



City of Conway

PLANNING COMMISSION

Summary • November 15, 2021

On November 15, 2021, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Adam Bell, Rebekah Fincher, Arthur Ingram, Laura King, Brandon Ruhl, Latisha Sanders-Jones, and Rhea Williams. Drew Gainor and Larry Webb were absent.

Subdivision Review

- Request for preliminary plat approval of South Sterling PUD Phase 2. **Approved with noted corrections and conditions. Vote 7-0.**
- Request for preliminary plat approval of Bell Valley Subdivision Phase 3. **Approved with noted corrections and conditions. Vote 7-0.**

Public Hearings

- Request to modify Conditional Use Permit No. 1398 for 7.61 acres located at 1301 Sunset Drive. **Recommended for approval with 10 [existing] conditions. Vote 4-3; Commissioners Rebekah Fincher, Laura King, and Rhea Williams voted in opposition.**
 1. Any significant modifications, as determined by the Planning Director, to the approved site plan or use shall require an amended or new conditional use permit.
 2. Parking area and dumpster enclosure shall be relocated to the interior of the site and screened from the existing trail.
 3. Efforts shall be made to retain as much existing vegetation as possible.
 4. The portions of the Tucker Creek Trail that exist on the property shall be placed in a public access easement. Applicant shall have the option of dedicating right of way in lieu of an easement.
 5. A public access easement shall be provided for the new trail extension across the property to the adjacent high school property. This trail extension shall be constructed at the same time as the church and is required prior to issuance of final certificate of occupancy. Applicant shall have the option of dedicating right of way in lieu of an easement.
 6. A minimum 20-foot evergreen screen shall be provided along the northern property line abutting the residential property.
 7. Trees planted 30 feet on center shall be provided in the landscape buffer on the southern property line.
 8. Lighting shall be shielded and directed away from the residential properties.
 9. Development shall be subject to the Development Review process in accordance with §1101 of the Conway Zoning Code.
 10. All signage shall be permitted by the Planning Department prior to installation.
- Request for annexation of 30.27 acres +/- located south of Lower Ridge Road; approximately 650' east of East German Lane. **Recommended for approval. Vote 7-0.**
- Request to rezone 0.14 acres +/- located immediately west of and adjacent to 449 Reedy Road from R-1 to O-2. **Recommended for approval. Vote 7-0.**



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- Request for conditional use permit to allow a Kennel in the I-3 zoning district for property located at 1890 South Amity Road. **Recommended for approval with 14 conditions. Vote 6-1; Commissioner Laura King voted in opposition.**
 1. Approved uses are limited to: boarding, grooming, training, breeding, and buying/selling of dogs or cats. Incineration of animal refuse on the premises is prohibited.
 2. The use shall be operated in a manner to not impede the continued quiet enjoyment of adjacent properties such that the use shall not constitute a nuisance with excess noise, odor, or similar negative impacts.
 3. Hours of operation [when open to the public] are limited to 6:00am – 6:30pm, Monday - Friday; 8:00am – 5:00pm, Saturday – Sunday.
 4. Staff shall be present whenever animals are on-site.
 5. Staff shall supervise all animals in all outside play areas at all times.
 6. No animals shall be outside before 6:00am or after 10:00pm.
 7. Animals shall be restricted to the boundaries of the property at all times.
 8. Noise abatement curtains shall be installed on all exterior play area fencing.
 9. The use of an outside public address or speaker system is prohibited.
 10. The use shall be subject to Development Review, in accordance with Article 1101 of the Conway Zoning Code, prior to issuance of building permits.
 11. Perimeter landscaping along street frontages in excess of that required per §1101.7.1.5.a, equivalent to that required by §1101.7.1.6.f.iii of the Conway Zoning Code shall be required outside any installed fencing to enhance the buffer between adjacent uses and soften the appearance of the fencing from the ROW. Additional landscaping shall include evergreen shrubs, "...at least (30) inches tall at the time of planting, spaced closely enough together so as to create a seamless row of hedging."
 12. All signage shall be permitted and installed in accordance with §1301 of the Conway Zoning Code (Sign Ordinance).
 13. Any expansions or additions to the structure(s) as well as any changes to the use shall require an amended or new conditional use permit.
 14. Conditional Use Permit expires 2 years from the date of issue if required site development review approval and/or building permit have not been issued.