



# City of Conway PLANNING COMMISSION

Summary • April 18, 2022

*On April 18, 2022, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Rebekah Fincher, Laura King, Ethan Reed, Greg West, and Rhea Williams. Latisha Sanders-Jones, Drew Spurgers, and Larry Webb were absent.*

## Public Hearings

- Request to rezone 66.87 acres ± south of Nutters Chapel Road, east of Ridgedale Circle from R-1 to PUD. **Recommended for approval with conditions. Vote 6-0.**
  1. Permitted uses are limited to one-family residential uses.
  2. All standards and uses other than those defined shall be governed by restrictions of the R-1 zoning district.
  3. New buildings shall only be of the following materials:
    - Brick/stone
    - Cement fiber board (Hardie® siding board)
    - Wood
    - Other materials as approved by the Planning Director
  4. Vinyl siding shall be prohibited.
  5. Any proposed fencing shall be approved by the Planning Director prior to installation.
  6. Streets H and I require design revisions. The plan, as proposed, will not be approved until all applicable departments approve the street designs and layout.
  7. Applicant shall plat the property in accordance with the Subdivision Regulations, at which time setbacks will be finalized. Setbacks shall generally follow applicant's proposal.
  8. Applicant shall return a signed copy of the final development plan prior to the issuance of building permits.
  9. All street and roadway improvement shall be privately maintained.
  10. A Property Owners' Association or improvement district shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage. The association or district shall be required to be active prior to filing of the final plat.
  
- Request for conditional use permit to allow Religious Activity in the A-1 zoning district for 34.09 acres ± located at the intersection of Donnell Ridge Road and [unbuilt right-of-way] Sherwood Lane. **Recommended for approval with conditions. Vote 5-0-1; Ethan Reed abstained.**
  1. The proposed site shall be developed in accordance with Article 1101 of the Conway Zoning Code and must illustrate compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc.
  2. Fire Department must have two separate access points to the property that meet the requirements of the Arkansas Fire Prevention Code. Applicant will be required to improve Sherwood Ln to the Kennedy Ln intersection unless a separate access easement is created that meets these standards.
  3. No waivers for paving surfaces may be granted, including the drive around the proposed residential component.
  4. Any significant expansions or additions to the structure as well as any changes in the use shall require an amended or new conditional use permit.
  
- Request to rezone 3.88 acres ± east of Bill Bell Lane at the intersection of Acuff Lane from R-1 to C-3. **Request was tabled. Vote 7-0 with the Chair voting.**



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Summary cont. • April 18, 2022

- Request for conditional use permit to allow Pool Sales & Service in the C-1 zoning district for property located at 611 Court Street. **Recommended for approval with conditions. Vote 7-0 with the Chair voting.**
  1. Conditional use is limited to Swimming Pool Sales & Supply establishment.
  2. Exterior display and/or storage of products is prohibited.
  3. Any chemicals/balance products stored on site shall be stored in a manner to prevent odor trespass being a nuisance to adjacent tenants.
  4. All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code (Sign Ordinance).
  5. Any expansion of or change to the use shall require an amended or new conditional use permit.
  6. No variance of any kind may be subsequently requested.
  7. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.
- Request for conditional use permit to allow Sand, Gravel, or Earth Sales and Storage in the TJ zoning districts for property located at 3450 Old Morrilton Highway/AR Hwy 64. **Request was tabled. Vote 7-0 with the Chair voting.**