

February 17, 2026

The regular meeting of the Conway Planning Commission was held, in person, Tuesday, February 17th at the Conway City Hall. The following members, being a quorum, were present and acting: Ethan Reed, Alexander Baney, Mark Ferguson, Jensen Thielke, Keena Haygood, Cassidy Cook, Kevin Gambrill, Lori Quinn and Grace Rains. Brooks Davis was absent.

Minutes from the January 20th meeting were approved on a motion made by Lori Quinn and seconded by Cassidy Cook. Passed 8-0, without the chairman voting.

I. Subdivision Review

A. Request for preliminary plat approval of 51 Southerland Rd (SUB-1225-0148)

Tara Jackson, Assistant Director, explained the applicant is requesting preliminary plat approval of a 96-lot subdivision with three (3) open space tracts located at what is currently addressed as 51 Southerland Rd, approximately 950 feet east of the intersection of S Amity Rd and Middle Rd. 40' of right-of-way will be dedicated along Middle Rd. Addresses will be established along with the approval of the Final Plat. Street and drainage plans are currently in review by The City Engineer. Open Space Tract B is unbuildable and must be placed in a recorded drainage easement and referenced on the plat. Open Space Tracts A and C are also unbuildable and must be referenced as such on the plat. All lots meet the criteria for lot width, depth, and area for standard R-1 lots. Any lots without 60' of street frontage are along curving street frontages and the side lot lines are separated by the minimum lot width required at the building line, per R-1 standards. The applicant will coordinate services with Conway Corporation. The development is consistent with to Comprehensive Plan goals: Provide opportunities for a variety of housing choices both suitable and affordable situated throughout the City in desirable surroundings which reflect the needs for all citizens; and protect established residential areas from encroachment of incompatible uses and provide a high standard for development and redevelopment of residential areas.

Mark Redder (200 Casey Dr, Maumelle, AR) represented the applicant.

A motion to remove condition #15 was made by Cassidy Cook and seconded by Kevin Gambrill passed 8-0, without the chairman voting.

A motion to approve the preliminary plat with the below corrections and conditions made by Lori Quinn and seconded by Jensen Thielke passed 8-0, without the chairman voting.

CORRECTIONS NEEDED ON THE PLAT

1. Corrections as noted on the Preliminary Plat and Street & Drainage Plans as provided to the applicant.

CONDITIONS

1. Preliminary Plat approval from all reviewing agencies shall be obtained prior to work commencing.
2. Street and drainage plans have not been approved by the City Engineer and must be approved prior to final approval of the Preliminary Plat and issuance of an Authorization to Proceed for the installation of improvements. ***The developer is not authorized to proceed with any installation of improvements and the staking out of lots and blocks until street and drainage plans have been approved by the City Engineer.***
3. Fire hydrants must 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.
4. All construction shall comply with the 2021 AFPC ex: Roads, access, hydrants, buildings, etc.
5. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. The applicant shall establish a planting screen easement of at least ten feet along the portions of each lot abutting Middle Road and Southerland Road. This easement shall be shown on the preliminary plat prior to

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- being signed by the Planning Commission chairman.
8. Wheelchair ramps shall be installed by the developer/subdivider in accordance with the City of Conway Transportation Department Standard Details.
 9. Sidewalks along Middle Rd and Southerland Rd shall be constructed by the developer/subdivider in accordance with the requirements for the establishment of double frontage lots along streets classified as Collector or above. Sidewalks along Open Space Tracts A-C with street frontage shall be constructed by the developer/subdivider in accordance with requirements for sidewalk construction along streets on unbuildable, green space, and other permanently vacant lots. Sidewalks shall be constructed in accordance with the City of Conway Transportation Department Standard Details.
 10. Property owners may not install personal fencing in open space tracts.
 11. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, open space tracts and drainage infrastructure.
 12. A revised Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included with the submitted, final plat.
 13. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to issuance of authorization to proceed.
 14. Receipt of an approved, signed copy of the Preliminary Plat along with approved Street & Drainage Plans shall constitute authorization by the Planning Commission for the developer to proceed with installation of improvements and preparation of the Final Plat.

II. Public Hearings

A. Request for conditional use permit to allow up to 12 dwelling units/acre in an R-2 zoning district for property located at 3 Susan Ln (CUP-0425-0056)

Lauren Hoffman, Planner, explained the applicant is requesting the conditional use request to construct 12 dwelling units in the form of 3 sets of 4 town homes. This entire lot and adjacent property were rezoned in February of 2024 from R-1 to R-2 for the intent of two-family density development. This specific request is for Lot 17 of Maxwell Villas subdivision. It was always the intent of the developer to develop Lot 17 with a higher density than one duplex due to acreage of the lot. Access for Lots 1-16 of Maxwell Villas subdivision is achieved through Willow Ridge Cir and access to this site is obtained through Susan Ln to the east. Up to 12 Dwelling Units Per Acre, single lot, is not allowed by right in the R-2 zone but can be allowed via an approved Condition Use Permit. Adjacent land uses are the other 16 lots of the duplex development abutting to the west, and single-family homes to the east, north, and south of this property zoned both R-1 and R-2. Based solely on acreage, the property could accommodate up to 12 dwelling units. If developed as shown on the submitted site plan, the applicant has accounted for required fire approved turnaround, greenspace, and parking/distance requirements for access. Site development review is required for this density on a single lot and will include review of civil engineered plans, elevations, and a drainage report. Due to developed adjacent land uses and zoning, a slightly higher density residential development can be appropriate. The PUD zone to the north across Meadowlake Rd is a mixed-use multi-family residential and commercial development. This development, and adjacent land uses, act as a transition between higher density uses to the north and single and two-family uses to the east and south. Site development review will determine the final number of units allowed on the site additionally accounting for required lot coverage, greenspace, parking, and detention requirements.

Landon Sanders (306 Salem Rd, Suite 106, Conway, AR) spoke in favor of the request.

Chris Klein (1910 Hutto St, Conway, AR) spoke in opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve the Conditional Use Permit with the below conditions was made by Alexander Baney and seconded by Lori Quinn passed 8-1, with the chairman voting.

CONDITIONS

1. The development shall be built in a manner that is consistent with the conceptual site plan, included in this

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- application. Major deviations of the design shall require a new or amended conditional use permit.
2. The development shall be subject to site development review in accordance with Article X of the Conway Zoning Code.
 3. Building exterior facades and design shall align with commercial building design standards of Article X of the Conway Zoning Code.
 4. No accessory structures shall be permitted.
 5. Landscaping shall be provided along all property boundaries as required when abutting residential zonings. Additional screening, either through landscaping or fencing, shall be required to screen parking, mechanical equipment, and/or any dumpster/trash enclosures.
 6. A minimum 6' privacy fence shall be installed along all interior property lines. Fencing design and location shall be approved by Planning staff prior to installation.
 7. All signage shall conform to the Conway Sign Code standards for residential zones.
 8. 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.
 9. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
 10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

III. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. Next Meeting

The next Planning Commission meeting will be at 5:30 PM on April 20th at Conway City Hall.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. (SDR-1025-0124) TownPlace Suites at 1050 Thomas G. Wilson Rd
2. (SDR-1125-0135) Nabholz Campus Phase II at 1145 Lincoln St

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

1. (P2026-00006) Lots 3-A 3-B 3-C Family Life Bible Church Replat
2. (P2026-00007) Lots 2C and 2D Maly District Replat
3. (P2026-00008) Summit Church Replat

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Lori Quinn and seconded by Grace Rains.

Approved:

2026 Chairman, Ethan Reed