rural setting.

I, along with all who live out here, chose this area because of the setting it offers. Again, while I am in no position to tell anyone what to do with their own land, YOU are in position to have an effect on what will happen to the land. I understand there will be development, I get that, we are a growing community. But please take into consideration what kind of affect your decision will have on all who live out our way. Keep our area as it is, with homes on spacious lots, instead of homes on basketball courts. I hope you take my words into consideration.

Have a good day.

Brian Weber  
Weber Medical Sales Group, Inc.  
Infant Care Specialist  
C - 501.269.2853  
F - 972.767.0606



**Subject:** Rezoning request of Goode property

**Date:** Monday, September 11, 2023 at 11:38:33 AM Central Daylight Time

**From:** Lisa Lovell

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

I am writing today on behalf of myself and my husband, Roy to express our opposition to the rezoning request of the property at 1 Eagle Wing Drive and adjacent lands.

We are homeowners in Lakeview Acres and the R1 zoning would allow for somewhere around 300-400 lots for homes which would tax the traffic flow, the need for septic systems that we highly doubt would perc and the potential for rental properties within the development creating more potential for crime. The current zoning of A1 would be more fitting to the area in our opinion.

We chose the area because of larger lot sizes, larger homes and no rental properties.

We would appreciate your careful review of this request and we would hope that you would see fit to deny the request.

Respectfully submitted,

Lisa Lovell

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**Subject:** Saying NO to rezoning

**Date:** Monday, September 11, 2023 at 11:40:39 AM Central Daylight Time

**From:** Brook Morgan

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Good day,

I live in Quail Creek and was made aware the Goode's family farm land being changed from A-1 to R-1. While I do not live DIRECTLY there, I do live down the road.

My house is one of the first homes when you enter Quail Creek from Cadron Gap Rd. We leave and enter our neighborhood from this road. As it is now, during morning school rush and after school rush, it can get backed up to get out. We have had to stop people already who try to use our neighborhood as a way to zip through and get to the road faster.

I see absolutely NO benefit for rezoning except greed. The houses next to it are an established neighborhood. The statistics on smaller houses and lots is staggering on crime. Why add that to an already beautiful area. The area is also already zone for homes, just on bigger lots. That would still be okay...it would at least be less traffic and people than what the proposed zoning.

This impacts more than those residents. It impacts my neighborhood. We moved to this neighborhood in 2021 to get away from this. We use to live in Trison lane when it only had 4 homes. Not long after we moved in, Mr Freyaldenhoven sold his land off in front of our house and we had at least five or six houses facing us. Our porch swing was useless, unless we wanted to look into other people's homes. Then McKenna Cove came. Oh gosh. The crime was awful. Our cars were broken into, our shed had the lawnmower stolen, and the craziest thing was that we had a drugged out lady sitting on our porch and refusing to leave. We no longer felt safe so we moved to an established neighborhood with an A grade on it. Now this is coming in down the road? With interest rates as they are, even if we wanted to, we couldn't move someone else and get something as amazing as what we have now.

Please think of the residents here. There are many "Conway" leaders who live back here too. I know Pattie Stobaugh is back there, the Nabholz family lives back there. I'm my neighborhood we have Woodrow Cummins and David Reynolds. While we should let do something just because someone lives there, these people HAVE made a positive impact on Conway. What a slap in a face to people who have served our city well.

Please consider your own family.  
Please empathize with us.

Do NOT let this pass.

Thank you.

Brooklyn Morgan, MSE  
501-733-9399

**Subject:** Rezoning of the Goode property from A1 to R1  
**Date:** Monday, September 11, 2023 at 11:58:58 AM Central Daylight Time  
**From:** Billy and Stephanie Haile  
**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

To whom it may concern:

My name is Billy Haile; I live at 43 Bluebird Lane in Conway. I am writing this letter to express my concerns and my disagreement over rezoning the area that I, along with hundreds of others, call home. 4 years ago my wife and I saved up every dollar we could, packed up our 4 children and everything we owned, sold our house in the city and purchased our dream home on Bluebird Lane. This was supposed to be the place we lived for the rest of our lives. We've made so many memories here with our children and have dreams of our grandchildren being able to enjoy the area as much as we have.

The home we worked so hard for is the perfect size for our growing family. The land surrounding our house is filled with wildlife such as deer that we can watch as they walk through the field right behind our house. We have wonderful neighbors but you can't see their house from ours and the area is the most peaceful place I have ever lived. We feel safe allowing our children to ride their bikes freely through the neighborhood which would not be the case if there were hundreds more vehicles traveling down our already narrow streets.

Rezoning this area to a R1 vs a A1 would put hundreds of homes on this piece of property destroying the natural environment, displacing many animals that call this land home. It would force many residents to sell our homes that we plan on living in for the rest of our lives in order to get away from the overcrowding this action would cause. It would turn a peaceful area, a refuge for animals and for those tired of congested city life, into a nightmare. Our home values would drastically decrease, crime would increase, and the quality of life we all expect from living in Conway would suffer.

I urge you to please consider all the lives that rezoning this property would impact in the area. Consider the devastation to our local animal population and the environment in general. Consider all who will be stuck between the decision of living in homes that are worth less than we paid for them and selling before development begins in order to secure the kind of future we desire for our families.

As a resident of bluebird lane I do not approve of the rezoning of this area and respectfully ask that you would not allow this to happen.

Thank you for your time,

**Billy Haile**  
43 Bluebird Lane  
Conway, AR 72032

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**Subject:** RE-ZONING OF Goode Farm. Lakeview Acres Rd.

**Date:** Monday, September 11, 2023 at 12:43:10 PM Central Daylight Time

**From:** Cindy Newberry

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

9/11/23.

TO WHOM IT MAY CONCERN:

We own 40 acres on 58 Dancin Drive off Kingfisher Cove. Our property corners the property requesting to be re-zoned.

We are AGAINST the re-zoning of this property.

We purchased our property in 2013 with the purpose of being out of the city, away from people, in a quiet area. With the proposed re-zoning, our neighborhood will be flooded with people, traffic and everything that goes with a new neighborhood of hundreds of houses.

I'm sure you would not want hundreds of houses

built next to your quiet property.

Please consider the current residents of our quiet community and vote NO to this re-zoning.

THANK YOU!

Dan and Cindy Newberry

58 Dancin Drive

Conway AR. 72032

Dan. 501-499-0257

Cindy. 501-733-2988



**Subject:** Goode Property Rezoning Request

**Date:** Monday, September 11, 2023 at 12:57:08 PM Central Daylight Time

**From:** Patti Stobaugh

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Members of the Planning Department and Commission,

My name is Patti Stobaugh. My husband and I have lived at 47 Lakeview Drive since 2000. We love the area so much that we did an extensive renovation to our home in 2021, thus investing more into our neighborhood. Many of our neighbors have done the same.

Lakeview Acres is not just a neighborhood. It is a way of life specifically designed for a slower pace, neighbors that aren't too close to each other and winding streets that focus on the beauty of Arkansas and specifically Conway. This neighborhood was not designed to handle a lot of traffic. For those not living on the lakeside of the street, they have to cross these winding, blind spots galore, streets to retrieve their mail. I have more than once seen almost an almost mishap of someone attempting to cross the street. Lakeview Acres is also a great place for our residents to walk themselves and their dogs. We would lose all of that with a high density subdivision so close by.

Should a high density subdivision be allowed to build on Elaine Goode's property, the street routes in and out would be Cadron Gap, Southshore Lane and Lakeview Drive. These streets simply cannot handle the increase in traffic without the inevitable accident happening. A few years ago I was run into a ditch by Elaine's husband who was pulling a trailer and driving too fast around an oncoming curve. This isn't a supposition, it will happen. And just as important, the increased noise would destroy the solitude all of us chose by living in Lakeview Acres, thus lowering our property values.

I do understand the need for affordable housing in Conway. It needs to be located in the appropriate location with proper ingress/egress. Lakeview Acres is not that spot. Please do not let a real estate developer ruin the way of life those in Lakeview Acres have chosen.

Thank you,

**Patti Stobaugh**

PattiCakes Bakery and Stoby's Restaurant

[www.patticakesbakery.com](http://www.patticakesbakery.com)

[www.stobys.com](http://www.stobys.com)

501.205.1969

**Subject:** A-1 to R-1 Rezoning - 80 Acres  
**Date:** Monday, September 11, 2023 at 12:57:22 PM Central Daylight Time  
**From:** Reynolds, Michelle (Acxiom)  
**To:** planning  
**CC:** Reynolds, Michelle (Acxiom), Sherman Reynolds  
**Attachments:** image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.png

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway Planning Commission,

My husband and I have lived at #10 Cardinal Circle, Conway, AR 72032 for over 25 years. We bought and built our house in this area of Conway because it felt woodsy yet was close to town. It is a quiet, well spaced-out property's/houses that allows for privacy, low traffic, and safety for families. Now, we are hearing that a large portion of property (80 acres for 1 Eagle Wing/Elaine W. Goode's Trust property) which is in the middle of our neighborhood is being considered for re-zoning from A-1 to R-1. And from what I understand, would allow a builder to build up to 464 tiny houses under the R-1 zoning vs. the 80 medium size houses under the current A-1 zoning. This is very alarming.

For most of the houses that are currently surrounding this property, this would have an extremely negative impact on the value of our homes. It would also dramatically impact the traffic and safety of the surrounding neighborhoods. There is also the sewage/perk issue of the land which is not suitable for the large number of houses at an R-1 zoning. We already have issues with sewage draining into Beaverfork Lake and making it unsuitable for swimming.

Please seriously consider leaving the property zoned at the A-1 to remain intact. Or at least consider adding an overarching minimum square footage requirement for the 80 acres. (In Lakeview Acres, most property ranges from 1.2 to 3 acres per house. Most homes are 2,300 sq ft or larger.) There are already several tiny house neighborhoods that are popping up with a 5-mile radius that are not fully populated. There are very few woodsy, medium-size home neighborhoods that are well mapped out for privacy. This is why we are all in this neighborhood.

Thank you for allowing our concerns to be heard. We appreciate it.

**Subject:** Rezoning of the Goode Property from A1 to R1  
**Date:** Monday, September 11, 2023 at 1:10:33 PM Central Daylight Time  
**From:** Billy and Stephanie Haile  
**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Conway Planning Commission,  
I am writing in reference to:  
The rezoning of Eagle Wing Drive, Conway AR 72032  
Rezoning from A-1 to R1

I have been a resident of Lakeview Acres for several years now. My husband, children and I are all against the proposal to rezone the Goode property (1 Eagle Wing Drive, Conway) for several reasons.

Prior to moving to bluebird lane my family and I lived in the city. For years all we wanted is to live the country life where we could allow our kids to ride their bikes on the streets, run around in the open fields and have some privacy. We love bluebird lane. We love the fact that we can allow our children outside to ride their bikes with little concern. There is minimum traffic that travels down our narrow streets as of now but rezoning this would cause increased safety concerns for our children and those of us who love to walk our dogs. Rezoning this area could put a potential of close to 1000 more cars traveling our roads on a daily basis.

We love the fact that all of the surrounding neighborhoods only add to the character of lakeview acres instead of taking away from it. Building several houses on this 80 acre lot would take away from that character of our homes. Most of us moved out to Lakeview Acres due to the character of the community. We all love our wooded privacy and beautiful views. Lakeview Acres is a small community and we all want to keep it that way.

Not only would rezoning take away from many reasons why we all moved out here but it will also depreciate the value of our homes forcing many of us to move before this happens. I ask that you please take all of this into consideration when deciding to rezone this property.

Respectfully,

**Stephanie Haile**  
43 Bluebird Lane  
Conway, AR 72032

**Subject:** 1 Eaglewing Drive Rezoning Opposition

**Date:** Monday, September 11, 2023 at 2:24:31 PM Central Daylight Time

**From:** Lauren Troillet

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Council,

I am expressing my strong opposition to the proposed rezoning of the Goodes' property at 1 Eaglewing in Conway. Nearly all residents in the immediate and surrounding areas are opposed to this rezoning for several reasons, however, described below are the major concerns I have regarding this matter.

**Traffic Congestion:** Adding 800 vehicles to an 80 acre tract, with only a 2-way street as point of entry into this area will cause severe traffic congestion. The road infrastructure in this area will not accommodate an R1 high density zone, therefore leading to the rapid deterioration of newly paved roads, increased traffic delays, and longer emergency response times. This poses a threat for all residents in the area, but especially for emergency vehicles and school buses.

**Safety:** Increasing the density of this area will cause major safety concerns. Children will be more at risk for pedestrian accidents walking to/from the school bus on narrow roadways. The influx of school aged children in a high density area will cause overcrowding in established school districts. High density areas (R1 zoning) have overcrowding issues, high crime rates and long emergency response times leading to detrimental disasters that are preventable.

**Wildlife:** All types of wildlife are observed and preserved daily in this area. Displaced wildlife will cause a safety threat to the residents, their homes, their property, and pets. There have been sightings of possibly endangered species in this area, which should be investigated by the appropriate agency prior to approving any development in this area.

**Property Values:** Due to the inconsistency of an R1 zone development among an established A1 zone development, property values will decrease, thus negatively affecting our children's future. Noise pollution, shoddy workmanship, and short sales with an R1 zone development will also cause our property values to decrease.

**Sewage:** There is no infrastructure to ensure appropriate sanitation and sewage. This area does not perk well with septic systems and we do not want sewage and waste water drained into Lake Beaverfork. An R1 zone would have to have its own water treatment facility and sewage plant. This would lead to an increased cost of the R1 zoned development. The appropriate agency should investigate this matter before any development is permitted.

Please consider these concerns I have. I understand development is inevitable, but to rezone an 80 acre tract to R1 in the middle of an established A1 zone is not feasible nor safe for this area. Thank you.

Sincerely,  
Lauren Troillet



## APPENDIX

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**Subject:** Fwd: Saying NO to rezoning

**Date:** Monday, September 11, 2023 at 2:48:12 PM Central Daylight Time

**From:** Matt Morgan

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

I am also a resident of Quail Creek and agree with the following. Thank you for your time.

Matt Morgan

>>

>> Good day,

>>

>> I live in Quail Creek and was made aware the Goode's family farm land being changed from A-1 to R-1. While I do not live DIRECTLY there, I do live down the road.

>> My house is one of the first homes when you enter Quail Creek from Cadron Gap Rd. We leave and enter our neighborhood from this road. As it is now, during morning school rush and after school rush, it can get backed up to get out. We have had to stop people already who try to use our neighborhood as a way to zip through and get to the road faster.

>> I see absolutely NO benefit for rezoning except greed. The houses next to it are an established neighborhood. The statistics on smaller houses and lots is staggering on crime. Why add that to an already beautiful area. The area is also already zone for homes, just on bigger lots. That would still be okay...it would at least be less traffic and people than what the proposed zoning.

>> This impacts more than those residents. It impacts my neighborhood. We moved to this neighborhood in 2021 to get away from this. We use to live in Trison lane when it only had 4 homes. Not long after we moved in, Mr Freyaldenhoven sold his land off in front of our house and we had at least five or six houses facing us. Our porch swing was useless, unless we wanted to look into other people's homes. Then McKenna Cove came. Oh gosh. The crime was awful. Our cars were broken into, our shed had the lawnmower stolen, and the craziest thing was that we had a drugged out lady sitting on our porch and refusing to leave. We no longer felt safe so we moved to an established neighborhood with an A grade on it. Now this is coming in down the road? With interest rates as they are, even if we wanted to, we couldn't move someone else and get something as amazing as what we have now.

>>

>> Please empathize with us.

>>

>> Do NOT let this pass.

>>

>> Thank you.

>>

>> Brooklyn Morgan, MSE

>> 501-733-9399

## APPENDIX

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**Subject:** Rezoning Goode property

**Date:** Monday, September 11, 2023 at 2:55:37 PM Central Daylight Time

**From:** Cindy Hendricks

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Thank you for your consideration of NOT rezoning the Goode property at 1 Eagle Wing. My husband and I both feel R1 zoning could provide too many houses in this area to support the existing infrastructure; roads, sewer, water, etc.

Thank you for all you do.

Cindy Bell Hendricks

**Subject:** Re-zoning of 1 Eagle Wing Dr.

**Date:** Monday, September 11, 2023 at 3:04:21 PM Central Daylight Time

**From:** Adam Barron

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

To the ladies and gentlemen of the Conway, Planning, Commission,

Thank you for the opportunity to have a voice in the matter of the potential rezoning of 1 Eagle Wing Dr. I live directly across Lakeview Acres Dr. from this property, with my driveway entrance directly across from the driveway entrance to this property.

My wife and I moved to the area seven years ago, alongside my mother and father-in-law. We worked and saved money for years to be able to buy land outside of a subdivision, and to build a home with privacy and solitude. Many of our neighbors did much the same, working for years in order to be able to purchase their property and build their homes away from high traffic and high population subdivisions. I can confidently say that none of my neighbors, besides those wishing to rezone their property, want to see this area rezone for residential properties. There is poor infrastructure in place to support a higher level of traffic and homes, and many of us enjoy having the privacy associated with a more rural setting.

Should a subdivision be put in place, especially one with 300 to 400 low-quality homes such as the ones often built by Rausch Coleman, those of us who have invested heavily in our properties will see a drop in value in our homes. There's also a higher opportunity for crime, and with the greater traffic will likely come greater risk for car accidents involving pedestrians on an already somewhat dangerous and curvy road. I especially worry because of my own driveways proximity to the current main entrance to this property, and the fact that I have three young children, who would be at risk, should there be increased traffic.

Please do not consider any proposal to rezone this property, unless it involves 5+ acre tracts and the construction of higher end homes. You would be doing a disservice to those of us who live in the area, all for the profit of one family.

Again, thank you for the opportunity to speak up on this matter. Those of us who live in the area appreciate your careful consideration of this matter.

Thank you,  
Adam Barron  
930 Big Sky Trail

## APPENDIX

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**Subject:** I Oppose changing GOODE FIELD from A-1 to R-1 zoning !

**Date:** Monday, September 11, 2023 at 3:09:01 PM Central Daylight Time

**From:** Susan Shaddox

**To:** planning

**CC:** Zach Shaddox, sageshaddox@gmail.com, Marley Halter, Deanna Stewart Shaddox, Ken Shaddox

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Dear Conway City Planning-

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter.

Susan Shaddox

## APPENDIX

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**Subject:** Rezoning Goode Property

**Date:** Monday, September 11, 2023 at 3:17:41 PM Central Daylight Time

**From:** Bryant Otto

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

To whom it concerns,

My name is Bryant Otto. Myself and my family own property in Lakeview Acres on Tanager Trl., Lakeview Dr. and also on Pinecrest Dr. We are writing this letter to oppose the rezoning of the property from A1 to R1. Our concerns are the added traffic during and after the construction will destroy the roads. Plus the traffic count will be horrific for the area for anyone trying to walk, run or bike on the surrounding roads. Another concern is with the proposed number of houses that are planned, what is to be done with the sewer on such a small lot? If a wastewater treatment plant is put in where is the wastewater to go? I would hope not into Pickle's Gap Creek which flows into Beaverfork Lake that already has issues each summer with e coli. Plus Beaverfork could still be a backup water source for Conway. Since that was the reason for it being built in the first place. We are not opposed to someone developing their property but not at the volume of houses that are planned for this development. It raises too many questions/concerns and we would have to say we are **not in favor** this proposal.

Thank You,

Bryant Otto, 63 Tanager Trl

Pat Otto, 62 & 64 Lakeview Dr, & Pinterest Dr.

Contact info:

Bryant Otto

63 tanager Trl.

Conway, AR 72032

501-450-6296

[bryantotto1@gmail.com](mailto:bryantotto1@gmail.com)



## APPENDIX

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**Subject:** Goode's Field Rezoning

**Date:** Monday, September 11, 2023 at 3:19:49 PM Central Daylight Time

**From:** Heather Caruso

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning:

I live in Lakeview Acres and I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1. Thank you for this consideration in this matter.

Heather Caruso  
214-289-8434

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**Subject:** Lakeview Acres

**Date:** Monday, September 11, 2023 at 3:20:15 PM Central Daylight Time

**From:** Jenny Wallace

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning-

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter.

Jenny Wallace

## APPENDIX

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**Subject:** Goode property rezoning  
**Date:** Monday, September 11, 2023 at 3:24:30 PM Central Daylight Time  
**From:** Diane Henson  
**To:** planning  
**Attachments:** download.svg

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning-

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter.

C

Dear Conway City Planning-

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter

***Diane & Robert Henson***

***501-472-9295***

***501 Professionals Realty & Investments LLC***  
***Realtor***

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**Subject:** Goode Family Rezoning Request  
**Date:** Monday, September 11, 2023 at 3:25:06 PM Central Daylight Time  
**From:** Mona Dixon  
**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Planning@conwayarkansas.gov

Dear Conway City Planning-

I am ADAMANTLY opposed to the proposed zoning changes from A1 to R1 of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter.

Mona Dixon

## APPENDIX

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**Subject:** (none)

**Date:** Monday, September 11, 2023 at 3:36:33 PM Central Daylight Time

**From:** Jessica Hoffman

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning- I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1. Thank you for this consideration in this matter.

Sincerely,  
The Hoffmans

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**Subject:** rezoning opposition Goode's Field

**Date:** Monday, September 11, 2023 at 3:36:35 PM Central Daylight Time

**From:** kshaddox@conwaycorp.net

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

To whom it might concern: I would like to state that I ADAMANTLY OPPOSE zoning change of property known as Goode's Field off of Lakeview Acres Road in Conway, Arkansas from A1 to R1. Thank you for your consideration. Dr. Kenneth Shaddox

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**Subject:** Lakeview Acres Rd

**Date:** Monday, September 11, 2023 at 3:37:11 PM Central Daylight Time

**From:** Anna Bowden

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

To whom it may concern,

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter.

Anna Bowden

## APPENDIX

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**Subject:** Goode property rezoning

**Date:** Monday, September 11, 2023 at 3:38:00 PM Central Daylight Time

**From:** Jennifer Harrison

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning-

I ADAMANTLY oppose the rezoning of the property known as Elaine Goode's property off Lakeview Acres Rd in Conway, AR, from A1 to R1. The significant traffic increase on a narrow two lane with no curbs and gutters would be a nightmare for the residents that navigate this already. Plus the ditches are mowed by the county maybe twice a year and site lines are not the best for elderly/disabled drivers or walkers. Larger lots with less traffic would be in the best interest of our Lakeview acres community and neighbors.

Thank you for careful consideration in this matter.

Jennifer and Jeff Harrison  
Residents of Southshore Lane

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**Subject:** Against Rezoning of Goode property

**Date:** Monday, September 11, 2023 at 3:51:56 PM Central Daylight Time

**From:** CJ McNutt

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Planning Commission members,  
We are totally against the rezoning from A-1 to R-1 of the Goode property.  
Thank you.  
Chris and Jane McNutt

## APPENDIX

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**Subject:** Proposed rezoning of land at #1 Eagle Wing from A1 to R1  
**Date:** Monday, September 11, 2023 at 3:06:24 PM Central Daylight Time  
**From:** Bruce Hendricks  
**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Hello, this is Bruce Hendricks

We live at 960 big sky trail, which is across the street from the Good property.

I oppose the rezoning of the property of this land to R-1

The road at Lake View is already pretty crowded with traffic from lake view acres.

It is likely with a r-1 zoning that there could be 400 or more houses built on this property. There would be only one road for them to exit on. That could Be potentially 800 cars or more.

I also have a concern as to how the sewer would affect this area

Thanks, Bruce Hendricks

Sent from my iPhone



**Subject:** Opposed to Re-zoning of Goode Property off Lakeview Acres Rd.  
**Date:** Monday, September 11, 2023 at 3:53:06 PM Central Daylight Time  
**From:** Samantha Carpenter  
**To:** planning  
**CC:** Samantha Carpenter, Jeff Carpenter

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning,

I ADAMANTLY oppose changing the zoning of the property known as Goode's Field off Lakeview Acres Rd. in Conway, AR, from A1 to R1. Thank you for this consideration in this matter.

Sincerely,

Jeffery S. and Samantha B. Carpenter, Landowners  
39 Bluebird Ln, Conway, AR 72032

**Subject:** Goode's Field off Lakeview Acres Rd.

**Date:** Monday, September 11, 2023 at 3:58:24 PM Central Daylight Time

**From:** mmontgomery@conwaycorp.net

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning-

We ADAMANTLY oppose the changing of the zoning of the property know as Goode's Field off Lakeview Acres Road in Conway, AR, from A1 to R1.

Thank you for your consideration in this matter.

Martin P. and Arlene Montgomery

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**Subject:** Re-zoning of 1 Eagle Wing Dr & Lakeview Acres property

**Date:** Monday, September 11, 2023 at 4:04:14 PM Central Daylight Time

**From:** Danielle Barron

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning-

Thank you for the opportunity to have a voice in the matter of the potential reasoning of 1 Eagle Wing Dr. Our family of 5 live directly across Lakeview from this property with our road, Big Sky Trail, nearly lined up with Eagle Wing Dr.

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1. There are too many opportunities available in the R1 zoning to allow for housing developments that will contradict the reasons so many of us moved to this area of Conway. If there is a better way to regulate the zoning to allow for residential housing, maybe it can be within the structure of requiring larger lots and minimum square footage. This type of development would be more beneficial to those of us who live in the area instead of potentially dropping hindering house values.

Thank you for your consideration and taking time out of your day to read this!

Danielle (Hendricks) Barron  
930 Big Sky Trail, Conway, AR 72032

## APPENDIX

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**Subject:** Rezoning of Goode property

**Date:** Monday, September 11, 2023 at 4:10:19 PM Central Daylight Time

**From:** Wes Whitley

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning,

As a resident of Lakeview Acres I ADAMANTLY oppose the rezoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1. Thank you for this consideration in this matter.

Respectfully,  
Wes Whitley

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**Subject:** Opposition to Rezoning in Lakeview Acres

**Date:** Monday, September 11, 2023 at 4:10:25 PM Central Daylight Time

**From:** TARA LEAMON

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning,

I ADAMANTLY oppose the changing of the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1. Thank you for the consideration in this matter.

Tara Leamon  
3 Lakeview Drive

## APPENDIX

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**Subject:** Goode Farm re-zoning

**Date:** Monday, September 11, 2023 at 4:11:29 PM Central Daylight Time

**From:** vicki lindsey

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

I am TOTALLY opposed to the re-zoning of Goode's Field in Lakeview Acres Conway, AR. from 1A to RA. Kindly, vote no!!! Thank you for your attention to this situation; and your consideration of not allowing this to happen!

Sincerely,

Vicki Lindsey

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**Subject:** Goode farm

**Date:** Monday, September 11, 2023 at 4:13:57 PM Central Daylight Time

**From:** joy wear

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Dear Conway City Planning-

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter. Thank you,

Joy Wear

Salon Blue and Framesi IST

## APPENDIX

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**Subject:** Goode's Field

**Date:** Monday, September 11, 2023 at 4:16:16 PM Central Daylight Time

**From:** Erik Leamon

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Dear Conway City Planning,

I ADAMANTLY oppose the changing of the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1. Thank you for the consideration in this matter.

Erik Leamon  
3 Lakeview Drive

---

**Subject:** Proposed Rezoning of 1 Eagle Wing Drive and Lakeview Acres Dr.

**Date:** Monday, September 11, 2023 at 4:16:32 PM Central Daylight Time

**From:** Laura Roussel

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning Commission:

My husband Scott Roussel, and I both oppose the rezoning of Elaine Goode's property just off Lakeview Acres Rd. in Conway from A1 to R1. We are not against progress, but believe this is a bad idea because of the drastic increase in the number of houses and cars that would result in a tremendous increase in traffic in our neighborhoods. We respectfully request that the commission vote against the re-zoning of the above mentioned property.

--

**Laura & Scott Roussel**  
**18 Southshore Ln.**  
**Conway, AR 72032**

**501-230-6081**



## APPENDIX

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**Subject:** Rezoning at 1 Eagle Drive from A-1 to R-1

**Date:** Monday, September 11, 2023 at 4:20:36 PM Central Daylight Time

**From:** Lacie Wicker

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Hello,

I am against the rezoning of 1 Eagle Drive. My neighbors and I enjoy the peace and nature that our neighborhood surroundings bring. Our roads are not large enough to add 400 homes. We are concerned with the increase in traffic, issues with sewage, the increase in crime, and the decrease of our property values. There would also be many habitats that would be put at risk. The owners can still develop the area with about 64 added houses. This is more in line with what our area currently looks like. Please don't allow our homes and the surrounding area to be damaged by this change in zoning. Thank you for your time and consideration.

Thank you,  
Lacie and Matthew Wicker  
9 Lakeview Drive  
Conway, AR 72032

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**Subject:** Goode property rezoning

**Date:** Monday, September 11, 2023 at 4:21:38 PM Central Daylight Time

**From:** Heather Myers

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Dear Conway City Planning-

I ADAMANTLY oppose the changing of the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

The infrastructure in this area could not possible support the amount of houses this rezoning would allow.

Thank you for this consideration in this matter.

Heather Myers

**From:** Teresa Scheuter <trscheuter@gmail.com>  
**Date:** Monday, September 11, 2023 at 4:24 PM  
**To:** planning <planning@conwayarkansas.gov>  
**Subject:** Proposed rezoning on Lakeview

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Dear Conway City Planning,

I strongly oppose the requested rezoning of property on Lakeview Acres Drive that is commonly known as Goode's Field from A-1 to R-1.

Some of my reasons for opposition are:

- 1) The increased density of homes that could be constructed under R-1 far exceeds the density of homes in the surrounding Lakeview area, including the neighborhoods of Williamsburg and Quail Creek.
- 2) The increased number of homes would add hundreds of vehicles traveling a narrow, two-lane, winding, hilly paved road.
- 3) Such an increase in vehicles would stress the surface of the paved road and the development of new potholes. The majority of Lakeview is a county road and the city will of course consider the impact of hundreds more vehicles on the limited county road funds.
- 4) There are only two primary exits from Lakeview, one which leads to the old Highway 25 and the other to Highway 65. The large increase in vehicles from an R-1 rezoning will add a great deal of traffic congestion to intersections which are already very busy during peak traffic times.
- 5) If the land in consideration is not already included in the Conway city water and sewage system, it would be served by the Beaverfork Water department, which is served by the Heber Springs water project. An increase of up to 400 new homes under R-1 rezoning would possibly reduce water pressure in the area. Lower water pressure could negatively impact the Beaverfork fire department's ability to effectively fight fires, and possibly impact insurance ratings.
- 6) If the land in consideration is not covered by city sewer services, homes would either need individual septic systems and would have to meet perc test requirements, or a neighborhood sewage treatment and disposal system would need to be created. This has the potential to negatively impact water quality at Lake Beaverfork.

Thank you for carefully considering this proposed rezoning and the impact that a change will have on the neighboring community. We trust our officials to wisely and professionally weigh the ramifications of a change before making a decision.

## APPENDIX

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**Subject:** Rezoning of 1 Eagle Dr from A-1 to R-1

**Date:** Monday, September 11, 2023 at 4:24:35 PM Central Daylight Time

**From:** JULIE DAVIS

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Dear Conway City Planning,

I adamantly oppose the changing of zoning of the property known as the Goode's field off Lakeview Acres Rd from A-1 to R-1.

Thank you for your consideration in this matter.

Julie Davis and Curtis West  
7 Lakeview Drive  
Conway, AR 72032

## APPENDIX

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**Subject:** (none)

**Date:** Monday, September 11, 2023 at 4:25:23 PM Central Daylight Time

**From:** whitleytl@gmail.com

**To:** planning

**This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.**

Dear Conway City Planning-

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1. Thank you for this consideration in this matter.

**Subject:** Re: 1 Eagle Wing Drive zoning

**Date:** Monday, September 11, 2023 at 4:25:50 PM Central Daylight Time

**From:** Paula

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

I'm at 3000 Lakeview Acres Rd.

Sent from my iPhone

> On Sep 11, 2023, at 4:21 PM, Paula <pdendu@yahoo.com> wrote:

>

>

>

> Dear Conway City Planning-

>

> I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

>

> Thank you for this consideration in this matter.

>

> Paula Dunn

## APPENDIX

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**Subject:** 1 Eagle Wing Drive Zoning

**Date:** Monday, September 11, 2023 at 4:27:06 PM Central Daylight Time

**From:** Kenny Dunn

**To:** planning

This message was sent from outside the organization. If you were not expecting this email, please be cautious when opening attachments or clicking on links.

Dear Conway City Planning-

I ADAMANTLY oppose the changing the zoning of the property known as Goode's Field off Lakeview Acres Rd in Conway, AR, from A1 to R1.

Thank you for this consideration in this matter.

Kenny Dunn  
3000 Lakeview Acres Rd

Sent from my iPhone



FROM THE DESK OF

LAWRENCE W. HAYNES, III

September 11, 2023

Dear Commission Members,

I am writing to comment on the proposed rezoning of 1 Eagle Wing Drive, Conway, AR 72032 and the surrounding 76.80 +/- acres on Lakeview Drive, Conway, AR 72032 from A-1 to R-1. I am in opposition to rezoning this land for several reasons, including concerns over property values, traffic, and environmental impacts; however, I am mostly against the proposal because I treasure the views and privacy that this area offers. Rezoning this land will forever change the atmosphere here, and deprive the residents in the area the beautiful views and privacy that we sought out when choosing to move here. I purposefully moved away from cookie-cutter neighborhoods, and it took a lot of hard work and sacrifice to be able move my family to Lakeview Acres and have the type of space and privacy that we are accustomed to now.

I urge you to make the right decision, the decision that will respect the harmony and peace of this beautiful area. Please do not approve the rezoning of 1 Eagle Wing Drive, Conway, AR 72032 and the surrounding 76.80 +/- acres on Lakeview Drive, Conway, AR 72032 from A-1 to R-1.

Sincerely yours,



Lawrence W. Haynes, III

September 11, 2023

[Planning@Conwayarkansas.gov](mailto:Planning@Conwayarkansas.gov)

Dear Planning Commission:

I am writing this letter to express my strong opposition to the request made by the Goode Family to rezone their 80-acre tract from A-1 to R-1, which would turn the agricultural tract into a residential tract.

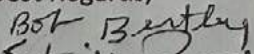
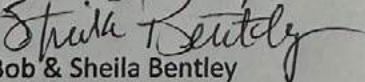
Traffic AND safety of pedestrians are major areas of concern. The proposed rezoning threatens the district character, land and building values. An R-1 allows a minimum lot size of 6,000 SF or around .15 acres. These lot sizes are inconsistent with the neighborhoods developed in the area. The infrastructure is not designed for high density development.

Wildlife has been observed in the area and any development will destroy their habitat.

I urge you to disapprove the proposed rezoning, and from recent discussions with neighbors, I know my opinions are shared by many.

Thank you for your continued service and support of our communities.

Best Regards,

  
  
Bob & Sheila Bentley