

CITY OF CONWAY, ARKANSAS
PLANNING COMMISSION

November 16, 2026 • 5:30pm • 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
November 16, 2026

PLANNING COMMISSION

Ethan Reed, Chair
Alexander Baney, Vice-Chair
Mark Ferguson, Secretary
Jensen Thielke
Keena Haygood
Cassidy D Cook
Kevin Gambrill
Lori Quinn
Grace Rains

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 **11 24, 2026.**

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 [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. October 19, 2026

I. Subdivision Review*

A. Subdivision variance to allow a lot depth four times the lot width (SUB-0826-0131)

II. Public Hearings**

A. Request to rezone property at 1801 S Amity Road from SR to I-1 (REZ-1026-0153)

B. Request for conditional use permit to allow eating place with drive-thru service in a C-2 zoning district for property located at 2075 Dave Ward Dr (CUP-0926-0139)

III. Announcements/Additional Business

A. Adoption of 2027 Calendar

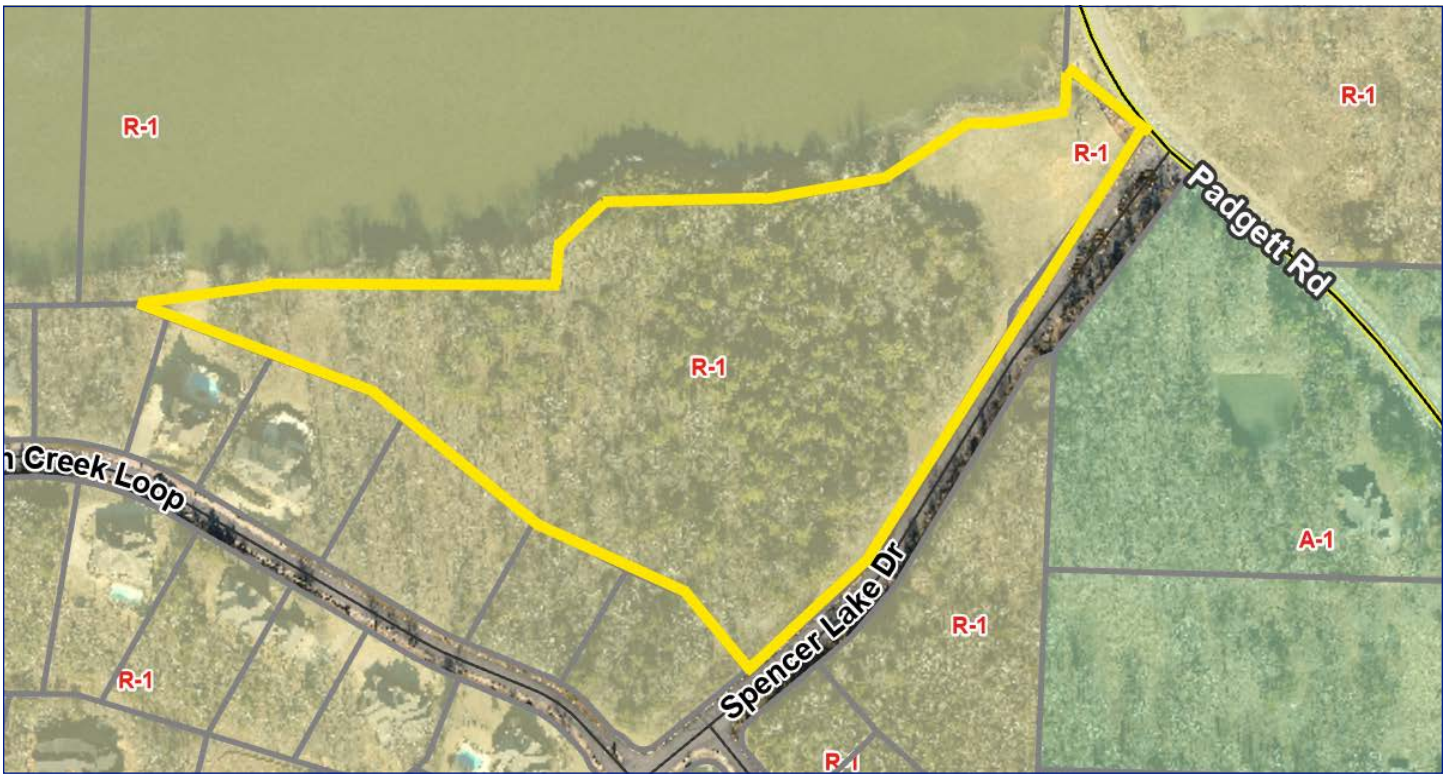
B. Election of Officers for the 2027 term

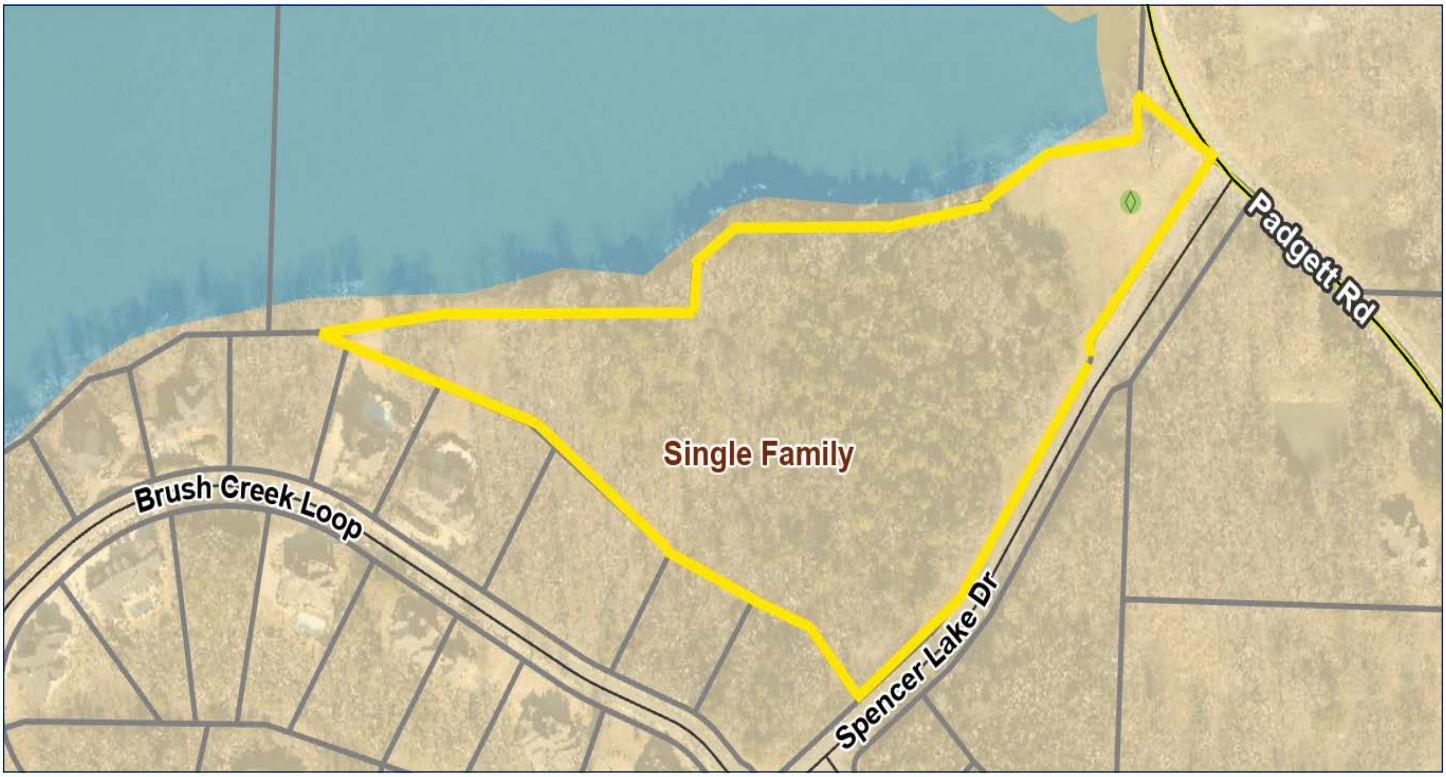
C. Additional items as decided by the Commission

Adjourn.


Padgett Rd
Brush Creek Loop
Spencer Lake Dr




R-1
R-1
R-1
R-1
A-1
R-1
R-1
R-1
Padgett Rd
Spencer Lake Dr
Creek Loop


Single Family
Padgett Rd
Brush Creek Loop
Spencer Lake Dr

Request for Lot Variance Approval of Lots 4 & 5, Lakeside Reserve Ph2 Subdivision SUB-0826-0131

APPLICANT/AUTHORIZED AGENT	PROPERTY OWNER
Jeff West; West Land Surveying, Inc.	Lawrence & Mary Jo Cuculic
7 Roberts St	6045 N 28th St
Greenbrier, AR 72058	Phoenix, AZ 85016

SITE DATA

Location. 5620 Spencer Lake Dr; Lots 4 & 5 of Lakeside Reserve Ph2 Replat, proposed between Padgett Rd and Bush Creek Lp.

Site Area. ±3.00 acres.

Current Zoning. R-1 (One-family residential).

Comprehensive Plan. Single-Family.

Master Street Plan. Spencer Lake Dr, Local Residential (50' ROW).

Existing Structures. None

Overlay. None.

REQUEST

The subdivision is undergoing Minor Subdivision review for a replat of the Spencer Mountain at the Lake PUD Subdivision into 2 phases, Lakeside Reserve Ph1 and Ph2. Both subdivision phases host 3 lots with Lots 4 & 5 in the second phase having a variance requested to Article IV, Section 5.F.3 of the Conway Subdivision Regulations.

"No lot shall be more than four times as deep as it is wide."

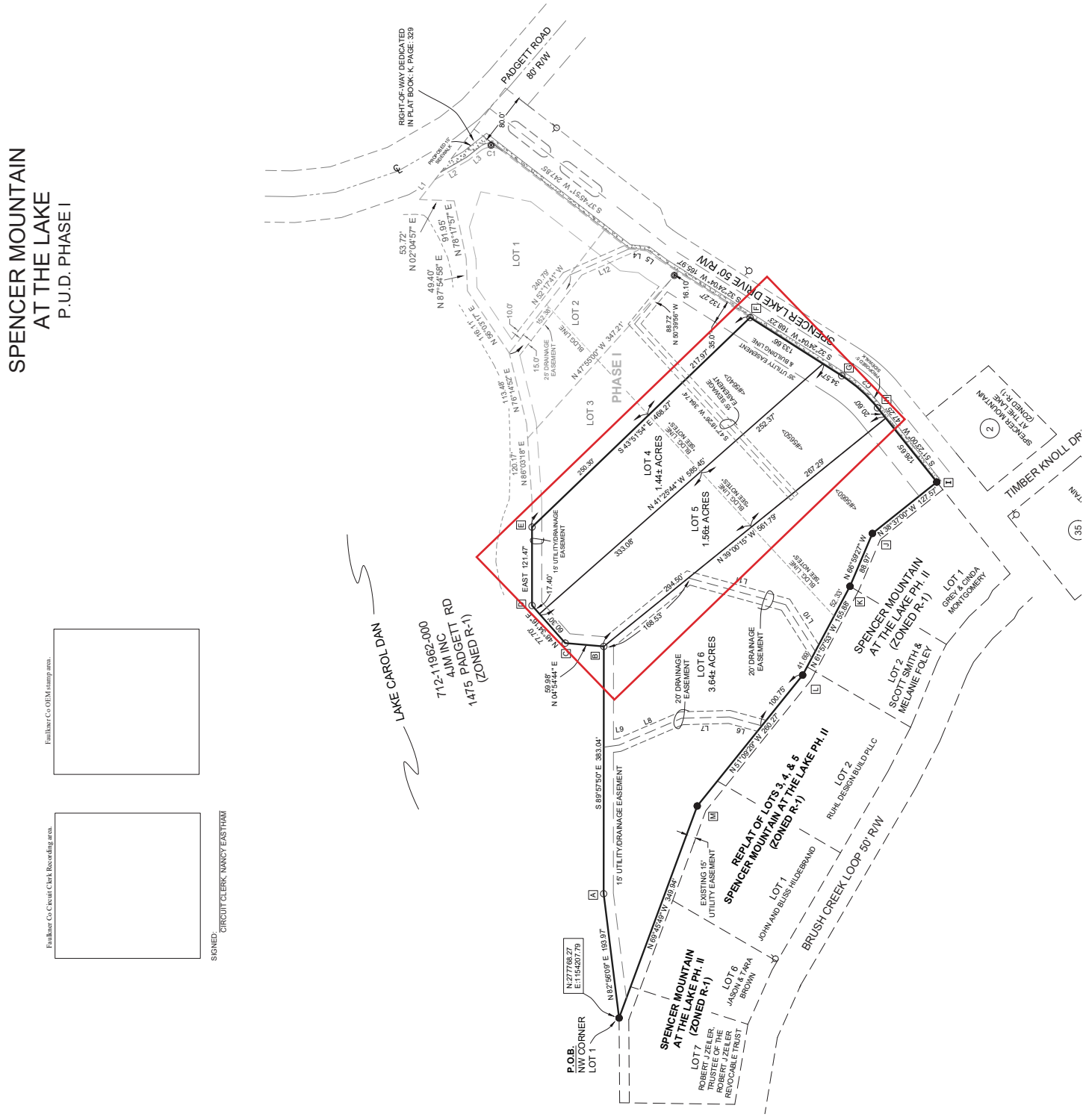
STAFF COMMENTS

1. The original ±9.54 acre, 1-lot subdivision is being subdivided into two phases to create 6 large R-1 lots. Proposed lots range in size from ±0.79 to ±3.64 acres. Proposed lot widths are as wide as ±199' and as narrow as ±126'.
2. Standard R-1 lots are required to have 60' width and 100' depth minimums, totaling 6,000sf.
3. Despite being large lots, the topography limits the buildable area. All lots abut Lake Carol Dan to the north and are impacted by increasing grade along Spencer Lake Dr. Note 4 on the proposed replat indicates, *"No structures are to be built North and West of the interior building line."* All future structures will have to be constructed along the southern and eastern portions of Lots 2-6.
4. Both lots are ±585' at their deepest point. The width of Lot 4 is ±133' and the width of Lot 5 is±129', resulting in a length to width ratio of four, thereby necessitating the need for a waiver.
5. Due to the proposed overall size of both lots, a residence can be accommodated with appropriate setbacks without further waivers or variances.

Request for Lot Variance Approval of Lots 4 & 5, Lakeside Reserve Ph2 Subdivision SUB-0826-0131

CORRECTIONS/CONDITIONS NEEDED ON THE PLAT

1. Corrections as noted on the Final Plat regarding Planning Commission waiver review.


SPENCER MOUNTAIN
AT THE LAKE
P.U.D. PHASE I
PADGETT ROAD
80' R/W
RIGHT-OF-WAY DEDICATED IN PLAT BOOK: K, PAGE: 329
SPENCER LAKE DRIVE 50' R/W
PHASE I
LOT 1
LOT 2
LOT 3
LOT 4
1.44± ACRES
LOT 5
1.56± ACRES
LOT 6
3.64± ACRES
712-11962-000
4JM INC
1475 PADGETT RD
(ZONED R-1)
LAKE CAROL DAN
15' UTILITY/DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
EXISTING 15' UTILITY EASEMENT
BUILDING LINE
SEE NOTES
SPENCER MOUNTAIN AT THE LAKE PH. II (ZONED R-1)
REPLAT OF LOTS 3, 4, & 5 SPENCER MOUNTAIN AT THE LAKE PH. II (ZONED R-1)
LOT 1 GREY & CINDA MONTGOMERY
LOT 2 SCOTT SMITH & MELANIE FOLEY
LOT 2 RUHL DESIGN/BUILD PLLC
LOT 1 JOHN AND BLISS HILDEBRAND
LOT 6 JASON & TARA BROWN
LOT 7 ROBERT J ZELLER, TRUSTEE OF THE ROBERT J ZELLER REVOCABLE TRUST
SPENCER MOUNTAIN AT THE LAKE (ZONED R-1)
TIMBER KNOLL DR
BRUSH CREEK LOOP 50' R/W
P.O.B. NW CORNER LOT 1
N:277768.27
E:1154207.79
Faulkner Co Circuit Clerk Recording area
Faulkner Co OEM stamp area
SIGNED:
CIRCUIT CLERK, NANCY EASTHAM



View of subject property facing S



Looking SW along Spencer Lake Dr



Adjacent property to the E



Lake Carol Dan to the N



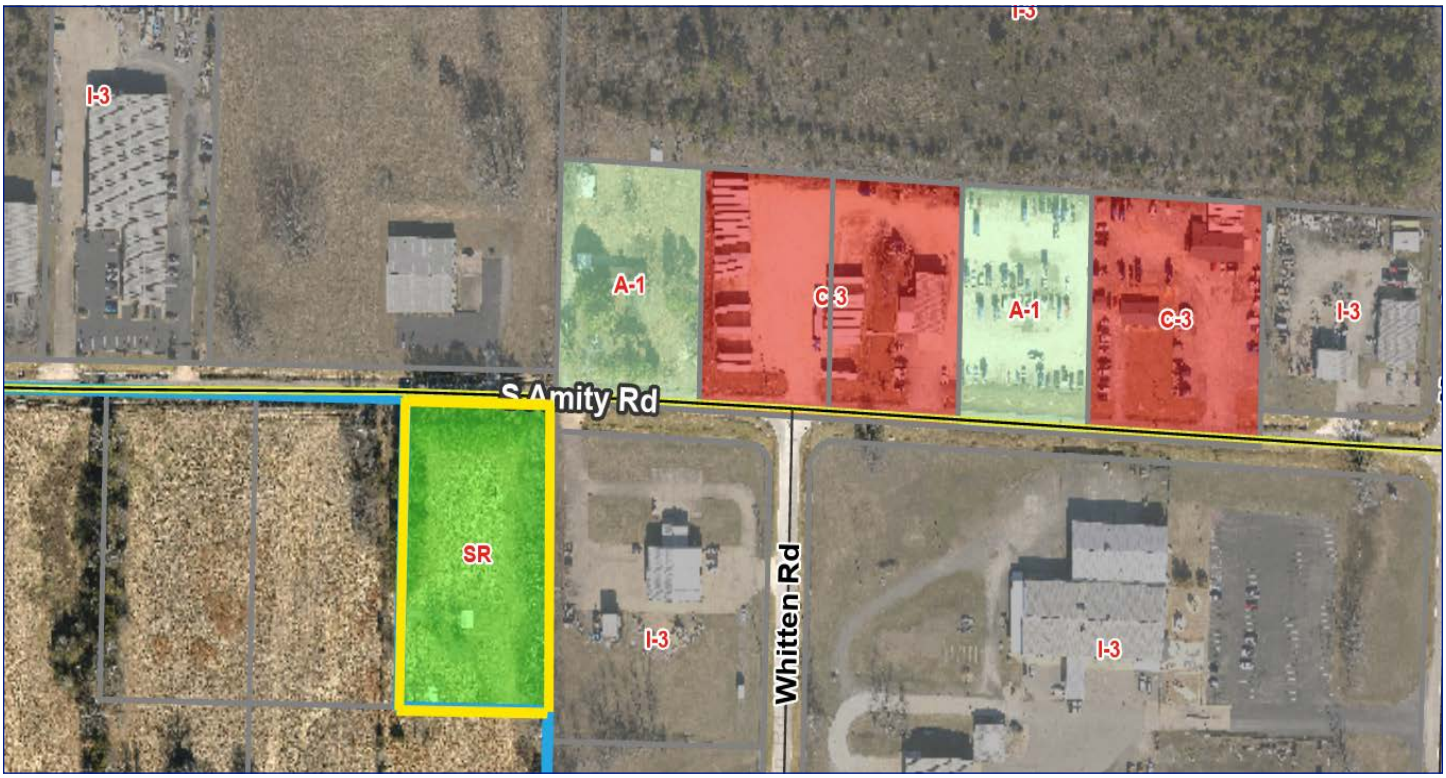
Adjacent property to the NE



Adjacent property to the SE


S Amity Rd
Whitten Rd




I-3
A-1
C-3
A-1
C-3
I-3
S Amity Rd
SR
I-3
Whitten Rd
I-3


General Industry
S Amity Rd
Light Industry
Whitten Rd

1801 S Amity Rd SR to I-1 REZ-1026-0153

APPLICANT/AUTHORIZED AGENT	PROPERTY OWNER
Shane McClary	Lorene Joan Kordsmeier Revocable Trust
104 Sierra Valley Loop	PO Box 1139
Maumelle, AR 72113	Morrilton, AR 72110

SITE DATA

Location. 1801 S Amity Road, or approximately 362' west of the intersection of S Amity Road and Whitten Road.

Site Area. ±2.20 acres.

Current Zoning. SR (Suburban Residential District).

Requested Rezoning. I-1(Intermediate Industrial District).

Adjacent Zoning. North, East: I-3 (Intensive Industrial District); West, South: N/A (Out of City Limits).

Existing Structures. None, but Assessor's Office data indicates there is or was a storm cellar and a wellhouse on the property.

Overlay. None.

Projected Traffic Impact. As the site is presently vacant/undeveloped, any development will result in a traffic impact in the area. The I-1 zone allows a variety of uses (for an extended list, see Staff Comments section) some of which could generate a significant amount of daily vehicle trips for the area, such as Retail – General. In the surrounding area, present uses include commercial contractor offices and warehouses (mechanical, electrical, concrete, etc.), commercial transportation services (semis, eighteen-wheelers), and manufacturing (intensive and light). Many of the existing uses likely primarily generate traffic based on their respective number of employees so it can be difficult to estimate the existing traffic in the area for comparison.

Current Traffic Counts. There is no nearby traffic data. The closest data points are for the I-40 northbound off-ramps onto Dave Ward Dr (4,100 for the first and 6,000 for the second) and for E Dave Ward Dr (18,000).

Flood/Drainage. The site is not located within any FEMA Special Flood Hazard zones.

Utilities. It appears all utilities (water, electric, sewer) are present in the vicinity of the site; any extensions will be coordinated with Conway Corporation.

Master Street Plan. S Amity Rd – Minor Arterial (80' ROW).

Street Improvement. There are no known street improvement projects planned for this area.

1801 S Amity Rd | SR to I-1 | REZ-1026-0153

STAFF COMMENTS

- This site is parcel 712-07725-000; it has never been recorded as a lot(s) (i.e. "platted").
- This site was annexed into the City on February 2, 1990 (O-90-5), ostensibly as A-1 (Agricultural District), and was rezoned from A-1 to SR on June 9, 1992 (O-92-25).
- The SR zone is described as follows: "The SR district is designed to provide quiet, extremely low-density areas for single-family living and related recreational, religious and educational facilities protected from all commercial and industrial activity."
    - While this zoning designation may have been appropriate in the past, and despite there being a few remaining single-family homes in the vicinity, the SR zone is no longer appropriate for this site as it is solely abutting industrial zoning districts.
- The Comprehensive Plan designates this area as Light Industry; I-1 is an appropriate zone for that designation.
- The majority of properties in the area are zoned I-3, but A-1 and C-3 (Highway Service & Open Display District) are also present in the area. This rezone would introduce I-1 into the area.
- The applicant's intention for the property is to develop "flex spaces," which are commercial developments that have leasable suites for a variety of uses and businesses such as offices, retail, warehousing, and more. These uses are appropriate for the I-1 zone as many are allowed by-right in the zone.
- I-1 and I-3 are defined in the City of Conway Zoning Code as follows:
    - I-1: "The I-1 district is designed to provide a use area for wholesaling, storage, packaging, display, distribution, and those retail uses that are accessory to the operations and for light manufacturing, assembling and fabrication of a non-nuisance nature."
    - I-3: "The I-3 district is designed primarily to provide a zone for those manufacturing and other industrial activities objectionable to business and residential uses by reason of operational characteristics and insulated from these uses by strips of less objectionable industry or natural barriers. This zone is intended to provide a place for manufacturing products from raw materials."
- Below is a non-exhaustive list of uses which are allowed by-right in the I-1 zone; for comparison, asterisk denotes uses that are prohibited (*) or require a CUP (**) in I-3:
    - Automobile auction, rental, sales*
    - Bank**
    - Clinic (medical, dental, etc.)
    - Eating place (with or without drive-through)**
    - Hotel/motel*
    - Recreation facilities, commercial or community**
    - Retail – General**
    - Retail – Restricted**
    - Schools (all)**
    - Studios (photography, art, and the arts)**
- Platting and Site Development Review will be required in accordance with the City of Conway Subdivision Regulations and Conway Zoning Code.

COMPATIBILITY STATEMENT

Property: 1801 South Amity Road, Conway, Arkansas

Applicant: Flex Space of Central Arkansas, LLC

Requested Zoning: Industrial-1 (I-1)

Flex Space of Central Arkansas, LLC respectfully requests rezoning the property at 1801 South Amity Road from residential to Industrial-1 (I-1).

The surrounding properties are zoned I-1, and the requested rezoning would be consistent with the existing zoning pattern in the area. The proposed zoning would allow the property to be considered for development consistent with the surrounding industrially zoned properties.

For these reasons, we respectfully request approval of the rezoning from residential to Industrial-1 (I-1).

Flex Space of Central Arkansas, LLC

Authorized Representative: _____

Date: 10-14-26



View of subject property looking SW



View of subject property looking SE



Adjacent property to the W



Adjacent property to the S



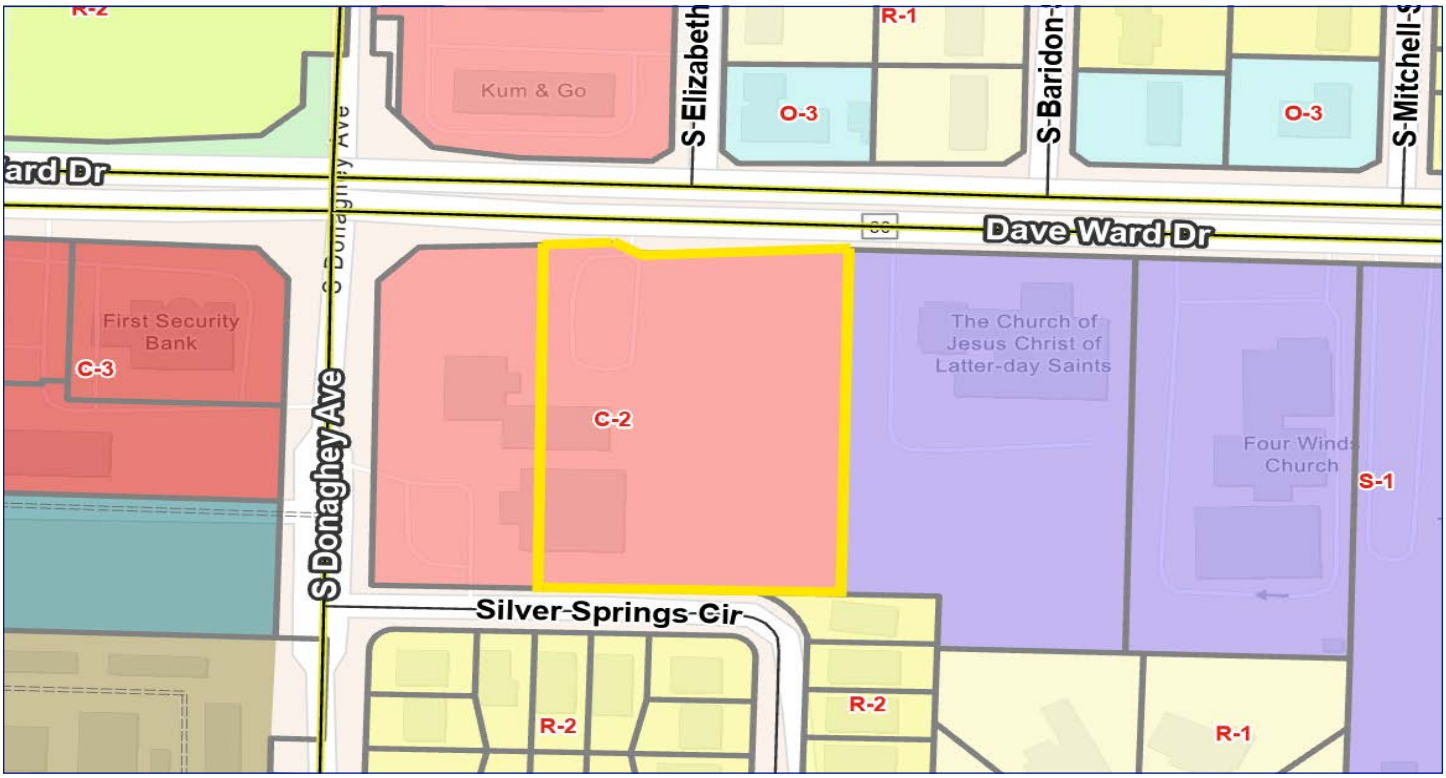
Adjacent property to the N

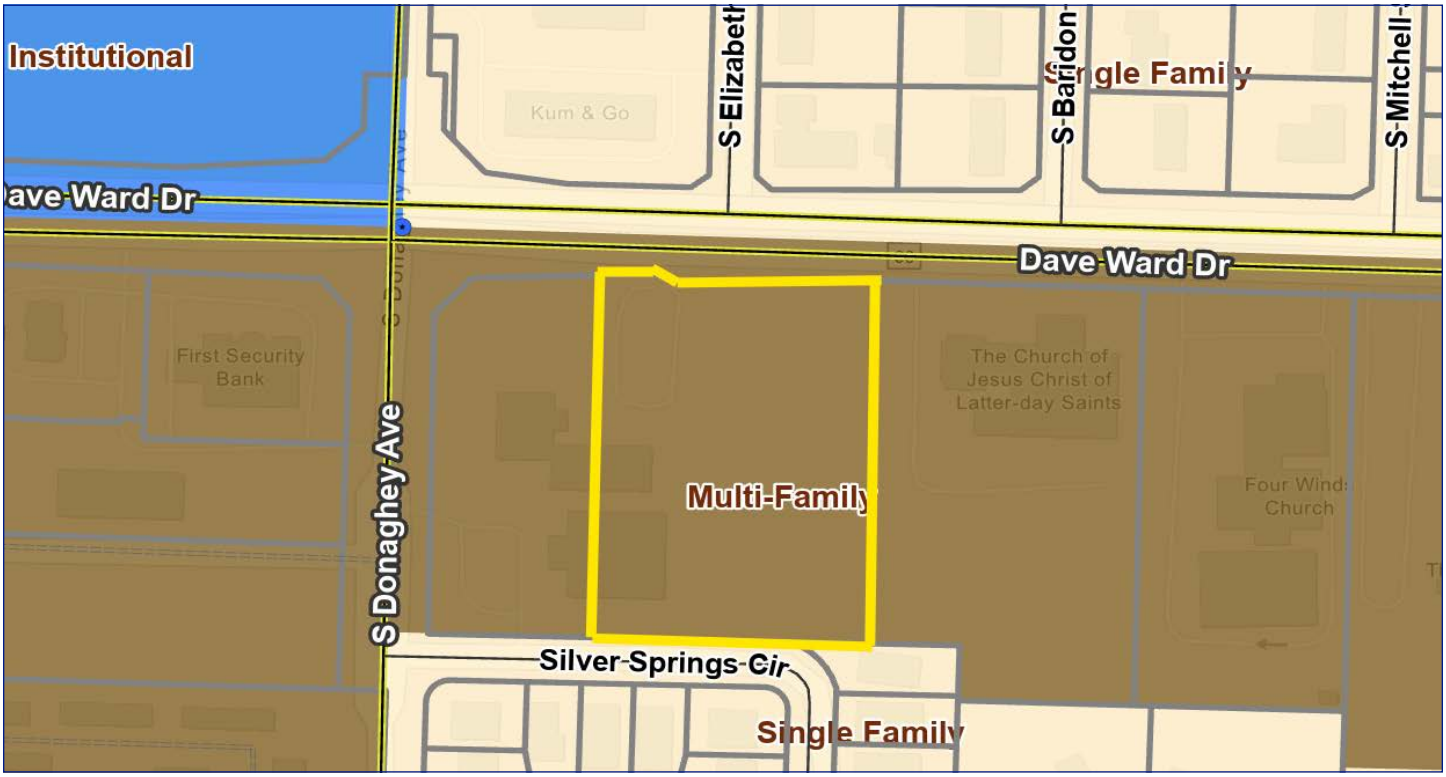


Adjacent property to the E


S Elizab
S Barid
Dave Ward Dr
S Donaghey Ave
Silver Springs Cir




Kum & Go
S Elizabeth
R-1
S Baridon
O-3
O-3
S Mitchell
Dave Ward Dr
First Security Bank
C-3
S Donaghey Ave
C-2
The Church of Jesus Christ of Latter-day Saints
Four Winds Church
S-1
Silver Springs Cir
R-2
R-2
R-1


Institutional
Kum & Go
S Elizabeth
S Baridon
Single Family
S Mitchell
Dave Ward Dr
Dave Ward Dr
First Security Bank
S Donaghey Ave
Multi-Family
The Church of Jesus Christ of Latter-day Saints
Four Winds Church
Silver Springs Cir
Single Family

2075 Dave Ward Drive CUP for Eating place with drive-thru service in a C-2 district CUP-0926-0139

APPLICANT	PROPERTY OWNER
Kaden Watkins	Peace Lutheran Church
1800 S. 52nd Street Suite 201	
Rogers, AR 72758	

SITE DATA

Location. 2075 Dave Ward Drive (formerly addressed as 800 S Donaghey Ave); proposed Lot 2 of minor subdivision review application, SUB-0626-0087; on the south side of Dave Ward Drive, approximately 130' east of the intersection of Dave Ward Drive and S Donaghey Ave.

Site Area. ±2.57 acres.

Current Zoning. C-2 (Neighborhood Commercial). The parcel was rezoned from S-1 (Institutional) to C-2 on September 22, 2026, via O-26-64.

Adjacent Zoning. North (across Dave Ward Dr): C-2 & O-3 (Restricted Office); East: S-1; South (across Silver Springs Cir): R-2 (Low Density Residential District); West (across S Donaghey Ave): C-3 (Highway Commercial) & O-1 (General Office).

Requested Conditional Use. Eating place with drive-thru service in a C-2 zone.

Existing Structures. None.

Overlay. None.

Special Plan. Dave Ward Drive Access Management Plan.

Comprehensive Plan. Multi-Family with a Neighborhood Convenience node at the intersection of DWD and S Donaghey Ave.

Projected Traffic Impact. An ~5,000sf eating place with drive-thru is estimated to have an average of 2,337 vehicle trips per typical weekday based upon aggregate data. The vacant parcel historically accommodated an approximately 9,000sf church which generates an estimated 93 vehicle trips during peak hours on Sundays. This is a significant increase in vehicle trips.

Current Traffic Counts. 31,000 ADT on DWD between S Farris Rd and S Donaghey Ave.

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

Utilities. Services are available at the site. Sewer runs east/west along the southern property line; electric runs along a portion of the southern property line, north/south along S Donaghey Ave and east/west along Dave Ward Dr; water runs north/south along S Donaghey Ave and east/west along Dave Ward Dr. The applicant will need to coordinate connectivity with Conway Corporation.

Master Street Plan. Dave Ward Dr– Major Arterial (100' ROW); Silver Springs Cir – Local Residential (50' ROW).

Street Improvement. There are no improvements planned at this time.

2075 Dave Ward Drive CUP for Eating place with drive-thru service in a C-2 district CUP-0926-0139

STAFF COMMENTS

- Parcel 711-12137-000E has never been recorded as a lot or lots (i.e. "platted).
- Case record SUB-0626-0087 was submitted in June 2026 with the intention to split the parcel into two lots (Lot 1 & Lot 2, Club Car Wash Subdivision Plat).
- Proposed Lot 2 provides the legal description for the eating place with drive-thru service requested in this current CUP application (CUP-0926-0139).
- A CUP request within the legal description for proposed lot 1 for an Automobile Wash Service in a C-2 district (CUP-0626-0087) was approved by Planning Commission on August 17, 2026, 7-0. CUP-0626-0087 failed at City Council on September 22, 2026, 0-7.
- Sec. 802.6.B.3. of the Conway Zoning Code stipulates:
  A conditional use application may not be filed for a site that has received final denial action within one (1) year from the effective date of final denial action unless authorized by the City Council
- Through consultation with the City Attorney's office, it was determined that the "site" is not synonymous with "the parcel" but rather refers to the legal description of the land area encompassing the proposed use.
- The site is defined as a portion of parcel 711-12137-000E.
- The legal description encompassing CUP-0926-0139 differs from that of CUP-0626-008. Therefore, 802.6.B.3 does not preclude the applicant from requesting a conditional use permit on proposed Lot 2 between September 22, 2026, and September 22, 2027.
- Parcel 711-12137-000E was rezoned from S-1 to C-2 on September 22, 2026.
- An eating place with drive-thru service is not allowed by right in a C-2 district, it is allowed via a Conditional Use Permit.
- The Comprehensive Plan designates the site as multi-family. Much of this area south of Dave Ward Dr is reserved for multi-family use by the Comprehensive Plan, however the plan does not reflect the extent of commercial development which has occurred along this portion of DWD in recent years.
- The site is located along the Dave Ward Drive Access Management Plan. Per the plan:
  - All intersections must be 300 feet apart.
    - This applies to driveways, public streets, and private streets
  - The applicant has indicated retention of an existing curb cut along DWD
  - The curb cut is approximately 200ft from the intersection of DWD and S Donaghey Ave
- To utilize the existing DWD curb cut, the applicant must apply for an amendment to the DWD Access Management Plan. This requires concurrence from the City of Conway Planning Department, Metroplan, and the Arkansas Department of Transportation.
- Access is further regulated by Article IX of the Conway Zoning Code which stipulates that along Major Arterials, driveways shall be placed at least 250 feet from other driveways or intersections and that no driveways may be placed within 125 feet of a property line adjoining another property, unless placed at the property line and subject to a joint access agreement. Additionally, properties with less than 300 feet of street frontage along a major arterial shall be required to have joint access with an adjoining property. When properties abut 2 public streets, access from the public street of lower classification shall be utilized unless the property has at least 250 feet or more of street frontage along the major arterial.
  - DWD and S Donaghey Ave are both Major Arterials. Silver Springs Circle is the public street of lower classification. Access is proposed on both DWD and Silver Springs Circle.
  - The site has 190.28' of frontage along DWD.
  - The closest driveway to the east of the proposed access on DWD is 214'.
  - The site does not have any frontage along S Donaghey Ave.
  - Cross-access between proposed Lots 1 & 2 is shown along DWD through SUB-0626-0087 (approval pending).
  - The proposed site is separated from an R-2 district by Silver Springs Circle.
- The change in use from a church to an eating place with drive-through will be significant in terms of traffic within the site. However, the nearby daily traffic count of 31,000 and the location along two major arterials indicate that there is existing significant traffic along the major arterials serving the site.

2075 Dave Ward Drive CUP for Eating place with drive-thru service in a C-2 district CUP-0926-0139

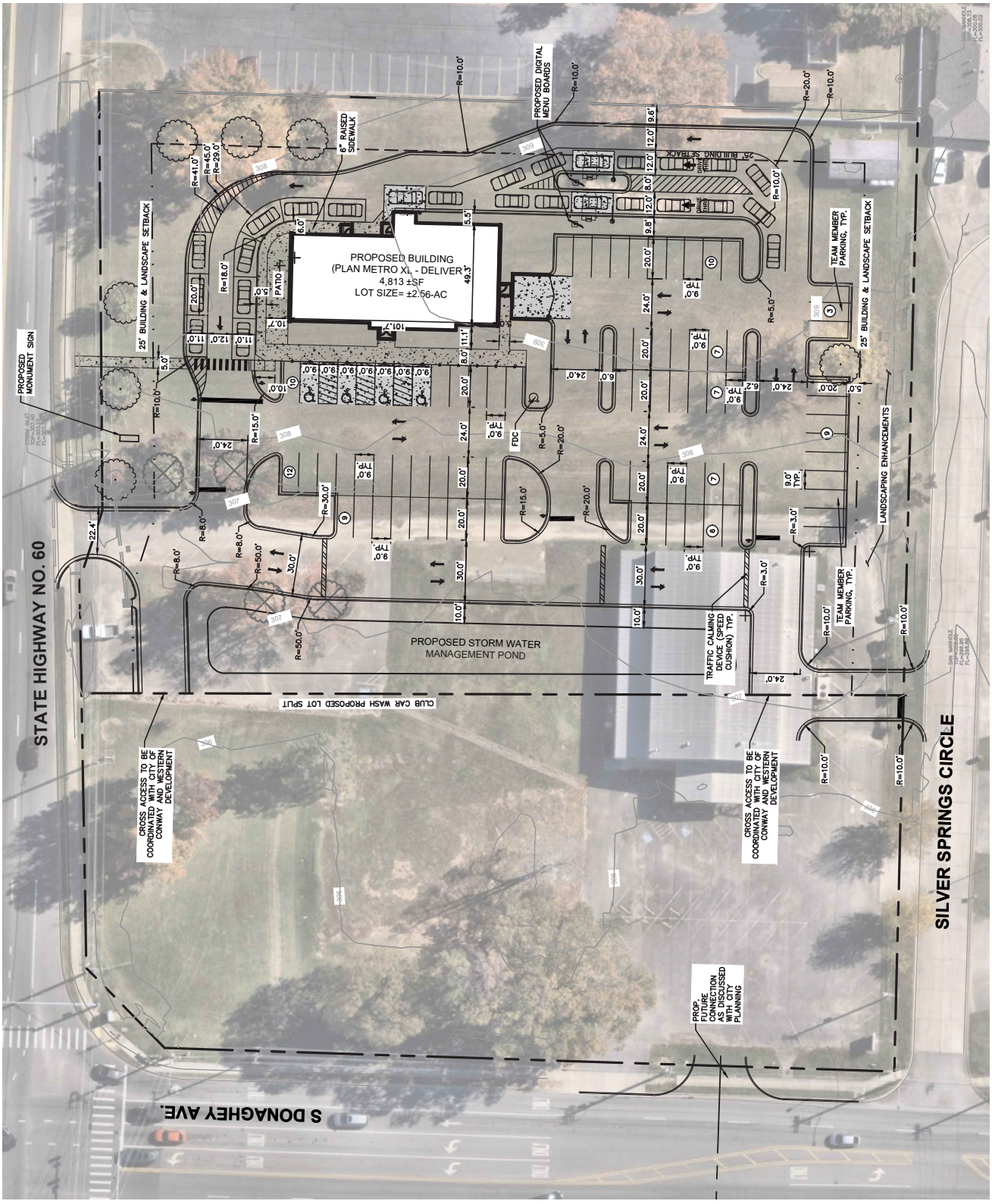
- The applicant has provided a preliminary site plan and operational plan. Per Sec. 903.1 of the Conway Zoning Code, the recommended maximum number of parking spaces for a restaurant of this size is 57 spaces. 903.1 includes a clause stating:

  The Administrative Official may allow a reduced minimum or increased maximum number of off-street parking spaces by written justification from the property owner.
- The applicant has submitted a written justification for exceeding the recommended maximum number of parking spaces. The justification is based upon the ordering systems, anticipated demand associated with the restaurant's location, and customer volume.
- An eating place with drive-through falls under the "Retail-General" category in the Conway Zoning Code. Retail-General is defined as:

  A facility or group of facilities whose main use is the distribution and sale of products an/or services to the general public. In the general retail sales area facilities are grouped to serve persons traveling by vehicular means.

Should the Commission choose to approve the requested use, Planning Staff propose the following conditions:

1. Development is limited to an eating place with drive-through.
2. Hours of operations shall be from 10 a.m. to 10 p.m. Sunday through Thursday and from 10a.m. to 12a.m. Friday and Saturday.
3. There shall be an cross access easement from the existing curb cut on Dave Ward Drive which will provide future access between lots recorded from Parcel 711-12137-000E.
4. There shall be a joint access easement on Silver Springs Circle providing access between lots recorded from Parcel 711-12137-000E. There shall be only one access point from Silver Springs Circle to lots recorded from Parcel 711-12137-000E. Excepting the single access point on Silver Springs Circle, all other area along the southern parcel boundary shall have a 20' planting easement recorded on the lots and shown on the plat of record.
5. A vegetative berm of at least 4' in height shall be installed within the planting easement area and shall contain a mixture of evergreen and deciduous tree species and shrubs. The groundcover may be mulch. The design shall mimic a natural landscape (i.e., avoid sharp, geometric elements in favor of gradual height changes and asymmetrical, organic elements).
6. All signage shall conform to the Conway Sign Code.
7. A DWD Access Management Plan amendment for access from DWD must be approved prior to issuance of building permits.
8. Existing mature, significant trees (over 8" in diameter at breast height) as shown on the site plan associated with this CUP application, shall be retained and incorporated into landscape plans. The landscape plan submitted for SDR shall reflect the tree removal and retention proposal as shown on the site plan associated with this CUP application. Removal of trees not in accordance with the site plan shall require an amended or new conditional use permit.
9. Development standards not addressed through [CUP-0926-0139] review shall be governed by the City of Conway Zoning, Subdivision and Building Code regulations to the extent they are not in conflict with the intent or text of [CUP-0926-0139].
10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.
11. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
12. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this permit.


CONWAY - #XXX
800 S DONAGHEY AVE, CONWAY, AR 72034
CULVER'S RESTAURANT - CONCEPT 4
October 13, 2026 • CONTACT: JOE MAYER (630) 487-5563
STATE HIGHWAY NO. 60
SILVER SPRINGS CIRCLE
S DONAGHEY AVE.
PROPOSED BUILDING
(PLAN METRO XL - DELIVER)
4,813 ±SF
LOT SIZE= ±2.56-AC
PROPOSED STORM WATER MANAGEMENT POND
PROPOSED DIGITAL MENU BOARDS
PROPOSED MONUMENT SIGN
25' BUILDING & LANDSCAPE SETBACK
TEAM MEMBER PARKING, TYP.
LANDSCAPING ENHANCEMENTS
TRAFFIC CALMING DEVICE (SPEED CUSHION) TYP.
CLUB CAR WASH PROPOSED LOT SPLIT
CROSS ACCESS TO BE COORDINATED WITH CITY OF CONWAY AND WESTERN DEVELOPMENT
PROP. FUTURE CONNECTION AS DISCUSSED WITH CITY PLANNING



View of subject property facing E



Adjacent property to the W



Adjacent property to the W



Adjacent property to the S



Adjacent property to the N



Adjacent property to the E

CONWAY PLANNING COMMISSION

1111 Main Street • Conway, AR 72032
T 501.450.6105 • www.conwayarkansas.gov

2027 Conway Planning Commission Schedule

Application Deadline	Review Comments Available to Applicant	Public Notifications Deadline	Revisions Deadline	Staff Report Published	Planning Commission Meeting
December 18, 2026	December 30, 2026	January 4, 2027	January 7, 2027	January 14, 2027	January 19, 2027[1]
January 15, 2027	January 27, 2027	February 1, 2027	February 4, 2027	February 11, 2027	February 16, 2027[2]
February 12, 2027	February 24, 2027	February 28, 2027	March 4, 2027	March 11, 2027	March 15, 2027
March 19, 2027	March 31, 2027	April 4, 2027	April 8, 2027	April 15, 2027	April 19, 2027
April 16, 2027	April 28, 2027	May 2, 2027	May 6, 2027	May 13, 2027	May 17, 2027
May 21, 2027	June 2, 2027	June 6, 2027	June 10, 2027	June 17, 2027	June 21, 2027
June 17, 2027[3]	June 30, 2027	July 4, 2027	July 8, 2027	July 15, 2027	July 19, 2027
July 16, 2027	July 28, 2027	August 1, 2027	August 5, 2027	August 12, 2027	August 16, 2027
August 20, 2027	September 1, 2027	September 5, 2027	September 9, 2027	September 16, 2027	September 20, 2027
September 17, 2027	September 29, 2027	October 3, 2027	October 7, 2027	October 14, 2027	October 18, 2027
October 15, 2027	October 27, 2027	October 31, 2027	November 4, 2027	November 10, 2027	November 15, 2027
November 19, 2027	December 1, 2027	December 5, 2027	December 9, 2027	December 16, 2027	December 20, 2027

- Conway Planning Commission meetings are held the 3rd Monday of each month at 5:30pm.
- All meetings are held in the City Council Chambers of Conway City Hall, 1111 Main Street.
- All applications/submissions are due by 3:00pm on the submission deadline date. The Planning & Development Department receives submissions for planning and subdivision review via the Civic Access Portal.
- Incomplete applications will be deferred to another month's agenda. (*Refer to applications checklists.*)
- The Planning Commission Meeting date associated with the Application Deadline is the earliest an item can be considered by the Planning Commission if Staff determines that all comments have been addressed.
- All comments on public hearing items, received by 4:30pm on the day of the meeting, will be forwarded to the Planning Commission via email. To submit a comment, or if you have questions, please contact Planning Staff by email at planning@conwayarkansas.gov or by phone at (501) 450-6105.

[1] *Meeting moved due to Martin Luther King Jr. Day observance*

[2] *Meeting moved due to Presidents' Day observance*

[3] *Application deadline moved due to Juneteenth observance*

In accordance with Conway Planning Commission By-Laws, Article II, Section B, *"The Commission shall elect each November, from its membership, a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year. Officer terms shall run from January to December."*

Chair: _____

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

Vice-Chair: _____

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

Secretary: _____

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.

APPENDIX

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

- (SDR-0726-0102) The Reserve at Tucker Creek Ph 2

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

- (P2026-00051) The Reserve at Tucker Creek Replat
- (P2026-00052) Minor Subdivision Plat of Lot 1 Nabholz Subdivision
- (P2026-00053) Lot 14 Sherwood Estates Replat