



# City of Conway Council Agenda

**Mayor Bart Castleberry**  
City Clerk Michael O. Garrett  
City Attorney Chuck Clawson

## City Council Members

Ward 1 Position 1 – Andy Hawkins

Ward 1 Position 2 – David Grimes

Ward 2 Position 1 – Wesley Pruitt

Ward 2 Position 2 – Shelley Mehl

Ward 3 Position 1 – Mark Ledbetter

Ward 3 Position 2 – Mary Smith

Ward 4 Position 1 – Theodore Jones Jr.

Ward 4 Position 2 – Shelia Isby

<b><u>Council Meeting Date:</u></b>	<b>August 22<sup>nd</sup>, 2017</b>
<b><u>5:30pm - Committee Meeting:</u></b>	No Committee Meeting
<b><u>6:30pm:</u></b>	Council Meeting
<b><u>Call to Order:</u></b>	Mayor Bart Castleberry
<b><u>Roll Call:</u></b>	Michael O. Garrett, City Clerk/Treasurer
<b><u>Minutes Approval:</u></b>	<b>August 8<sup>th</sup>, 2017</b>
<b><i>Approval of Monthly Financial Report ending July 31<sup>st</sup>, 2017</i></b>	

## 1. Report of Standing Committees:

### A. Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, & Conway Housing Authority)

1. Resolution requesting the Faulkner County Tax Collector to place certified lien on property located at 1180 Wineberry Drive as a result of incurred expenses by the City.
2. Ordinance accepting and appropriating for the EPA Brownfield Cleanup Grant.
3. Ordinance to rezone property located west of S Donaghey Ave, south of Spring Valley Subdivision, and east of Salem Wood Subdivision from A-1 to R-1.
4. Ordinance to rezone property located at 1200 Thomas G Wilson Dr, 1300, 1350, and 1400 E W Martin Drive from I-3 to C-3.
5. Ordinance to rezone property located at 2 Eve Lane from A-1 to R-1.
6. Ordinance to rezone property located at 655 and 700 Dave Ward Drive from I-3 to C-3.
7. Consideration to approve a conditional use permit to allow restricted office in an R-2 zoning district for property located at 1344 Robins Street.
8. Consideration to approve a conditional use permit to allow a Childcare Facility in an R-2 zoning district for property located at 2425 Tyler Street.
9. Ordinance to clarify the definition of office and allowed zoning districts; also clarifying the allowed zoning districts for pharmacy and pharmaceutical compounding.
10. Ordinance to rezone property located at 1715, 1717, and 1727 S Donaghey Ave from A-1 to R-2A.

11. Consideration to approve a conditional use permit to allow religious activities and a shelter for the homeless for property located at 1715, 1717, and 1727 S Donaghey Ave.

**B. Personnel**

1. Ordinance authorizing a personnel change within the Administration Department.

**Adjournment**



City of Conway, Arkansas  
Monthly Financial Reports  
July 31, 2017

City of Conway  
 Monthly Financial Report - General Fund  
 For the month ended July 31, 2017



Revenues	Budget	Month	Year to	Encumbered	(Over)/Under	%
		Activity	Date		Budget	Expend/Collect
Ad Valorem Tax	3,900,000	148,706	1,318,983		2,581,017	34%
Payments in Lieu of Tax	20,000	-	-		20,000	0%
State Tax Turnback	930,000	64,844	512,103		417,897	55%
Insurance Tax Turnback - LOPFI	1,300,000	278,992	278,992		1,021,008	21%
Sales Tax	18,200,000	1,627,854	10,993,433		7,206,567	60%
Beverage Tax	400,000	36,344	281,335		118,665	70%
Franchise Fees	3,569,000	231,671	1,898,267		1,670,733	53%
Permits	401,000	49,695	296,480		104,520	74%
ACIEA Revenues	5,000	6,662	12,515		(7,515)	250%
Dog Tags & Fees	30,000	2,625	18,915		11,085	63%
Municipal Court Fines and Fees	1,153,400	64,474	602,618		550,782	52%
Law Enforcement	796,384	287,163	448,507		347,877	56%
Parks	561,800	50,226	411,757		150,043	73%
Interest Income	22,000	5,644	35,980		(13,980)	164%
Proceeds from Sale of Assets	-	-	3,995		(3,995)	-
Insurance Proceeds	34,673	456	39,444		(4,771)	114%
Donations	7,036	-	7,037		(1)	100%
Act 833 Revenue	90,000	-	-		90,000	0%
Miscellaneous Revenues	140,964	5,134	76,221		64,743	54%
Transfers from Other Funds	423,000	-	211,500		211,500	50%
<b>Total Revenues</b>	<b>31,984,257</b>	<b>2,860,490</b>	<b>17,448,081</b>	<b>-</b>	<b>14,536,176</b>	<b>55%</b>
<b>Expenditures</b>						
Admin (Mayor, HR)	659,975	37,925	299,694	899	359,382	45%
Finance	445,568	28,731	284,805	1,365	159,398	64%
City Clerk/Treasurer	188,989	12,656	75,229	-	113,761	40%
City Council	100,767	6,227	45,874	-	54,893	46%
Planning	424,906	26,511	208,004	91	216,812	49%
Physical Plant	526,445	36,963	258,058	8,057	260,330	49%
Fleet Maintenance	156,763	9,882	82,925	9,461	64,377	53%
Information Technology	1,216,155	60,184	593,414	31,842	590,898	49%
Permits and Inspections	717,073	70,914	366,382	4,800	345,891	51%
Nondepartmental	763,384	19,240	407,875	110,450	245,059	53%
Police	11,484,200	945,369	6,675,633	27,520	4,781,047	58%
CEOC	1,074,954	107,069	619,267	14,137	441,550	58%
Animal Welfare	486,307	31,102	235,983	26,409	223,915	49%
Municipal District Court	874,792	64,033	496,693	152	377,946	57%
City Attorney	474,152	33,531	250,839	396	222,917	53%
Fire	9,954,071	867,590	5,542,309	63,452	4,348,309	56%
Parks	3,009,319	213,045	1,505,670	24,892	1,478,757	50%
<b>Total Expenditures</b>	<b>32,557,820</b>	<b>2,570,971</b>	<b>17,948,654</b>	<b>323,923</b>	<b>14,285,242</b>	<b>55%</b>
<b>Net Revenue/(Expense)</b>	<b>(573,562)</b>		<b>(500,573)</b>			

\*All figures are unaudited

Notes:

1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway  
General Fund  
2017



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-17-14	1/24/17	Diversity training for police and fire	16,000
O-17-34	3/28/17	Fuel tank repair	2,600
O-17-40	4/11/17	Mosquito abatement program	150,000
O-17-41	4/11/17	Generator repairs at CEOC	6,664
O-17-42	4/11/17	Civil service testing	5,400
O-17-55	5/9/17	Repair roof at City Hall	125,000
O-17-62	5/23/17	Health benefit premium increase	140,241
O-17-72	6/27/17	Civil service testing	2,600
O-17-73	6/27/17	New HVAC unit at CEOC	15,000
			<u>\$ 463,505</u>

City of Conway  
 Balance Sheet - General Fund  
 For the month ended July 31, 2017



Cash - Operating	3,047,289
Cash - Reserve	2,011,965
Petty Cash	715
Taxes Receivable	3,362,084
Accounts Receivable	4,211,839
Due from Other Funds	31,156
Due from Street	19,330
Due from Component Unit	294,539
Fleet Inventory	15,539
Fuel Inventory	23,384
General Inventory	585
<b><i>Assets</i></b>	<b><u>13,018,427</u></b>
Accounts Payable	(51,810)
Salaries Payable	236,327
Insurance and Benefits Payable	82,562
Held for Others - Performance Bonds	12,700
Event Deposits	800
Due to Other Funds	5,768
Deferred Revenue	4,045,383
<b><i>Liabilities</i></b>	<b><u>4,331,730</u></b>
Fund Balance - Committed to cash flow	2,000,000
Fund Balance - Committed to reserve	2,000,000
Fund Balance - Unassigned	4,686,697
<b><i>Fund Balance</i></b>	<b><u>8,686,697</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>13,018,427</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Street Fund  
 For the month ended July 31, 2017



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
<b>Revenues</b>						
Ad Valorem Tax	1,500,000	54,759	486,194		1,013,806	32%
Payments in Lieu of Tax	15,000	-	-		15,000	0%
State Tax Turnback	2,683,474	17,025	1,313,419		1,370,055	49%
AHTD 1/2 Cent Sales Tax Turnback	1,100,000	317,985	627,377		472,623	57%
Severance Tax	75,000	15,484	94,519		(19,519)	126%
Sales Tax	250,000	22,809	154,037		95,963	62%
Sign Permits	500	-	-		500	0%
Engineering Fees	5,000	-	10,400		(5,400)	208%
Interest Income	20,000	5,205	25,475		(5,475)	127%
Miscellaneous Revenues	1,505	-	2,330		(825)	-
<b>Total Revenues</b>	<b>5,650,479</b>	<b>433,267</b>	<b>2,713,752</b>	<b>-</b>	<b>2,936,727</b>	<b>48%</b>
<b>Expenditures</b>						
Personnel Costs	2,587,824	189,401	1,183,025	-	1,404,799	46%
Other Operating Costs	3,508,982	178,596	869,377	37,065	2,602,540	25%
Total Operating Costs	6,096,806	367,997	2,052,402	37,065	4,007,339	34%
Capital Outlay	93,333	-	21,344	-	71,989	23%
<b>Total Expenditures</b>	<b>6,190,139</b>	<b>367,997</b>	<b>2,073,746</b>	<b>37,065</b>	<b>4,079,328</b>	<b>34%</b>
<b>Net Revenue/(Expense)</b>	<b>(539,660)</b>		<b>640,006</b>			

\*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.

City of Conway  
Street Fund  
2017



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-17-34	3/28/17	Fuel tank repair	2,600
O-17-47	5/9/17	Increased transportation for Boys & Girls Club	13,000
O-17-50	5/9/17	Finish Smith & Spencer Reconstruction	139,000
O-17-62	5/23/17	Health benefit premium increase	11,583

City of Conway  
Balance Sheet - Street Fund  
For the month ended July 31, 2017



Cash - Operating	5,040,588
Taxes Receivable	47,108
Accounts Receivable	1,375,074
<b><i>Assets</i></b>	<b><u>6,462,770</u></b>
Accounts Payable	(3,472)
Salaries Payable	18,500
Insurance and Benefits Payable	8,809
Due to Other Funds	10,841
Due to General	19,330
Deferred Revenue	1,375,073
<b><i>Liabilities</i></b>	<b><u>1,429,081</u></b>
<b><i>Fund Balance</i></b>	<b>5,033,689</b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>6,462,770</u></b>

\*All figures are unaudited

City of Conway  
 Monthly Financial Report - Sanitation  
 For the month ended July 31, 2017



Revenues	<u>Budget</u>	<u>Month</u>		<u>Encumbered</u>	<u>(Over)/Under</u>	
		<u>Activity</u>	<u>Year to Date</u>		<u>Budget</u>	<u>% Expend/Collect</u>
Sanitation Fees	8,750,000	798,245	5,237,112		3,512,888	60%
Proceeds - Recycled Materials	540,000	182,735	555,124		(15,124)	103%
Landfill Fees - General	200,000	17,339	125,415		74,585	63%
Insurance Proceeds	5,733	-	6,479		(746)	-
Interest Income	50,000	9,879	48,514		1,486	97%
Miscellaneous Revenues	-	76	15,482		(15,482)	-
<b>Total Revenues</b>	<b>9,545,733</b>	<b>1,008,274</b>	<b>5,988,126</b>	<b>-</b>	<b>3,557,607</b>	<b>63%</b>
<b>Expenditures</b>						
Personnel Costs	3,875,162	363,142	2,267,080	-	1,608,082	59%
Other Operating Costs	<u>3,640,496</u>	<u>198,883</u>	<u>1,380,666</u>	<u>198,182</u>	<u>2,061,648</u>	<u>38%</u>
Total Operating Costs	7,515,658	562,025	3,647,747	198,182	3,669,729	49%
Capital Outlay	<u>4,169,969</u>	-	<u>137,352</u>	<u>29,885</u>	<u>4,002,732</u>	<u>3%</u>
<b>Total Expenditures</b>	<b>11,685,627</b>	<b>562,025</b>	<b>3,785,098</b>	<b>228,067</b>	<b>7,672,462</b>	<b>32%</b>
<b>Net Revenue/(Expense)</b>	(2,139,894)		<u><u>2,203,028</u></u>			

\*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway  
Sanitation Fund  
2017



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-17-62	5/23/17	Health benefit premium increase	\$ 31,212

City of Conway  
 Balance Sheet - Sanitation  
 For the month ended July 31, 2017



Cash - Operating	4,806,669
Petty Cash	200
Post Closure Cash Account	5,645,685
Accounts Receivable	(1,140)
Due from Other Funds	68
Due from Component Unit	750,000
General Inventory	2,122
Land & Buildings	2,484,109
Infrastructure	1,043,647
Machinery and Equipment	3,915,471
Vehicles	448,244
Deferred Outflows of Resources	1,454,446
<b><i>Assets</i></b>	<b><u>20,549,521</u></b>
Accounts Payable	2,168
Salaries Payable	41,143
Insurance and Benefits Payable	20,929
Compensated Absences	168,607
Net Pension Obligation	9,286,388
Deferred Inflows of Resources	637,180
Due to Other Funds	7,891
Landfill Close/Post Close	8,524,931
<b><i>Liabilities</i></b>	<b><u>18,689,236</u></b>
<b><i>Net Assets</i></b>	<b><u>1,860,285</u></b>
<b><i>Total Liabilities and Net Assets</i></b>	<b><u>20,549,521</u></b>

\*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway  
 Monthly Financial Report - Airport  
 For the month ended July 31, 2017



	<u>Budget</u>	<u>Month</u> <u>Activity</u>	<u>Year to</u> <u>Date</u>	<u>Encumbered</u>	<u>(Over)/Under</u> <u>Budget</u>	<u>%</u> <u>Expend/Collect</u>
<b>Revenues</b>						
Sales Tax	13,000	1,393	4,994		8,006	38%
Airport Fuel Sales	600,000	53,252	424,998		175,002	71%
T-Hangar Rent	118,000	5,345	53,015		64,985	45%
Community Hangar Rent	25,000	1,160	8,155		16,845	33%
Ground Leases	125,000	17,424	61,629		63,371	49%
Insurance Proceeds	3,681	-	-		3,681	0%
Miscellaneous Revenues	13,000	840	6,375		6,625	49%
<b>Total Revenues</b>	<b>897,681</b>	<b>79,415</b>	<b>559,165</b>	<b>-</b>	<b>338,516</b>	<b>62%</b>
<b>Expenditures</b>						
Personnel Costs	216,013	21,073	142,455	-	73,558	66%
Fuel for Resale	431,000	33,231	328,646	-	102,354	76%
Other Operating Costs	157,881	8,790	56,047	1,245	100,588	35%
Total Operating Costs	804,894	63,095	527,149	1,245	276,500	65%
Capital Outlay	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>804,894</b>	<b>63,095</b>	<b>527,149</b>	<b>1,245</b>	<b>276,500</b>	<b>65%</b>
<b>Net Revenue/(Expense)</b>	92,787		<u><u>32,017</u></u>			

\*All figures are unaudited

Notes:

- 1) Budget column is current budget which includes all year-to-date adjustments, if any.
- 2) Capital outlay is shown here for budgeting purposes, but only depreciation expense will be recorded at year end.

City of Conway  
Airport Fund  
2017



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-17-59	5/23/17	Study of the Lollie levee	\$ 10,000
O-17-60	5/23/17	New windcone and pole	\$ 5,500
O-17-62	5/23/17	Health benefit premium increase	\$ 1,608
			<u>\$ 17,108</u>

City of Conway  
 Balance Sheet - Airport  
 For the month ended July 31, 2017



Cash - Operating	379,487
Taxes Receivable	2,020
Accounts Receivable - Fuel Vendor	34,253
Due from Other Funds	733
Land	1,607,274
Buildings	4,652,909
Machinery & Equipment	477,842
Vehicles	16,454
Infrastructure	25,425,821
Construction in Progress	52,066
<b><i>Assets</i></b>	<b><u>32,648,859</u></b>
Salaries Payable	2,268
Insurance and Benefits Payable	1,552
Compensated Absences	5,127
Due to General	800
Accrued Interest Payable	108,986
Notes Payable	2,750,000
<b><i>Liabilities</i></b>	<b><u>2,868,733</u></b>
<b><i>Fund Balance</i></b>	<b><u>29,780,126</u></b>
<b><i>Total Liabilities &amp; Fund Balance</i></b>	<b><u>32,648,859</u></b>

\*All figures are unaudited

Note: Capital assets shown at book value (cost less accumulated depreciation).

City of Conway  
Monthly Financial Report - Major Project Funds  
For the month ended July 31, 2017



Parks and Rec A&P Tax

Balance, 6/30/17	655,523
Receipts	3,081,902
Payments	(955,596)
Balance, 7/31/17	\$2,781,829

Pay as you go Sales Tax

Balance, 6/30/17	4,261,796
Receipts	303,933
Payments	(807,180)
Balance, 7/31/17	\$3,758,549

Street Impact Fees

Balance, 6/30/17	869,035
Receipts	42,015
Payments	-
Balance, 7/31/17	\$ 911,050

Parks Impact Fees

Balance, 6/30/17	425,878
Receipts	12,256
Payments	-
Balance, 7/31/17	\$ 438,134



**City of Conway, Arkansas  
Resolution No. R-17-\_\_\_**

**A RESOLUTION REQUESTING THE FAULKNER COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY AS A RESULT OF INCURRED EXPENSES BY THE CITY OF CONWAY; AND FOR OTHER PURPOSES.**

**Whereas**, in accordance with Ark. Code Ann. § 14-54-901, the City of Conway has corrected conditions existing on 1180 Wineberry Dr. within the City of Conway and is entitled to compensation pursuant to Ark. Code § 14-54-904: and

**Whereas**, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$163.18 (\$121.07 + Penalty \$12.11 + filing fee \$30.00) to be thereafter certified to the Faulkner County Tax Collector; and

**Whereas**, a hearing for the purpose of determine such lien has been set for **August 22, 2017** in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as is necessary.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Conway, Arkansas that:

**Section 1:** That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Faulkner County Tax Collector and Assessor by the City of Conway.

**Section 2:** That this Resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**

**City of Conway**  
Code Enforcement  
1201 Oak Street  
Conway, Arkansas 72032



*Missy Lovelady*  
Phone: 501-450-6191  
Fax: 501-504-6908

## MEMO:

To: Mayor Bart Castleberry  
CC: City Council Members

From: Missy Lovelady  
Date: August 14, 2017

Re: 1180 Wineberry Dr.

- 
- June 2, 2017– Warning Violation was written regarding grass & trash cans by Austin Sullivan.
  - Property Owner is listed as Tiffany J Phillips.
  - Property was rechecked on 6/9/17 with no progress made.
  - Certified and regular letters were mailed 6/9/17 and returned. Certified letter was sent to bank 6/23/17 to address on file.
  - Property was rechecked on 7/3/17 with no action taken.
  - Final Cleanup completed on 7/12/17.
  - Certified and regular letters were sent including date, time & place of the City Council meeting.

If you have any concerns or questions please advise.

# INVOICE

**City of Conway**  
**Code Enforcement**

DATE: AUGUST 16, 2017

1201 Oak Street  
 Conway, AR 72032  
 Phone: 501-450-6191  
 Fax 501-504-6908  
 missy.schrag@cityofconway.org

TO Tiffany J Phillips  
 2200 Meadowlake #810  
 Conway AR 72032

Description: Mowing/Clean-up/Admin Fees  
 associated with the nuisance abatement at  
 1180 Wineberry Dr., Conway Arkansas

CODE ENFORCEMENT OFFICER	PARCEL NUMBER	PAYMENT TERMS	DUE DATE
Austin Sullivan	711-12179-026		August 22, 2017

HOURS	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	1 Employee -Mowing/Cleanup	18.40	18.40
1	1 Employee -Mowing/Cleanup	16.62	16.62
1	1 PT Employee -Mowing/Cleanup	10.94	10.94
1	Maintenance fee (mower)	15.00	15.00
1	Administrative Fee (Code Enforcement)	20.49	20.49
1	Administrative Fee (Code Officer)	17.46	17.46
1	Administrative Fee (Physical Plant)	10.94	10.94
2	Certified Letter	5.13	10.26
2	Regular letter	.48	.96

- Total amount due after August 22, 2017 includes collection penalty & filing fees

TOTAL	\$121.07
TOTAL WITH PENALTY & FILING FEES	\$163.18

Make all checks payable to City of Conway Code Enforcement @ 1201 Oak Street Conway Arkansas 72032

**City of Conway**  
**Code Enforcement**

1201 Oak Street  
Conway, Arkansas 72032  
[www.cityofconway.org](http://www.cityofconway.org)



*Missy Lovelady*  
Conway Permits & Code Enforcement  
Phone 501-450-6191  
Fax 501-504-6908

July 21, 2017

Parcel # 711-12179-026

PHILLIPS, TIFFANY J  
2200 MEADOWLAKE #810  
CONWAY AR 72032

**RE: Nuisance Abatement at 1180 Wineberry Dr., Conway AR**  
**Cost of Clean-Up, Amount Due: \$121.07**

To whom it may concern:

Because you failed or refused to remove, abate or eliminate certain conditions on the aforementioned real property in the City of Conway, after having been given seven (7) days notice in writing to do so, the City of Conway was forced to undertake the cleanup of this property to bring it within compliance of the Conway Municipal Code.

The City of Conway is requesting payment for all costs expended in correcting said condition. If after thirty (30) days from the receipt of this letter notifying you of the cost to correct said condition, such payment has not been remitted to the City, the City has the authority to file a lien against real estate property for the cost expended after City Council approval.

At its **August 22, 2017 Meeting**, 6:30 p.m. located at 810 Parkway Street, the City Council will conduct a public hearing on three items:

1. Consideration of the cost of the clean-up of your real property.
2. Consideration of placing a lien on your real property for this amount.
3. Consideration of certifying this amount determined at the hearing, plus a ten percent (10%) penalty for collection & filing fees, to the Tax Collector of Faulkner County to be placed on the tax books as delinquent taxes and collected accordingly.

None of these actions will be necessary if full payment is received before the meeting date. Please make check payable to the **City of Conway** and mail to **1201 Oak Street Conway Arkansas 72032** with the **attention** to **Missy Lovelady**. If you have any questions, please feel free to call me at 501-450-6191.

Respectfully,

Missy Lovelady

**Conway Code Enforcement  
Incident Report**

**Date of Violation: 6/2/2017**

**Violator Name: Tiffany J Phillips**

**Address of Violation: 1180 Wineberry Drive**

**Violation Type: Grass and Trash Cans**

**Warning #: CE9459**

**Description of Violation and Actions Taken: On 06/02/17 Code Enforcement Officer Austin Sullivan wrote a warning violation for grass and trash cans. Property was rechecked on 06/9/17 with no progress made. Certified & regular letters were mailed 06/9/17 and returned. Property was rechecked on 07/3/17 with no action taken. Final cleanup was completed on 07/12/17.**

**Code Enforcement Officer: Austin Sullivan**

**Officer Signature: \_\_\_\_\_**

**Date:**

**Time:**



**City of Conway, Arkansas**  
**Ordinance No. O-17- \_\_\_\_\_**

**AN ORDINANCE APPROPRIATING GRANT FUNDS FOR THE SPENCER STREET BROWNFIELD CLEANUP PROJECT, AND FOR OTHER PURPOSES;**

**Whereas**, grant funds in the amount of \$22,234.48 were received from the U.S. Environmental Protection Agency in support of the Spencer Street Brownfield Cleanup Project and for other expenses;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY ARKANSAS THAT:**

**Section 1:** The City of Conway, Arkansas, shall accept and appropriate grant funds in the amount of \$22,234.48 from Federal Miscellaneous Grant Account (399-000-4200) to the Planning & Development Gran CIP-Land Improvements Account. The City of Conway Project Management number is 399-105C.

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



**City of Conway, Arkansas**  
**Ordinance No. O-17- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY WEST OF S DONAGHEY AVE, S OF SPRING VALLEY SUBDIVISION, AND EAST OF SALEM WOODS SUBDIVISION FROM A-1 TO R-1:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Being a part of the S 1/4 of Section 23, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as beginning at the SW corner of the SE 1/4 SW 1/4 of Section 23; thence N01°44'11"E 385.83 feet to the point of beginning; thence continue N01°44'11"E 791.52 feet to the SW corner of Spring Valley Subdivision, Phase 2; thence along the south line of Spring Valley Subdivision Phase 1 and 2; S88°35'02"E 1078.69 feet; thence S88°33'02"E 1410.89 feet; thence S01°29'23"W 419.0 feet; thence S88°33'13"E 520.0 feet; thence N86°50'01"E 41.45 feet; thence S88°07'23"E 86.84 feet; thence N85°04'47"E 104.89 feet; thence N85°05'00"E 47.25 feet; thence N82°24'24"E 210.51 feet; thence S39°22'47"E 17.61 feet; thence N84°32'52"E 270.79 feet to the west right of way of South Donaghey Avenue; thence along said right of way to a point S51°00'19"W 123.40 feet; thence to a point S57°12'47"W 790.32 feet; thence leaving said right of way N02°07'22"E 78.57 feet; thence N88°27'33"W 400.0 feet; thence N87°17'34" W 878.78 feet; thence N01°24'58"E 193.31 feet; thence N88°33'02"W 672.86 feet; thence N88°35'02"W 791.93 feet; thence S01°44'11"W 215.09 feet; thence N87°52';37"W 290.0 feet to the point of beginning.

to those of **R-1**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



1201 OAK STREET • CONWAY, AR 72032  
(501) 450-6105 • [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

## MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request to rezone from A-1 to R-1 property located west of S Donaghey Ave, south of Spring Valley Subdivision, and west of Salem Woods Subdivision

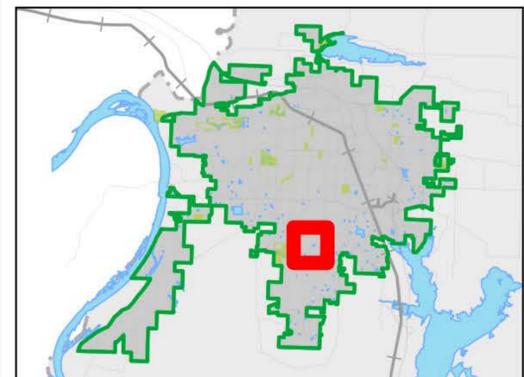
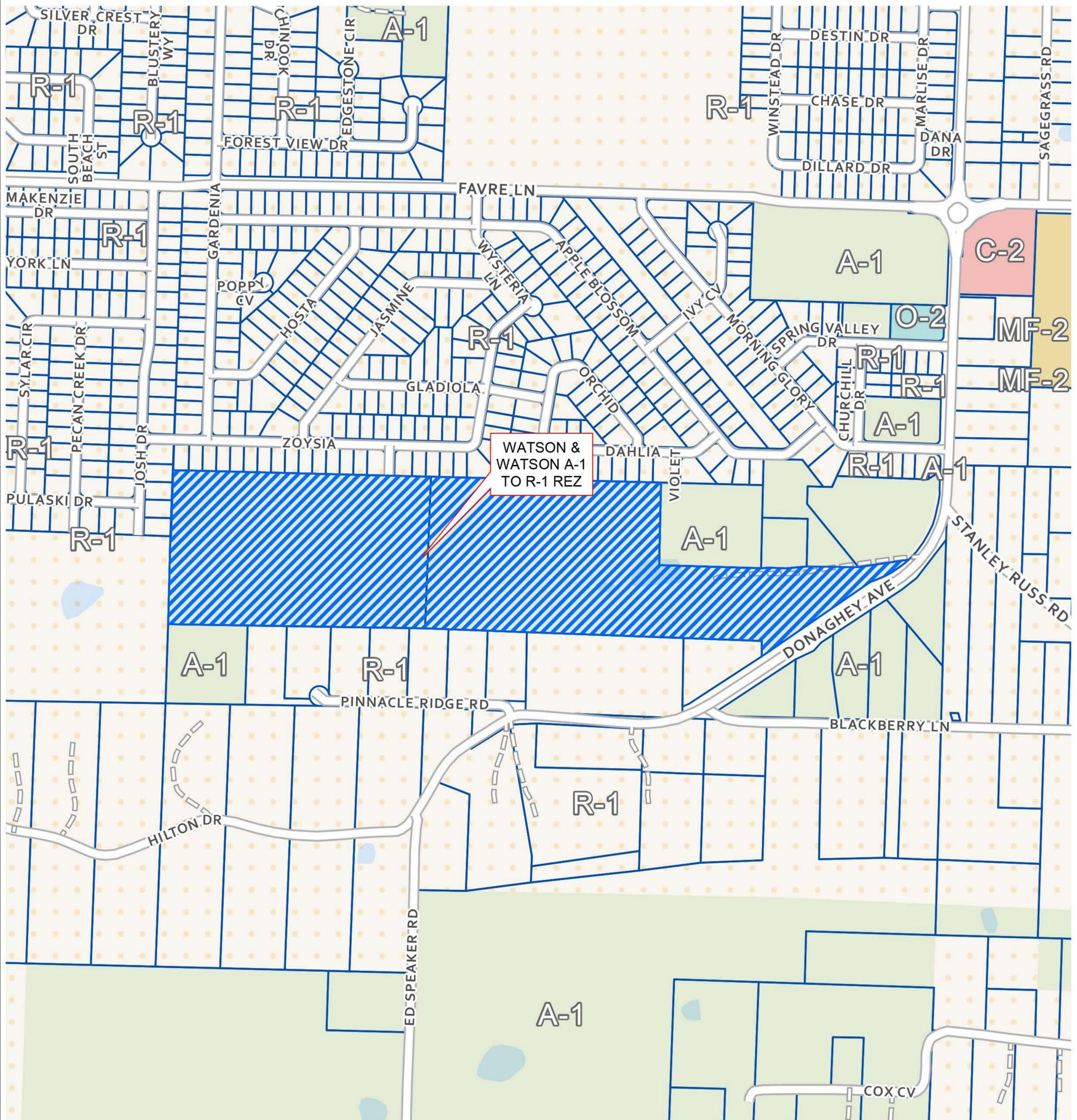
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Watson & Watson has requested to rezone from A-1 to R-1 property located west of S Donaghey Ave, south of Spring Valley Subdivision, and west of Salem Woods Subdivision with the legal description:

Being a part of the S 1/4 of Section 23, T-5-N, R-14-W, Faulkner County, Arkansas more particularly described as beginning at the SW corner of the SE 1/4 SW 1/4 of Section 23; thence N01°44'11"E 385.83 feet to the point of beginning; thence continue N01°44'11"E 791.52 feet to the SW corner of Spring Valley Subdivision, Phase 2; thence along the south line of Spring Valley Subdivision Phase 1 and 2; S88°35'02"E 1078.69 feet; thence S88°33'02"E 1410.89 feet; thence S01°29'23"W 419.0 feet; thence S88°33'13"E 520.0 feet; thence N86°50'01"E 41.45 feet; thence S88°07'23"E 86.84 feet; thence N85°04'47"E 104.89 feet; thence N85°05'00"E 47.25 feet; thence N82°24'24"E 210.51 feet; thence S39°22'47"E 17.61 feet; thence N84°32'52"E 270.79 feet to the west right of way of South Donaghey Avenue; thence along said right of way to a point S51°00'19"W 123.40 feet; thence to a point S57°12'47"W 790.32 feet; thence leaving said right of way N02°07'22"E 78.57 feet; thence N88°27'33"W 400.0 feet; thence N87°17'34" W 878.78 feet; thence N01°24'58"E 193.31 feet; thence N88°33'02"W 672.86 feet; thence N88°35'02"W 791.93 feet; thence S01°44'11"W 215.09 feet; thence N87°52';37"W 290.0 feet to the point of beginning.

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
54.85 ac.	--

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Office	
C-1	O-1		
C-2	O-2		
C-3	O-3		
C-4			
		Special	
		SP	
		S-1	
		A-1	
		PUD	
		TJ	



**City of Conway  
Planning & Development**

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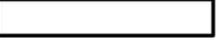
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www.cityofconway.org/pages/planning-development  
www.cityofconway.org/pages/gis



N

560



Feet

**AUG 2017**



**City of Conway, Arkansas  
Ordinance No. O-17- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 1200 THOMAS G WILSON DRIVE; 1300, 1350, AND 1400 E W MARTIN DRIVE FROM I-3 TO C-3:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **I-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

**[1200 Thomas G Wilson Dr]**

Lot 1 of A & G Replat of Conway Industrial Park East as shown on plat of record in Plat Book J, Page 1, records of Faulkner County, Arkansas.

**[1300-1400 EW Martin Dr]**

Lots 2-A, 2-B, and 3-A of J & L Replat of Lots 2 and 3 of A & G Replat, as shown on plat of record in Plat Book J, Page 99 records of Faulkner County, Arkansas.

to those of **C-3**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**



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## MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request to rezone from I-3 to C-3 properties located at 1200 Thomas G Wilson Dr; 1300, 1350, and 1400 E W Martin Drive

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Joe Thielke has requested to rezone from I-3 to C-3 properties located at 1200 Thomas G Wilson Dr; 1300, 1350, and 1400 E W Martin Drive with the legal descriptions:

**[1200 Thomas G Wilson Dr]**

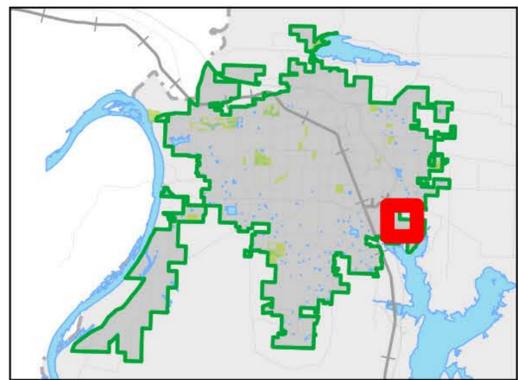
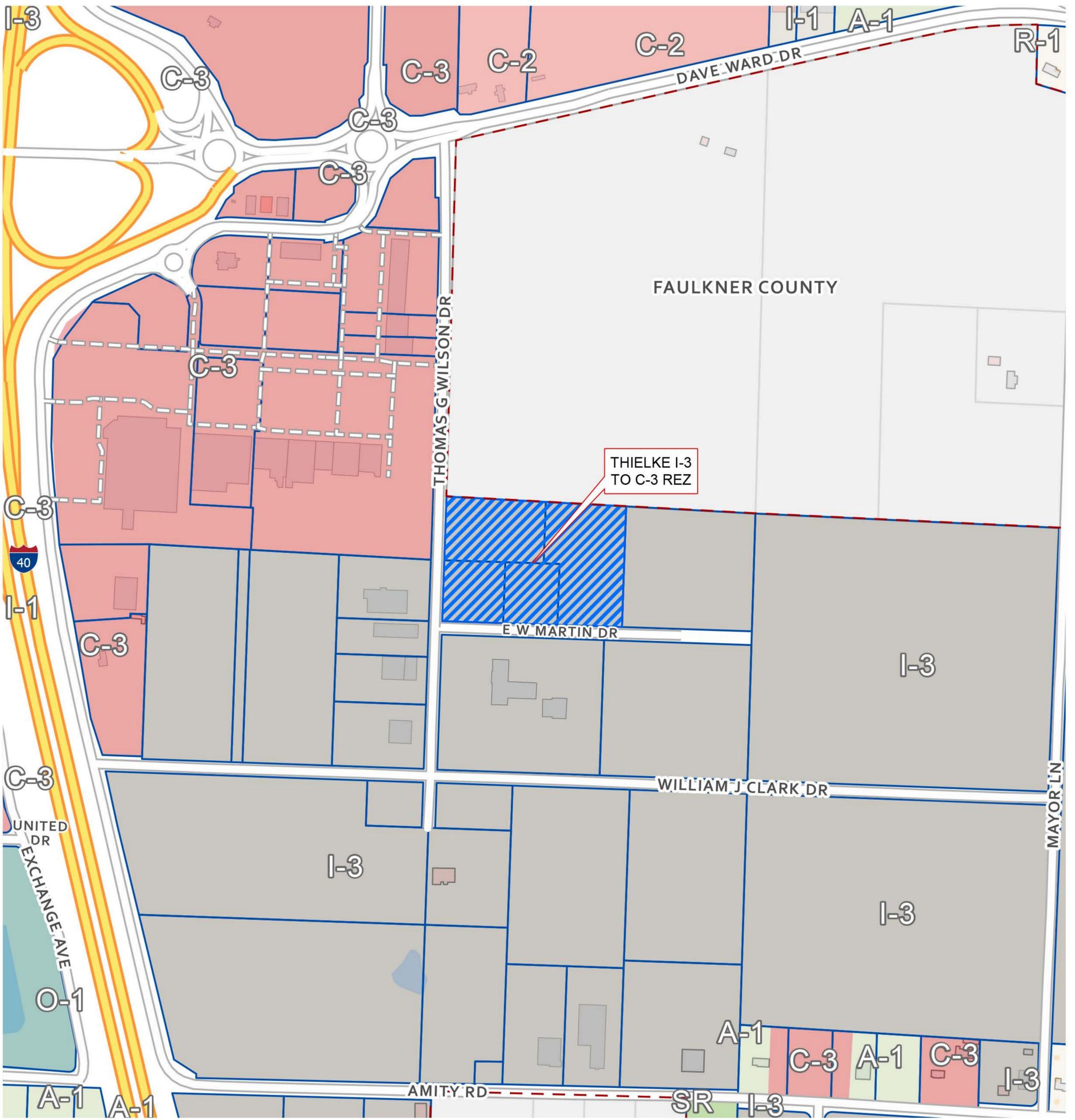
Lot 1 of A & G Replat of Conway Industrial Park East as shown on plat of record in Plat Book J, Page 1, records of Faulkner County, Arkansas.

**[1300-1400 EW Martin Dr]**

Lots 2-A, 2-B, and 3-A of J & L Replat of Lots 2 and 3 of A & G Replat, as shown on plat of record in Plat Book J, Page 99 records of Faulkner County, Arkansas.

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
	--
	10.03 ac.

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Office	
C-1	O-1		
C-2	O-2		
C-3	O-3		
C-4			
Special			
	SP		
	S-1		
	A-1		
	PUD		
	TJ		



**City of Conway  
Planning & Development**

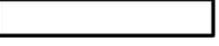
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www.cityofconway.org/pages/signs



N  
490



Feet  
AUG 2017



**City of Conway, Arkansas  
Ordinance No. O-17- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 2 EVE LANE FROM A-1 TO R-1:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

**LOT 44, BLOCK 1, GOLDEN MEADOWS SUBDIVISION**

to those of **R-1**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**



1201 OAK STREET • CONWAY, AR 72032  
(501) 450-6105 • [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

## MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request to rezone from A-1 to R-1 property located at 2 Eve Lane

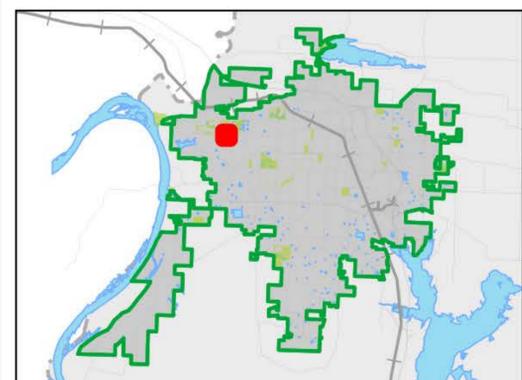
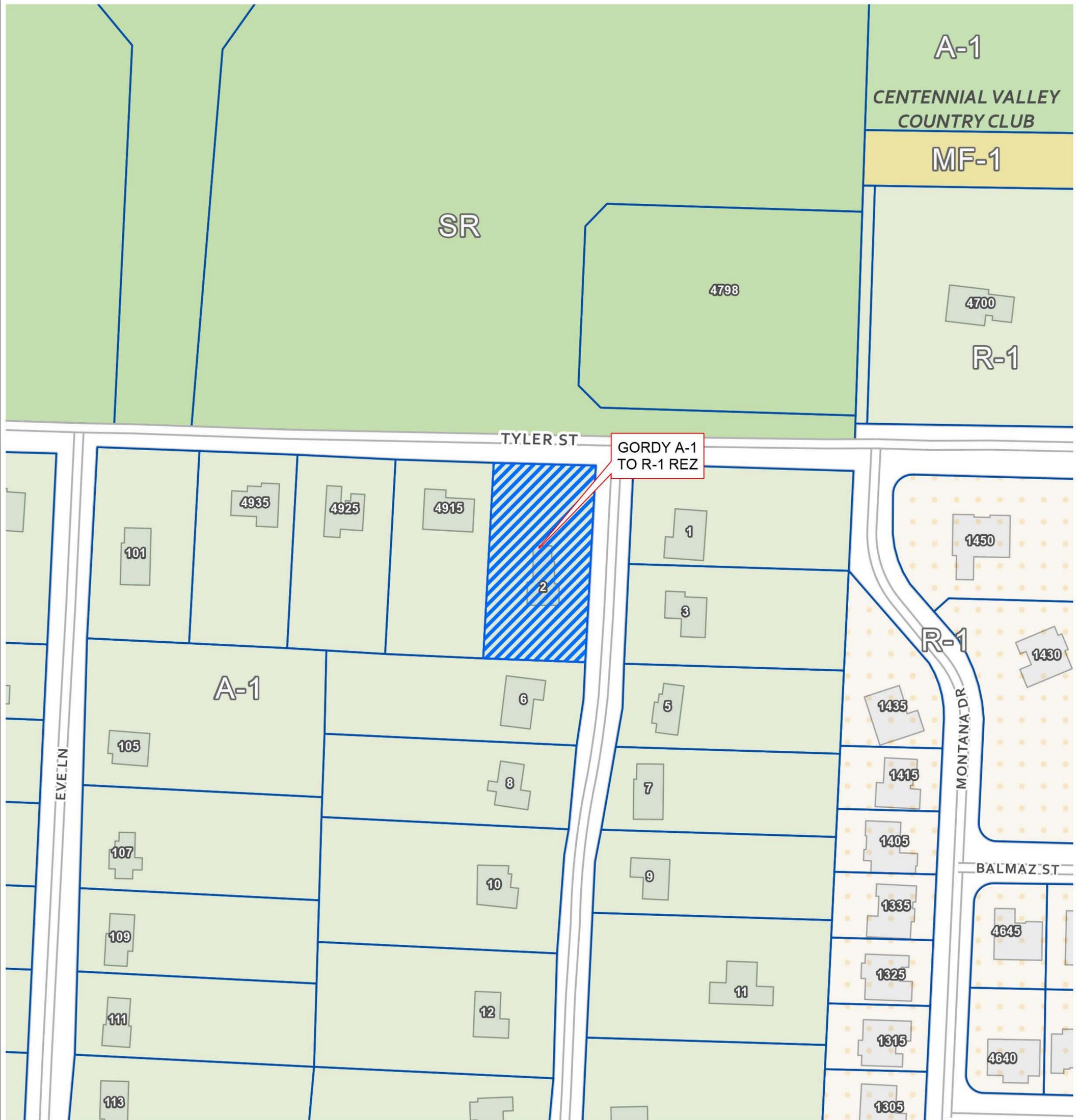
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Grant Gordy has requested to rezone from A-1 to R-1 property located at 2 Eve Lane with the legal description:

Lot 44, Block 1, Golden Meadows Subdivision

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
0.73 ac.	--

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Special	
C-1	O-1	SP	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	

**City of Conway  
Planning & Development**

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www.cityofconway.org/pages/gis

N  
140  
Feet  
AUG 2017



**City of Conway, Arkansas**  
**Ordinance No. O-17- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 655 & 700 DAVE WARD DRIVE FROM I-3 TO C-3:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **I-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF THE NE ¼ SE ¼ OF SECTION 13, T5N-R14W, AND ALSO A PART OF THE SW ¼ OF SECTION 18, T5N-R13W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NE ¼ SE ¼ OF SECTION 13, T5N-R14W; THENCE ALONG THE WEST LINE OF SAID NE ¼ SE ¼, SOUTH 01 DEGREES 31 MINUTES 29 SECONDS WEST 158.49 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 49 SECONDS EAST 274.65 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 39 SECONDS WEST 115.92 FEET; THENCE SOUTH 36 DEGREES 34 MINUTES 46 SECONDS EAST 301.37 FEET; THENCE SOUTH 87 DEGREES 27 MINUTES 58 SECONDS EAST 779.60 FEET TO A FOUND RAILROAD SPIKE; THENCE SOUTH 03 DEGREES 23 MINUTES 46 SECONDS WEST 46.58 FEET TO THE POINT OF BEGINNING AT A SET ½" REBAR (APLS #1243); THENCE SOUTH 03 DEGREES 23 MINUTES 46 SECONDS WEST 654.49 FEET TO A FOUND ½" REBAR (APLS #1243) LYING ON THE NORTHERLY RIGHT OF WAY OF DAVE WARD (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY, SOUTH 77 DEGREES 56 MINUTES 37 SECONDS EAST 520.18 FEET TO A POINT; THENCE NORTH 84 DEGREES 31 MINUTES 17 SECONDS EAST 74.00 FEET TO A FOUND 60D NAIL IN A RUBBER TAB; THENCE SOUTH 86 DEGREES 42 MINUTES 32 SECONDS EAST 188.76 FEET TO A FOUND 60D NAIL IN A RUBBER TAB THENCE NORTH 83 DEGREES 01 MINUTES 29 SECONDS EAST 199.34 FEET TO A FOUND 60D NAIL IN A RUBBER TAB; THENCE NORTH 77 DEGREES 41 MINUTES 57 SECONDS EAST 339.73 FEET TO A FOUND 60D NAIL IN A RUBBER TAB; THENCE NORTH 73 DEGREES 58 MINUTES 27 SECONDS EAST 150.35 FEET TO A POINT; THENCE NORTH 66 DEGREES 29 MINUTES 18 SECONDS EAST 32.12 FEET TO A SET ½" REBAR (APLS #1243); THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 06 DEGREES 13 MINUTES 08 SECONDS WEST 656.71 FEET TO A CHISELED "X" IN CONCRETE; THENCE NORTH 88 DEGREES 25 MINUTES 03 SECONDS WEST 1040.04 FEET TO A FENCE CORNER; THENCE SOUTH 86 DEGREES 14 MINUTES 48 SECONDS WEST, 254.17 FEET TO A FENCE CORNER; THENCE SOUTH 03 DEGREES 01 MINUTES 41 SECONDS WEST 50.59 FEET TO A FENCE CORNER; THENCE NORTH 89 DEGREES 53 MINUTES 54 SECONDS WEST 68.73 FEET TO THE POINT OF BEGINNING, CONTAINING 25.03 ACRES, MORE OR LESS.

A PART OF THE SW1/4 SW1/4, SECTION 18, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE FOR THE SW CORNER OF SAID SW1/4 SW1/4; THENCE ALONG THE WEST LINE OF SAID SW1/4 SW1/4 N01°46'47"E A DISTANCE OF 1190.52' TO A FOUND AHTD RIGHT OF WAY MONUMENT BEING ON THE SOUTH RIGHT OF WAY OF DAVE WARD DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING CALLS:

S82°54'14"E A DISTANCE OF 506.10' TO A SET 1/2" REBAR W/CAP (1363); THENCE S85°21'48"E A DISTANCE OF 157.09' TO A SET 1/2" REBAR W/CAP (1363); THENCE N87°08'12"E A DISTANCE OF 157.09' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID RIGHT OF WAY S01°57'45"W A DISTANCE OF 963.90' TO A SET 1/2" REBAR W/C AP (1363); THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 85.99', WITH A RADIUS OF 270.00', WITH A CHORD BEARING OF S07°09'42"E, WITH A CHORD LENGTH OF 85.63' TO A SET 1/2" REBAR W/CAP (1363); THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 95.08', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF S08°01'56"E, WITH A CHORD LENGTH OF 94.75' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE SOUTH LINE OF SAID SW1/4 SW1/4; THENCE ALONG SAID SOUTH LINE N88°40'24"W A DISTANCE OF 843.80' TO THE POINT OF BEGINNING, CONTAINING 21.66 ACRES MORE OR LESS.

LESS AND EXCEPT: LOT 1 OF DEBOARD SUBDIVISION, AS SHOWN IN PLAT BOOK L, PAGE 309, IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS.

to those of **C-3**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



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## MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request to rezone from A-1 to R-1 property located at 2 Eve Lane

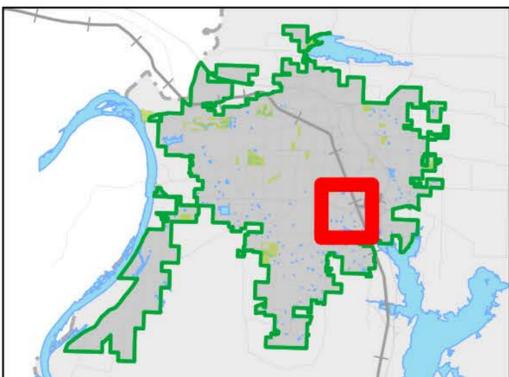
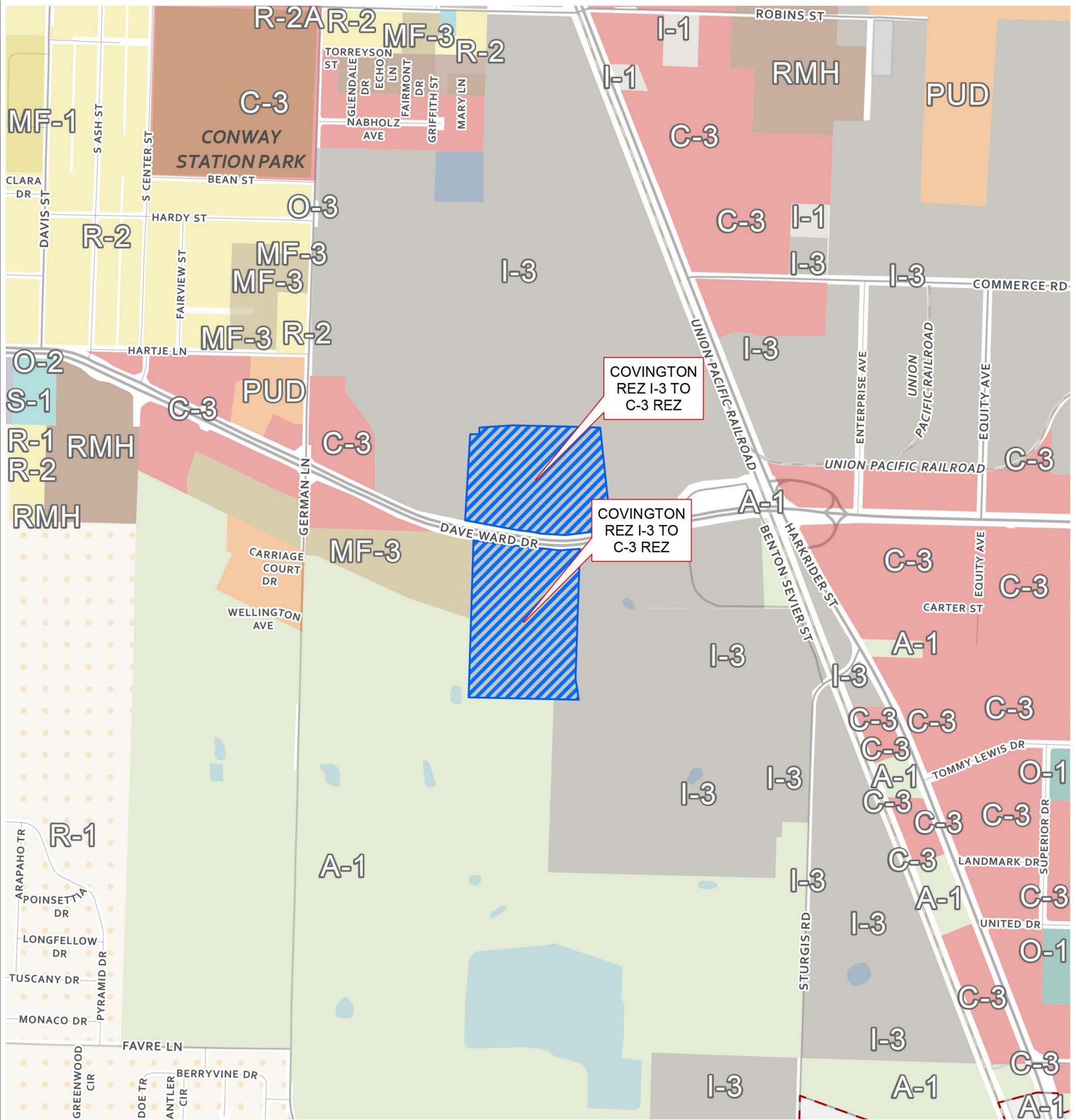
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Grant Gordy has requested to rezone from A-1 to R-1 property located at 2 Eve Lane with the legal description:

Lot 44, Block 1, Golden Meadows Subdivision

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
	--
	40.61 ac.

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Special	
C-1	O-1	SP	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	

**City of Conway  
Planning & Development**

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www.cityofconway.org/pages/gis

N  
840  
Feet  
AUG 2017



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 (501) 450-6105 • [planningcommission@cityofconway.org](mailto:planningcommission@cityofconway.org)

## MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request for a Conditional Use Permit to allow Restricted Office in an R-2 zoning district for property located at 1344 Robins Street

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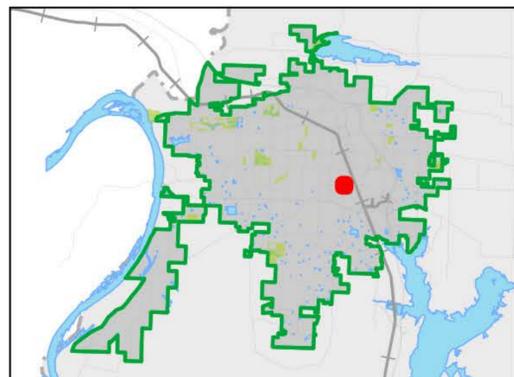
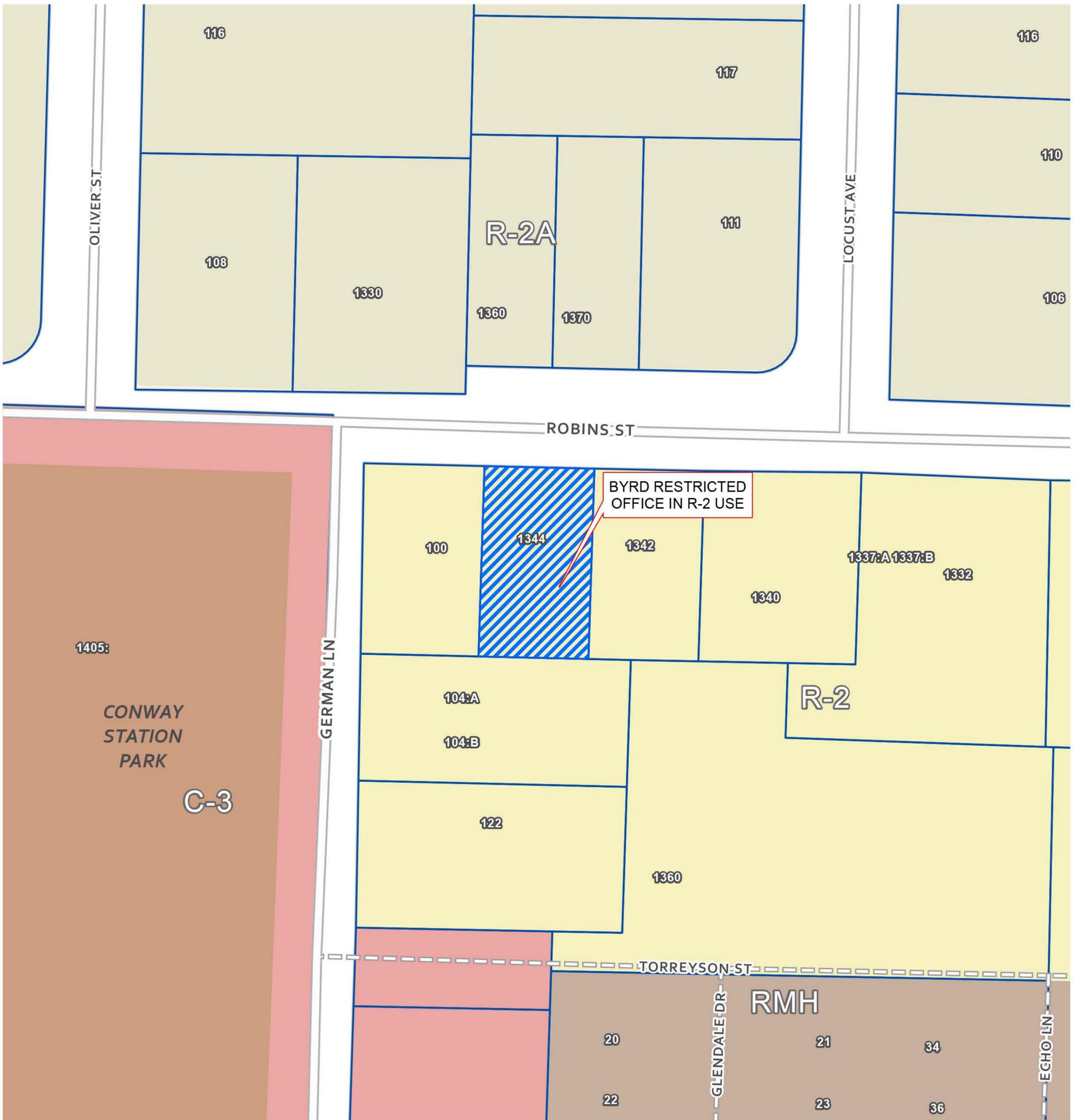
Angela Byrd has requested a Conditional Use Permit to allow Restricted Office in an R-2 zoning district for property located at 1344 Robins Street with the legal description:

Part of the NE 1/4, NE 1/4 of Section 13, T5N, R14W, Faulkner County, Arkansas more particularly described as beginning at the northwest corner of said NE 1/4, NE 1/4, thence south 30.0 feet; thence east 100.0 feet to the point of beginning, thence south 120.0 feet; thence east 70.0 feet; thence north 120.0 feet; thence west 70.0 feet to the point of beginning.

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval with the following conditions:

1. **Hours of operation.** \_\_\_\_\_ (TBD by the Planning Commission)
2. **Signage.** Signage shall be limited to a non-illuminated faceplate attached to the structure no greater than 2 square feet in area. Freestanding signage shall be a non-illuminated monument or two pole sign no greater than 4 feet in height and 4 feet wide. A non-illuminated post and arm sign as defined by Conway sign regulations, may be substituted for a monument or two pole sign. No banners shall be permitted.
3. **Terms of Conditional Use.** The restricted office is limited to the applicant. If the applicant does not own the property within 6 months of approval, the conditional use permit shall be void. If the property is sold, the conditional use shall be void.
4. Lighting, parking, screening/buffering, and sidewalks are subject to Staff Development Review.

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
0.19 ac.	--

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial Office		Special	
C-1	O-1	SP	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	

City of Conway  
Planning & Development

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# MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request for a Conditional Use Permit to allow a Childcare Facility in an R-2 zoning district for property located at 2425 Tyler Street

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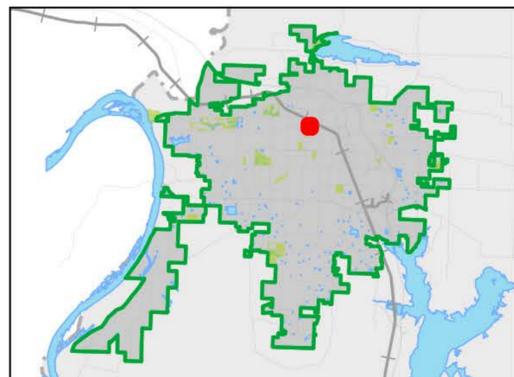
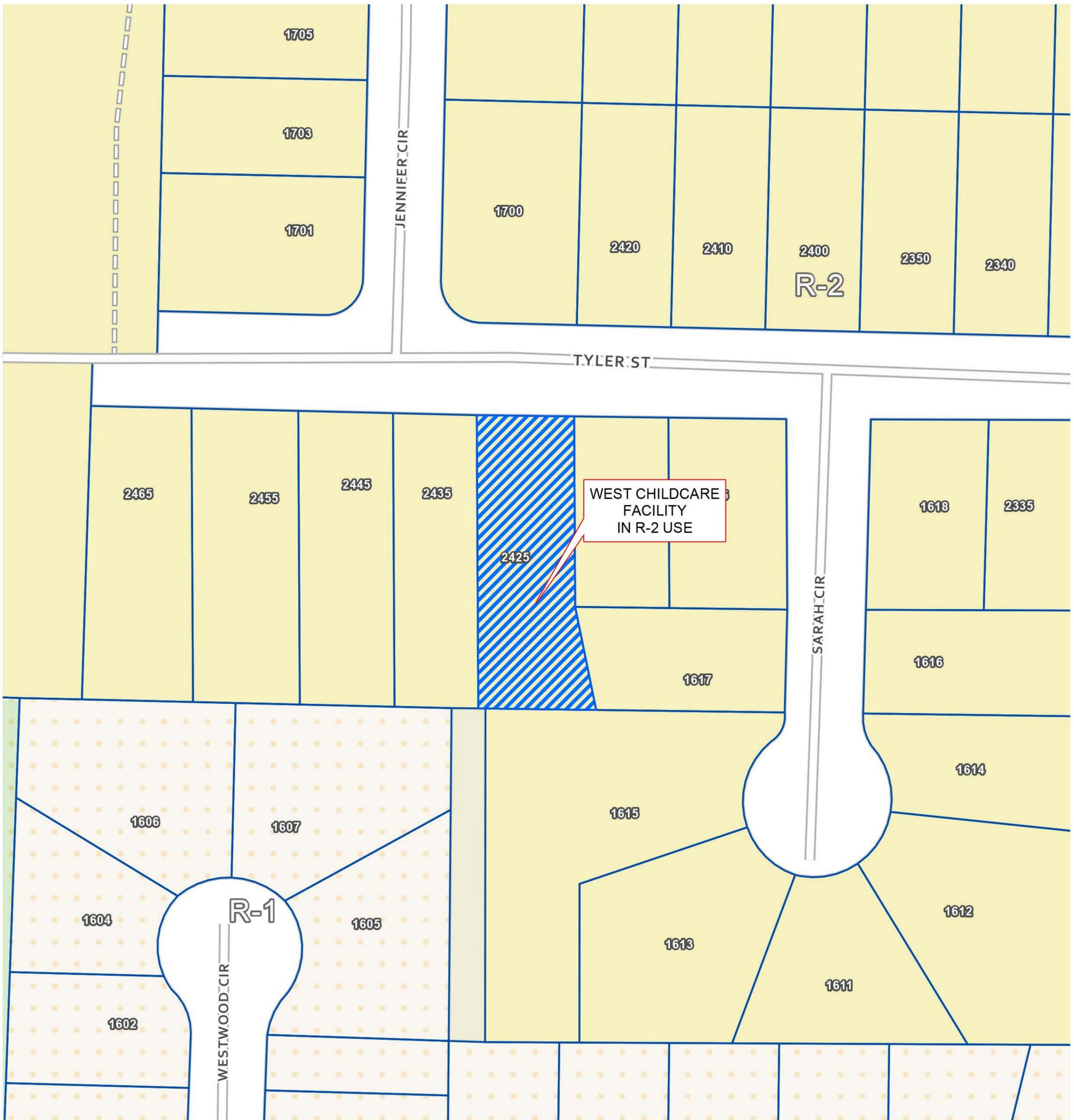
Elizabeth West has requested a Conditional Use Permit to allow a Childcare Facility in an R-2 zoning district for property located at 2425 Tyler Street with the legal description:

Lot 5A, Kimberly Addition

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval with the following conditions:

1. **Hours of operation.** \_\_\_\_\_ (*TBD by the Planning Commission*)

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
0.27 ac.	--

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Special	
C-1	O-1	SP	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	

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Planning & Development**

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**City of Conway, Arkansas**  
**Ordinance No. O-17-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE O-94-54; TO CLARIFY THE DEFINITION OF OFFICE AND ALLOWED ZONING DISTRICTS; ALSO CLARIFYING ALLOWED ZONING DISTRICTS FOR PHARMACY AND PHARMACEUTICAL COMPOUNDING; REPEALING ANY ORDINANCES IN CONFLICT; AND FOR OTHER PURPOSES:**

**Whereas**, The City of Conway would like to clarify the definition of office and remove potential conflicts in the ordinance concerning the allowed zoning districts for pharmacy and compounding pharmacy;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1.** Conway Zoning Ordinance O-94-54, Article 301.2 Definitions of Terms and Uses shall be amended as follows:

The current "Office" definition:

Office: A place/structure/facility where a particular type/kind of business is transacted or a service supplied such as a public office, business headquarters, etc. Uses include but are not limited to:

Addressing, duplicating, mailing lists, stenographic telephone messages and and similar office services  
 Advertising Agency  
 Animal clinic (enclosed) small animals  
 Clinic, dental, medical, or osteopathic,  
 Chiropracist, pharmacy, optical  
 Computer, data processing or similar service  
 Employment service  
 Interior decorating shop  
 Mobile home and/or subdivision sales office without display  
 Offices: administrative, executive, general, professional, research, governmental"

Shall be deleted and replaced with the following:

Office: A business providing administrative, executive, management, professional services, or medical clinic. Examples include architect, accountant, engineer, attorney, doctor, dentist, or similar profession.

**Section 2.** Conway Zoning Ordinance O-94-54, Addendum A Uses Allowed in Various Zoning Districts shall be amended as follows:

The allowed use category, "Clinic, dental, medical, osteopathic, chiropracist, pharmacy, optical" shall have the the use "pharmacy" deleted." A "C" representing conditional use permit shall be added to zones; R-2A, R-2, SR, MF-1, MF-2, MF-3, RMH, and HR in the zoning district matrix.

The allowed use category, "Compounding of cosmetics, toiletries, drugs, and pharmaceutical products". An "X" representing allowed by right shall be added to zone C-3 in the zoning district matrix.

The allowed use category, "Office: administrative, executive, general, professional, research, governmental" shall be deleted.

**Section 3.** That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

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**Mayor Bart Castleberry**

**Attest:**

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**Michael O. Garrett**  
**City Clerk/Treasurer**





**City of Conway, Arkansas**  
**Ordinance No. O-17- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 1715, 1717, & 1727 S DONAGHEY AVE FROM A-1 TO R-2A:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Being a part of the SE 1/4 of the SE 1/4 of Section 23, T-5-N, R-14-W, Faulkner County, Arkansas described as beginning at the NE corner of said SE 1/4 SE 1/4 and run thence; N88°28'20"W 943.05 feet to the NE corner of Lot 149 Spring Valley Subdivision, Phase 1; thence S01°31'40"W 131.13 feet to the SE corner of said Lot 149 Spring Valley Subdivision, Phase 1 and the point of beginning; thence continue S01°31'40"W along a line of previous deed described as being "south" 419.50 feet to a found rebar being the SW corner of church property; thence N88°28'20"W 50.0 feet; thence N88°33'35"W 470.0 feet; thence N01°31'40"E 419.42 feet to the south line of said Spring Valley Subdivision, Phase 1; thence along said south line to a point S88°33'35"E 520.0 feet to the point of beginning containing 5.0 acres more or less.

and

A part of the SE 1/4, SE 1/4, of Section 23, T5N, R14W, Faulkner County, Arkansas, more particularly described as beginning at the NE corner of said SE 1/4, SE 1/4, thence west 945.47 feet; thence south 340.36 feet to the true point of beginning; thence east 230.00 feet; thence south 195.64 feet to the north right of way of a gravel drive; thence along said right of way to a point S83°34'43"W 103.57 feet; thence to a point N87°50'31"W 127.12 feet; thence leaving said right of way north 202.43 feet to the point of beginning containing 1.08 acres more or less.

to those of **R-2A**, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



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## MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request to rezone from A-1 to R-2A property located at 1715, 1717, and 1727 S Donaghey Ave

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Soul Food Cafe Mission has requested to rezone from A-1 to R-2A property located at 1715, 1717, and 1727 S Donaghey Ave with the legal description:

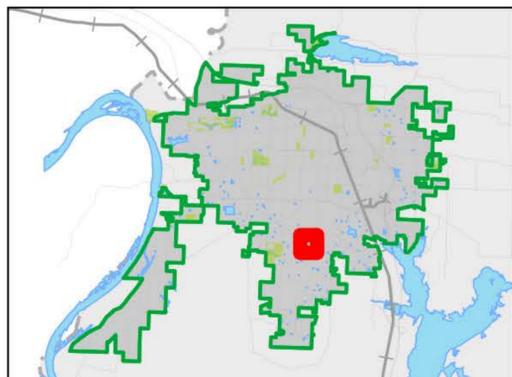
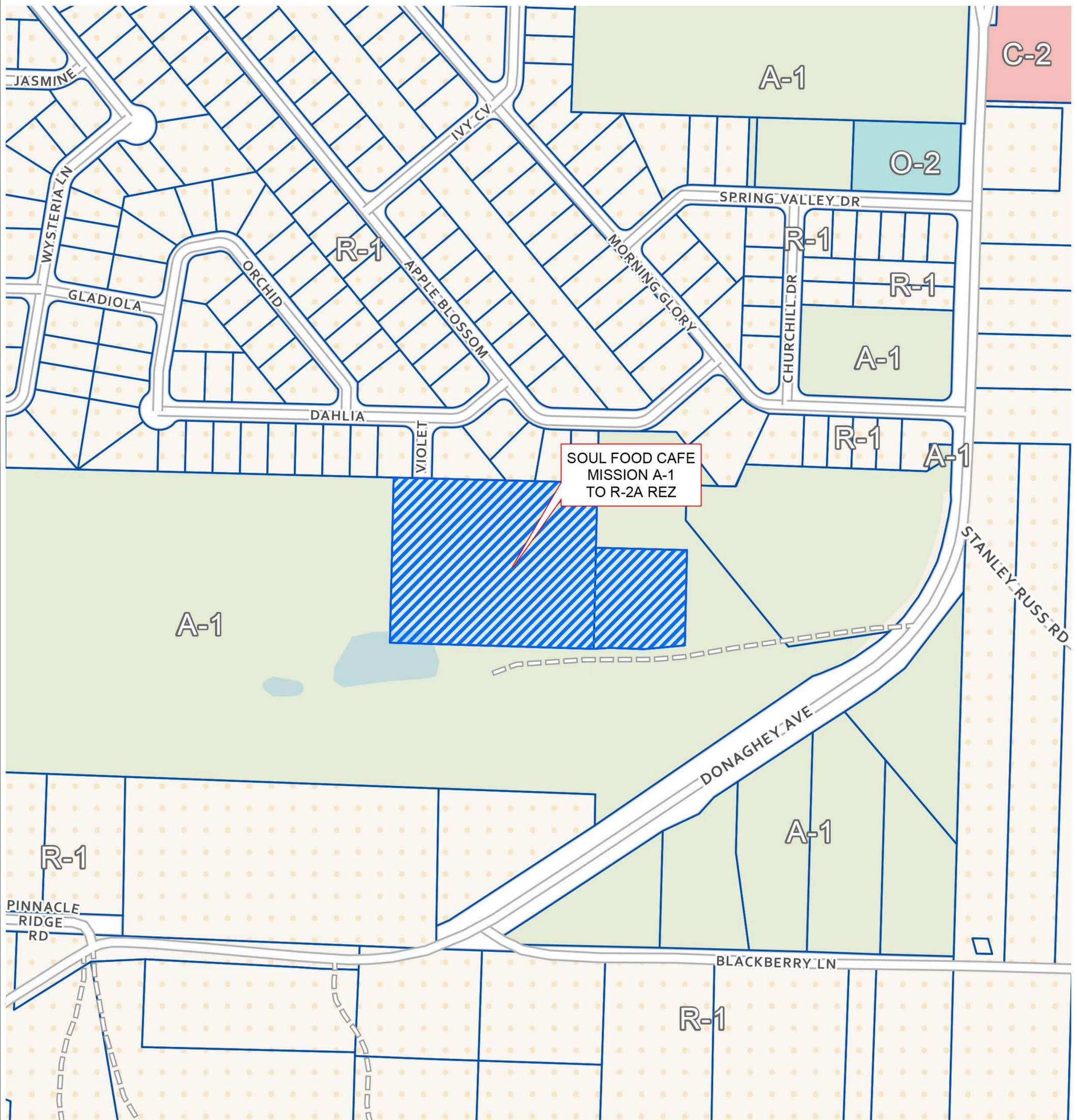
Being a part of the SE 1/4 of the SE 1/4 of Section 23, T-5-N, R-14-W, Faulkner County, Arkansas described as beginning at the NE corner of said SE 1/4 SE 1/4 and run thence; N88°28'20"W 943.05 feet to the NE corner of Lot 149 Spring Valley Subdivision, Phase 1; thence S01°31'40"W 131.13 feet to the SE corner of said Lot 149 Spring Valley Subdivision, Phase 1 and the point of beginning; thence continue S01°31'40"W along a line of previous deed described as being "south" 419.50 feet to a found rebar being the SW corner of church property; thence N88°28'20"W 50.0 feet; thence N88°33'35"W 470.0 feet; thence N01°31'40"E 419.42 feet to the south line of said Spring Valley Subdivision, Phase 1; thence along said south line to a point S88°33'35"E 520.0 feet to the point of beginning containing 5.0 acres more or less.

and

A part of the SE 1/4, SE 1/4, of Section 23, T5N, R14W, Faulkner County, Arkansas, more particularly described as beginning at the NE corner of said SE 1/4, SE 1/4, thence west 945.47 feet; thence south 340.36 feet to the true point of beginning; thence east 230.00 feet; thence south 195.64 feet to the north right of way of a gravel drive; thence along said right of way to a point S83°34'43"W 103.57 feet; thence to a point N87°50'31"W 127.12 feet; thence leaving said right of way north 202.43 feet to the point of beginning containing 1.08 acres more or less.

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
4.99 ac.	--

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Special	
C-1	O-1	SP	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	

**City of Conway  
Planning & Development**

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## MEMO

**To:** Mayor Bart Castleberry  
**CC:** City Council Members

**From:** Anne Tucker, 2017 Planning Commission Chairman  
**Date:** August 14, 2017

**Re:** Request for conditional use permit to allow Religious Activities and a Shelter for the Homeless for property located at 1715, 1717, and 1727 S Donaghey Ave

---

Soul Food Cafe Mission has requested a conditional use permit to allow Religious Activities and a Shelter for the Homeless for property located at 1715, 1717, and 1727 S Donaghey Ave with the legal description:

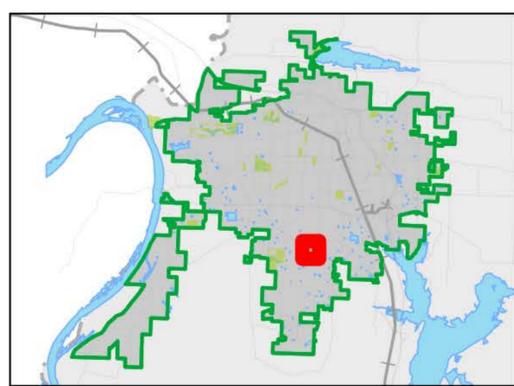
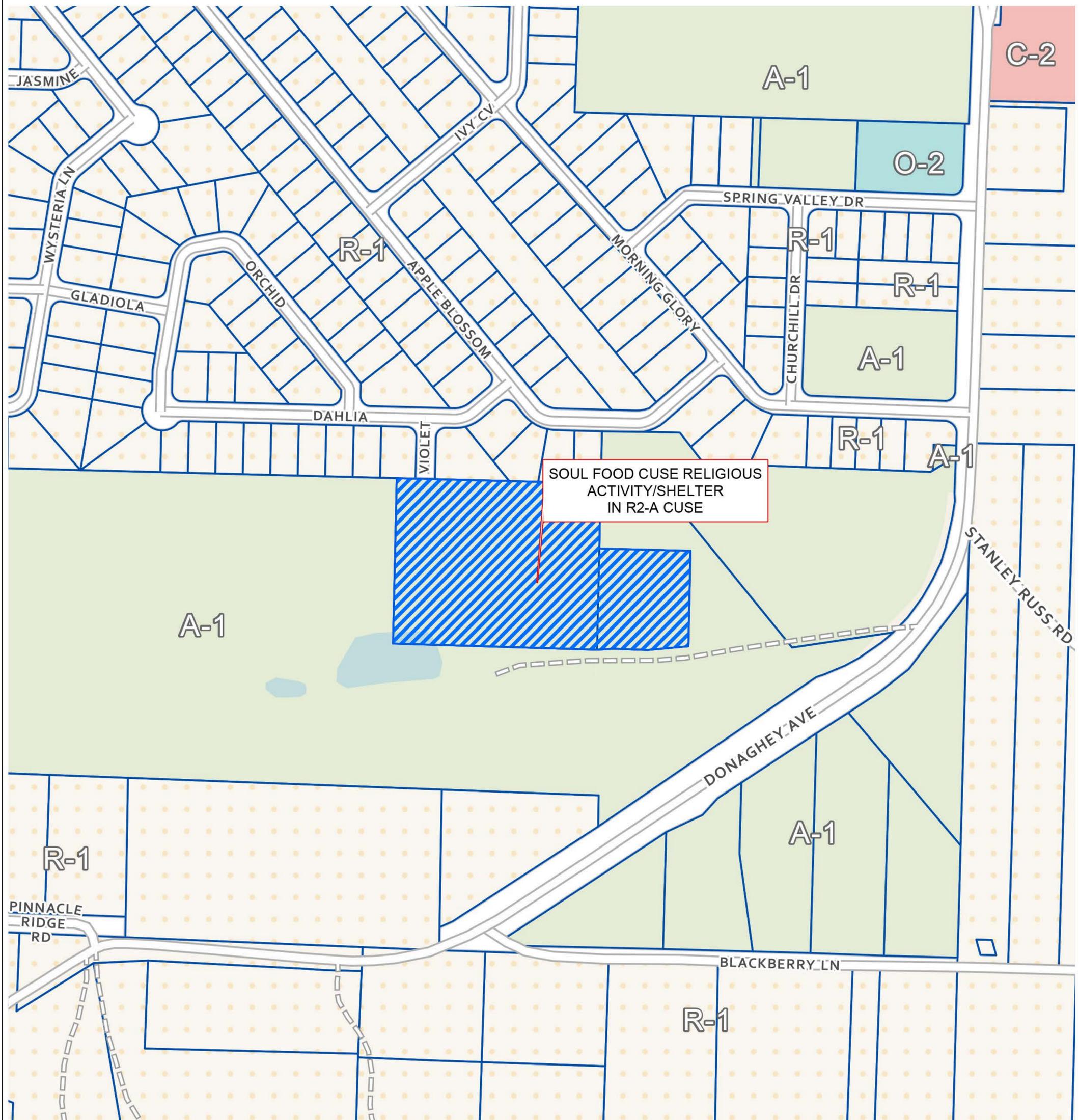
Being a part of the SE 1/4 of the SE 1/4 of Section 23, T-5-N, R-14-W, Faulkner County, Arkansas described as beginning at the NE corner of said SE 1/4 SE 1/4 and run thence; N88°28'20"W 943.05 feet to the NE corner of Lot 149 Spring Valley Subdivision, Phase 1; thence S01°31'40"W 131.13 feet to the SE corner of said Lot 149 Spring Valley Subdivision, Phase 1 and the point of beginning; thence continue S01°31'40"W along a line of previous deed described as being "south" 419.50 feet to a found rebar being the SW corner of church property; thence N88°28'20"W 50.0 feet; thence N88°33'35"W 470.0 feet; thence N01°31'40"E 419.42 feet to the south line of said Spring Valley Subdivision, Phase 1; thence along said south line to a point S88°33'35"E 520.0 feet to the point of beginning containing 5.0 acres more or less.

and

A part of the SE 1/4, SE 1/4, of Section 23, T5N, R14W, Faulkner County, Arkansas, more particularly described as beginning at the NE corner of said SE 1/4, SE 1/4, thence west 945.47 feet; thence south 340.36 feet to the true point of beginning; thence east 230.00 feet; thence south 195.64 feet to the north right of way of a gravel drive; thence along said right of way to a point S83°34'43"W 103.57 feet; thence to a point N87°50'31"W 127.12 feet; thence leaving said right of way north 202.43 feet to the point of beginning containing 1.08 acres more or less.

The Planning Commission reviewed this request at its regular meeting on August 21, 2017. The Planning Commission voted \_\_\_\_\_, that this request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.



DESCRIPTION	
PLANNING COMMISSION REVIEW	--
4.99 ac.	--

Residential		Industrial	
R-1	MF-1	I-1	
R-2A	MF-2	RU-1	
R-2	MF-3	I-3	
HR	RMH		
SR			
Commercial		Special	
C-1	O-1	SP	
C-2	O-2	S-1	
C-3	O-3	A-1	
C-4		PUD	
		TJ	

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Planning & Development

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**City of Conway, Arkansas  
Ordinance No. O-17-\_\_\_\_\_**

**AN ORDINANCE AUTHORIZING PERSONNEL CHANGES WITHIN THE ADMINISTRATION DEPARTMENT & APPROPRIATING FUNDS FOR A PART TIME COMMUNICATION COORDINATOR POSITION AND RELATED COST; AND FOR OTHER PURPOSES**

**Whereas**, the Administration Department has determined that there is a need for a part time communication coordinator; and

**Whereas**, this change will enable the department to increase efficiency in order to provide a higher level of service to the citizens and businesses of Conway; and

**Whereas**, a budget adjustment in the amount of \$8,200 is required for the remainder of the 2017 budget year.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS, THAT:**

**Section 1.** The authorized staffing level in the City of Conway Administration Department is increased by one (1) part time communication coordinator position.

**Section 2.** Additional salary funds in the amount of \$8,200 will be required for this staffing adjustment.

**Section 3.** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 22<sup>nd</sup> day of August, 2017.

**Approved:**

\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

\_\_\_\_\_  
**Michael O. Garrett  
City Clerk/Treasurer**