

Mayor Bart Castleberry
Clerk/Treasurer Denise Hurd
City Attorney Charles Finkenbinder



City Council Members

Ward 1 Position 1 – Andy Hawkins
Ward 1 Position 2 – David Grimes
Ward 2 Position 1 – Drew Spurgers
Ward 2 Position 2 – Shelley Mehl
Ward 3 Position 1 – Mark Ledbetter
Ward 3 Position 2 – Spencer Hawks
Ward 4 Position 1 – Theodore Jones Jr.
Ward 4 Position 2 – Shelia Isby

Tuesday, March 25th, 2025 City Council Agenda
Conway Municipal Building, City Council Chambers

5:30pm Committee:	No Committee Meeting
6:00pm:	City Council Meeting
Call to Order:	Bart Castleberry, Mayor
Roll Call:	Denise Hurd, Clerk/Treasurer
Minutes Approval:	March 11 th , 2025
Monthly Financial Report:	Month ending February 28, 2025

A. Community Development Committee (Airport, Community Development, Code Enforcement, Permits, Inspections, & Transportation, Planning & Development)

1. Consideration to approve waiving all three readings for the ordinances on the March 25, 2025, City Council agenda
2. Ordinance to rezone property located at 708 S Baridon Street from R-2 to O-3.
3. Ordinance to rezone property located at 1375 South Harkrider Drive from A-1 to C-3.
4. Ordinance to rezone property located approximately 620 feet west of the Museum Road and East Siebenmorgen Road roundabout, from R-1 to R-2.
5. Ordinance to rezone property located at 643 Reedy Road from A-1 to O-3.
6. Consideration to approve a conditional use permit to allow Child Care Facility use in the O-3 zone for property located at 643 Reedy Road.

B. Public Service Committee (Physical Plant, Parks & Recreation, & Sanitation).

1. Resolution to approve the lowest bid and purchase a Tarp Deployment System for the Sanitation Department.

Adjournment



City of Conway, Arkansas
Monthly Financial Reports
February 28, 2025

City of Conway
 Monthly Financial Report - General Fund
 For the month ended February 28, 2025



Revenues	Budget	Month	Year to Date	Encumbered	(Over)/Under	%
		Activity			Budget	Expend/Collect
Property Tax	5,000,000	17,124	384,098		4,615,902	8%
Payments in Lieu of Tax	30,000	-	-		30,000	0%
State Tax Turnback	2,400,000	65,697	195,348		2,204,652	8%
Sales Tax	30,500,000	2,975,978	5,379,472		25,120,528	18%
Beverage Tax	650,000	43,907	94,353		555,647	15%
Franchise Fees	3,898,400	363,058	895,980		3,002,420	23%
Licenses and Permits	654,000	50,306	133,005		520,995	20%
Public Safety	4,335,603	96,905	338,487		3,997,116	8%
Community Center	1,514,213	-	-		1,514,213	0%
Parks & Recreation	881,300	157,453	238,515		642,785	27%
Interest Income	450,000	93,600	93,600		356,400	21%
Grant Revenue	39,342	-	-		39,342	0%
Lease Revenue	68,950	-	5,617		63,333	8%
Proceeds from Sale of Assets	1,033	314	2,719		(1,686)	263%
Transfers In	770,000	-	-		770,000	0%
Insurance Proceeds	19,026	-	19,026		(1)	100%
Miscellaneous Revenues	25,000	798	6,402		18,598	26%
Total Revenues	51,236,866	3,865,140	7,786,622		43,450,244	15%
Expenditures						
Admin (Mayor, HR)	1,335,814	96,439	172,419	2,245	1,161,150	13%
Finance	553,151	27,644	54,480	-	498,671	10%
City Clerk/Treasurer	180,997	11,785	30,872	661	149,464	17%
City Council	90,737	7,439	7,197	-	83,540	8%
Planning	729,842	57,363	97,468	17,254	615,120	13%
Physical Plant	966,891	72,522	130,567	4,638	831,685	14%
Information Technology	1,744,617	78,150	131,639	64,715	1,548,262	8%
Permits and Inspections	645,491	42,444	82,471	887	562,132	13%
Community Center	9,071,346	27,084	68,396	1,087	9,001,863	1%
Nondepartmental	1,226,988	286,934	493,966	4,962	728,060	40%
Police	18,257,419	1,346,947	3,112,290	79,060	15,066,069	17%
CEOC	3,237,386	199,314	402,845	31,244	2,803,297	12%
Animal Welfare	573,986	36,640	70,167	5,879	497,940	12%
Municipal District Court	1,065,884	82,484	191,641	2,460	871,784	18%
City Attorney	672,833	44,350	89,651	1,361	581,821	13%
Fire	14,259,206	991,816	2,302,354	70,084	11,886,768	16%
Parks	4,503,875	315,588	619,881	32,893	3,851,101	14%
Total Expenditures	59,116,463	3,724,943	8,058,306	319,431	50,738,726	14%
Net Revenue/(Expense)	(7,879,596)		(271,684)			

*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
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	7,600,000
O-25-13	1/28/25	Fire department beanie caps	250
			<u>\$ 7,600,250</u>

City of Conway
 Balance Sheet - General Fund
 As of February 28, 2025



Cash - Operating	17,756,636
Cash - Reserve	2,026,960
Petty Cash	715
Taxes Receivable	5,379,139
Accounts Receivable	4,949,245
Lease Receivable	532,199
Due from Street	35,749
Fuel Inventory	11,263
General Inventory	585
<i>Assets</i>	<u>30,692,494</u>
Accounts Payable	59
Salaries Payable	11,075
Insurance and Benefits Payable	(10,101)
Event Deposits	5,800
Held for Others - Crimestopper Reward	5,000
Held for Others - Performance Bonds	5,195
Due to Other Funds	3,923
Deferred Revenue	4,905,884
Unearned Revenue	1,469,873
<i>Liabilities</i>	<u>6,396,709</u>
<i>Fund Balance</i>	<u>24,295,785</u>
<i>Total Liabilities & Fund Balance</i>	<u>30,692,494</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Street Fund
 For the month ended February 28, 2025



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Property Tax	1,800,000	8,931	141,465		1,658,535	8%
Payments in Lieu of Tax	10,000	-	-		10,000	0%
State Tax Turnback	4,800,000	418,928	843,391		3,956,609	18%
State Tax Turnback - Other	80,000	-	-		80,000	0%
Severance Tax	100,000	5,043	11,295		88,705	11%
State Tax Turnback - Wholesale	400,000	33,961	72,637		327,363	18%
Sales Tax	420,000	41,699	75,371		344,629	18%
Engineering Fees	10,000	2,325	2,675		7,325	27%
Fees for Street Cuts	-	9,400	12,465		(12,465)	-
Interest Income	200,000	24,650	24,650		175,350	12%
Total Revenues	7,820,000	544,936	1,183,949	-	6,636,051	15%
Expenditures						
Personnel Costs	3,432,381	222,994	502,499	-	2,929,882	15%
Other Operating Costs	4,656,307	156,278	192,793	52,796	4,410,718	4%
Total Operating Costs	8,088,688	379,272	695,292	52,796	7,340,600	9%
Capital Outlay	1,413,360	267,875	267,875	25,485	1,120,000	19%
Total Expenditures	9,502,049	647,147	963,167	78,282	8,460,600	10%
Net Revenue/(Expense)	(1,682,049)		220,783			

*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
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-04	1/14/25	Condemnation settlement - Linn	267,875
O-25-17	2/11/25	Install fiber optic lines on Dave Ward Dr.	130,000
O-25-18	2/11/25	Technology upgrades for Harkrider facility	125,000
			<u>\$ 522,875</u>

City of Conway
Balance Sheet - Street Fund
As of February 28, 2025



Cash - Operating	6,025,009
Taxes Receivable	75,371
Accounts Receivable	1,804,867
<i>Assets</i>	<u>7,905,248</u>
Insurance and Benefits Payable	(715)
Due to General	35,749
Deferred Revenue	1,804,867
<i>Liabilities</i>	<u>1,839,901</u>
<i>Fund Balance</i>	6,065,346
<i>Total Liabilities & Fund Balance</i>	<u>7,905,248</u>

*All figures are unaudited

City of Conway
 Monthly Financial Report - Sanitation
 For the month ended February 28, 2025



	<u>Budget</u>	<u>Month Activity</u>	<u>Year to Date</u>	<u>Encumbered</u>	<u>(Over)/Under Budget</u>	<u>% Expend/Collect</u>
Revenues						
Sanitation Fee Rev-Residential	10,000,000	(73,115)	1,712,003		8,287,997	17%
Proceeds - Recycled Materials	500,000	38,527	70,813		429,187	14%
Landfill Fees - General	350,000	29,832	64,005		285,995	18%
Interest Income	600,000	87,440	87,440		512,560	15%
Proceeds from Sale of Assets	-	37,311	37,311		(37,311)	-
Miscellaneous Revenues	-	500	950		(950)	-
Total Revenues	11,450,000	120,496	1,972,523	-	9,477,477	17%
Expenditures						
Personnel Costs	6,216,500	476,632	1,200,641	-	5,015,859	19%
Other Operating Costs	5,615,258	163,962	174,917	318,020	5,122,320	3%
Total Operating Costs	11,831,758	640,594	1,375,558	318,020	10,138,179	12%
Capital Outlay	4,211,597	587,417	587,417	235,959	3,388,220	14%
Total Expenditures	16,043,354	1,228,012	1,962,976	553,980	13,526,399	12%
Net Revenue/(Expense)	(4,593,354)		9,547			

*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
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-12	1/28/25	Funds for the completion of the Community Center	2,000,000

City of Conway
 Balance Sheet - Sanitation
 As of February 28, 2025



Cash - Operating	15,058,914
Petty Cash	200
Post Closure Cash Account	7,056,344
Due from Component Unit	72,622
General Inventory	2,122
Land & Buildings	2,245,592
Infrastructure	968,413
Machinery, Equipment & Vehicles	3,583,542
Deferred Outflows of Resources	445,823
Deferred Outflows of Resources-OPEB	193,091
<i>Assets</i>	<u>29,626,664</u>
Accounts Payable	9,098
Insurance and Benefits Payable	630
Compensated Absences	272,889
Net Pension Obligation	11,963,551
Deferred Inflows of Resources	2,805,804
Deferred Inflows of Resources-OPEB	280,270
Net OPEB Liability	882,704
Landfill Close/Post Close	9,283,034
<i>Liabilities</i>	<u>25,497,980</u>
<i>Net Position</i>	<u>4,128,684</u>
<i>Total Liabilities and Net Position</i>	<u>29,626,664</u>

*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 February 28, 2025



	<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>
Revenues						
Sales Tax	40,000	2,562	5,550		34,450	14%
Airport Fuel Sales	1,720,000	118,518	261,391		1,458,609	15%
T-Hangar Rent	185,400	24,598	101,426		83,975	55%
Community Hangar Rent	43,200	-	3,000		40,200	7%
Ground Leases	20,665	-	-		20,665	0%
Misc Revenue - Non air	10,000	-	7,500		2,500	75%
Miscellaneous Revenues	22,000	2,983	4,872		17,128	22%
Total Revenues	2,041,265	148,660	383,739	-	1,657,526	19%
Expenditures						
Personnel Costs	421,023	35,181	78,453	-	342,570	19%
Fuel for Resale	1,450,000	87,497	155,951	-	1,294,049	11%
Other Operating Costs	170,242	11,140	13,540	3,405	153,298	8%
Total Operating Costs	2,041,265	133,818	247,944	3,405	1,789,917	12%
Capital Outlay	36,000	-	-	-	36,000	0%
Total Expenditures	2,077,265	133,818	247,944	3,405	1,825,917	12%
Net Revenue/(Expense)	(36,000)		135,796			

*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
2025



Fund Balance Appropriations

<u>Ordinance</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
O-25-02	1/14/25	FAA grant match	36,000

City of Conway
 Balance Sheet - Airport
 As of February 28, 2025



Cash - Operating	422,873
Taxes Receivable	5,550
Accounts Receivable - Fuel Vendor	61,842
Fuel Inventory	50,836
Land	1,254,473
Buildings	4,848,123
Machinery & Equipment	112,970
Infrastructure	21,055,056
Deferred Outflows of Resources-OPEB	2,647
<i>Assets</i>	<u>27,814,370</u>
Compensated Absences	12,153
Deferred Inflows of Resources	12,099
Deferred Inflows of Resources-OPEB	3,842
Unearned Revenue	256,944
Note Payable	600,000
<i>Liabilities</i>	<u>885,038</u>
<i>Net Position</i>	<u>26,929,332</u>
<i>Total Liabilities & Net Position</i>	<u>27,814,370</u>

*All figures are unaudited

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

City of Conway
Monthly Financial Report - Major Project Funds
As of February 28, 2025



Parks and Rec A&P Tax

Balance, 1/31/25	2,985,333
Receipts	470,026
Payments	(646,488)
Balance, 2/28/25	\$ 2,808,871

Pay as you go Sales Tax

Balance, 1/31/25	14,003,120
Receipts	729,669
Payments	(1,454,965)
Balance, 2/28/25	\$ 13,277,824

Street Impact Fees

Balance, 1/31/25	2,422,851
Receipts	68,355
Payments	-
Balance, 2/28/25	\$ 2,491,206

Parks Impact Fees

Balance, 1/31/25	403,253
Receipts	17,535
Payments	(9,995)
Balance, 2/28/25	\$ 410,794

Street Sales Tax

Balance, 1/31/25	19,168,562
Receipts	580,653
Payments	(121,638)
Balance, 2/28/25	\$ 19,627,577

American Rescue Plan Act

Balance, 1/31/25	995,113
Receipts	3,415
Payments	-
Balance, 2/28/25	\$ 998,529

City of Conway, Arkansas
Office of the Mayor

Memo:

To: Mayor Bart Castleberry
CC: City Council Members
From: Felicia Rogers
Date: March 20th, 2025
Re: March 25th, 2025 City Council Agenda

The following ordinances are included on the March 25th, 2025 City Council Agenda for consideration of waiving the three readings of each ordinance:

1. A-2 - Ordinance to rezone property located at 708 S Baridon Street from R-2 to O-3.
2. A-3 - Ordinance to rezone property located at 1375 South Harkrider Drive from A-1 to C-3.
3. A-4 - Ordinance to rezone property located approximately 620 feet west of the Museum Road and East Siebenmorgen Road roundabout, from R-1 to R-2.
4. A-5 - Ordinance to rezone property located at 643 Reedy Road from A-1 to O-3.



City of Conway, Arkansas
Ordinance No. O-25- _____

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 708 S BARIDON STREET FROM R-2 TO O-3:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **March 17, 2025**, and adopted the amendments.

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 **R-2** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 58 MINUTES 22 SECONDS EAST A DISTANCE OF 23.50 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 710.00 FEET; THENCE NORTH 01 DEGREES 58 MINUTES 22 SECONDS EAST A DISTANCE OF 13.98 FEET TO POINT ON THE EASTERLY RIGHT OF WAY OF BARIDON STREET, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 58 MINUTES 22 SECONDS EAST A DISTANCE OF 106.02 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 88 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 150.08 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 118.82 FEET TO THE NORTHERLY RIGHT OF WAY OF DAVE WARD DRIVE; THENCE ALONG SAID RIGHT OF WAY NORTH 88 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 133.79 FEET; THENCE NORTH 50 DEGREES 20 MINUTES 26 SECONDS WEST A DISTANCE OF 20.59 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES MORE OR LESS.

to those of **O-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 25th date of March, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



1111 Main Street • Conway, AR 72032
(501) 450-6105 • planning@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman
Date: March 25, 2025

Re: Request to rezone the property located at 708 S Baridon Street from R-2 to O-3

Lance Massey, of Massey Development Group, LLC, has requested to rezone property located at 708 S Baridon Street from R-2 to O-3, with the following legal description:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 58 MINUTES 22 SECONDS EAST A DISTANCE OF 23.50 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 710.00 FEET; THENCE NORTH 01 DEGREES 58 MINUTES 22 SECONDS EAST A DISTANCE OF 13.98 FEET TO POINT ON THE EASTERLY RIGHT OF WAY OF BARIDON STREET, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 58 MINUTES 22 SECONDS EAST A DISTANCE OF 106.02 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 88 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 150.08 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 118.82 FEET TO THE NORTHERLY RIGHT OF WAY OF DAVE WARD DRIVE; THENCE ALONG SAID RIGHT OF WAY NORTH 88 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 133.79 FEET; THENCE NORTH 50 DEGREES 20 MINUTES 26 SECONDS WEST A DISTANCE OF 20.59 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES MORE OR LESS.

A rezoning to O-3 is consistent with other recent rezonings in the area. The Comprehensive Plan designates this area as Single Family. However, given the frontage on Dave Ward Dr, it is reasonable this site be converted to office use. The adjacent property to the east is zoned O-3 (2002 Dave Ward Dr) and there is another O-3 zoning two lots to the west (1972 Dave Ward Dr).

This rezone is appropriate for the area and will not likely harm adjacent property. Traffic impact for this development will likely be minimal; access to this site is taken off S Baridon St which should help with traffic flow along Dave Ward Dr.

The Planning Commission reviewed the request at its regular meeting on March 17th, 2025, and voted 6-3 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map:
REZ-0225-0019

R-1

R-2

O-3

S:Baridon:St

Dave:Ward:Dr

Zoning

 City Limits

Zoning Codes

 O-3

 R-1

 R-2





City of Conway, Arkansas
Ordinance No. O-25- _____

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 1375 SOUTH HARKRIDER DRIVE FROM A-1 TO C-3:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **March 17th, 2025**, and adopted the amendments.

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:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID W 1/2 NE 1/4 AND RUN FROM THENCE EAST 8.60 CHAINS TO THE WEST SIDE OF HIGHWAY #65; THENCE SOUTH 22.5 DEGREES EAST ALONG THE WEST SIDE OF HIGHWAY #65 18.20 CHAINS TO THE BEGINNING POINT OF THE ONE ACRE TRACT OF LAND HEREBY CONVEYED; THENCE SOUTH 22.5 DEGREES EAST ALONG THE WEST SIGN OF HIGHWAY #65 2.78 CHAINS; THENCE AT RIGHT ANGLES TO SAID HIGHWAY #65, SOUTH 67.5 DEGREES WEST 3.60 CHAINS; THENCE NORTH 22.5 DEGREES WEST PARALLEL TO SAID HIGHWAY #65 3.60 CHAINS TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREBY CONVEYED; ALL LYING IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 13 WEST, AND CONTAINING ONE ACRE MORE OR LESS.

AND

PART OF THE WEST HALF, NORTHEAST QUARTER (W ½ NE ¼), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID W ½ NE ¼ AND RUN FROM THENCE EAST 8.60 CHAINS TO THE WEST SIDE OF HIGHWAY #65; THENCE SOUTH 22.5 DEGREES EAST ALONG THE WEST SIDE OF HIGHWAY #65 20.98 CHAINS; THENCE AT RIGHT ANGLES TO SAID HIGHWAY #65 SOUTH 67.5 DEGREES WEST 3.60 CHAINS TO THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE NORTH 22.5 DEGREES WEST PARALLEL TO SAID HIGHWAY #65 2.78 CHAINS; THENCE SOUTH 67.5 DEGREES WEST 10 FEET; THENCE SOUTH 22.5 DEGREES EAST 2.78 CHAINS; THENCE NORTH 67.5 DEGREES EAST 10 FEET TO THE POINT OF BEGINNING, SAID PROPERTY LYING IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 13 WEST.

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 25th day March, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



1111 Main Street • Conway, AR 72032
(501) 450-6105 • planning@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
Cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman
Date: March 25, 2025

Re: Request to rezone the 1375 South Harkrider Drive from A-1 to C-3

John and Sarah Luyet, of Hiegel H&S Glass, Inc, has requested to rezone property located at 1375 South Harkrider Drive from A-1 to C-3, with the following legal description:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID W 1/2 NE 1/4 AND RUN FROM THENCE EAST 8.60 CHAINS TO THE WEST SIDE OF HIGHWAY #65; THENCE SOUTH 22.5 DEGREES EAST ALONG THE WEST SIDE OF HIGHWAY #65 18.20 CHAINS TO THE BEGINNING POINT OF THE ONE ACRE TRACT OF LAND HEREBY CONVEYED; THENCE SOUTH 22.5 DEGREES EAST ALONG THE WEST SIGN OF HIGHWAY #65 2.78 CHAINS; THENCE AT RIGHT ANGLES TO SAID HIGHWAY #65, SOUTH 67.5 DEGREES WEST 3.60 CHAINS; THENCE NORTH 22.5 DEGREES WEST PARALLEL TO SAID HIGHWAY #65 3.60 CHAINS TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREBY CONVEYED; ALL LYING IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 13 WEST, AND CONTAINING ONE ACRE MORE OR LESS.

AND

PART OF THE WEST HALF, NORTHEAST QUARTER (W ½ NE ¼), MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID W ½ NE ¼ AND RUN FROM THENCE EAST 8.60 CHAINS TO THE WEST SIDE OF HIGHWAY #65; THENCE SOUTH 22.5 DEGREES EAST ALONG THE WEST SIDE OF HIGHWAY #65 20.98 CHAINS; THENCE AT RIGHT ANGLES TO SAID HIGHWAY #65 SOUTH 67.5 DEGREES WEST 3.60 CHAINS TO THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE NORTH 22.5 DEGREES WEST PARALLEL TO SAID HIGHWAY #65 2.78 CHAINS; THENCE SOUTH 67.5 DEGREES WEST 10 FEET; THENCE SOUTH 22.5 DEGREES EAST 2.78 CHAINS; THENCE NORTH 67.5 DEGREES EAST 10 FEET TO THE POINT OF BEGINNING, SAID PROPERTY LYING IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 13 WEST.

It is the intent of the applicant to rezone this 1-acre property to C-3 for the purpose of constructing a new location for their business, Hiegel H&S Glass. The applicant estimates the new building will be roughly 6,000sf. The rezoning to C-3 is consistent with the zoning in the area, and the traffic impact will likely be minimal.

The Planning Commission reviewed the request at its regular meeting on March 17th, 2025, and voted 8-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map:
REZ-0125-0007



Zoning

- City Limits
- Zoning Codes**
- A-1
- C-3
- I-3

I-3

C-3

A-1

C-3

Landmark Dr

S-Harkrider Dr

C-3



**City of Conway, Arkansas
Ordinance No. O-25- _____**

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PARCEL 710-07822-000, LOCATED APPROXIMATELY 620 FEET WEST OF THE MUSEUM RD AND E SIEBENMORGEN ROAD ROUNDABOUT, FROM R-1 TO R-2:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **March 17, 2025**, and adopted the amendments.

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 **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF SAID NE 1/4 SE 1/4 RUN EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 438.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTH BY 0° 2 MINUTES EAST A DISTANCE OF 665 FEET; THENCE EAST 219.2 FEET; THENCE NORTH 665 FEET TO THE NORTH LINE OF SAID NE 1/4 SE 1/4; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 219.4 FEET TO THE POINT OF BEGINNING. SUBJECT TO A COUNTY ROADWAY EASEMENT OVER AND ACROSS THE NORTH PORTION OF SAID LANDS.

to those of **R-2**, 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 25th date of March, 2025.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**



1111 Main Street • Conway, AR 72032
(501) 450-6105 • planning@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman
Date: March 25, 2025

Re: Request to rezone parcel 710-07822-000, located approximately 620 feet west of the Museum Road and East Siebenmorgen Road roundabout, from R-1 to R-2

Jason Jones, of Jason Jones, LLC, has requested to rezone parcel 710-07822-000, located approximately 620 feet west of the Museum Road and East Siebenmorgen Road roundabout, from R-1 to R-2, with the following legal description:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF SAID NE 1/4 SE 1/4 RUN EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 438.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTH BY 0° 2 MINUTES EAST A DISTANCE OF 665 FEET; THENCE EAST 219.2 FEET; THENCE NORTH 665 FEET TO THE NORTH LINE OF SAID NE 1/4 SE 1/4; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 219.4 FEET TO THE POINT OF BEGINNING. SUBJECT TO A COUNTY ROADWAY EASEMENT OVER AND ACROSS THE NORTH PORTION OF SAID LANDS.

It is the intent of the applicant to rezone this parcel of land from R-1 to R-2 for phased duplex development. Phase I will consist of 3 lots (2 duplex lots fronting on E Siebenmorgen Rd) and a large third lot that will be Phase II. The second phase of the project is intended to construct a public city street down the eastern portion of the property with duplexes fronting this new street.

The Comprehensive Plan indicates this property and all properties to the west, south, and east to be Single-Family. Seeing as the land to the east and south are both zoned C-3, a higher density single-family zone would be appropriate. The R-2 district encourages the same basic restrictions as the R-2A (Two-Family Residential District) and permits a slightly higher population density area for family living protected from all commercial and industrial activity.

Abutting land uses are predominantly large lot Single-Family residential to the west, vacant Single-Family zoned land to the north, the Ola & John Hawks Senior Center and mini storage to the east, and commercial retail/sales uses to the south along North Creek Dr.

The Planning Commission reviewed the request at its regular meeting on March 17th, 2025, and voted 9-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map:
REZ-0225-0021



Zoning

-  City Limits
- Zoning Codes**
-  A-1
-  C-3
-  R-1
-  S-1

S-1

CHDC Access

E Siebenmorgen Rd

R-1

C-3

E Siebenmorgen Rd

A-1

Museum Rd

Museum Rd

North Creek Dr

C-3

C-3

C-3



City of Conway, Arkansas
Ordinance No. O-25- _____

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE 643 REEDY ROAD FROM A-1 TO O-3:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **March 17, 2025**, and adopted the amendments.

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:

PART OF THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT OF 200 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SE ¼ NE ¼, THENCE SOUTH 130 FEET; THENCE WEST 245 FEET; THENCE NORTH 130 FEET; THENCE EAST 245 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE NORTH 15 FEET AND THE EAST 25 FEET OF SAID LANDS.

to those of **O-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 25th date of March, 2025.

Approved:

Mayor Bart Castleberry

Attest:

Denise Hurd
City Clerk/Treasurer



1111 Main Street • Conway, AR 72032
(501) 450-6105 • planning@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairwoman
Date: March 25, 2025

Re: Request to rezone the property located at 643 Reedy Road from A-1 to O-3

Keisha Jefferson, of Jefferson's Early Learning Center, has requested to rezone property located at 643 Reedy Rd from A-1 to O-3, with the following legal description:

PART OF THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT OF 200 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SE ¼ NE ¼ , THENCE SOUTH 130 FEET; THENCE WEST 245 FEET; THENCE NORTH 130 FEET; THENCE EAST 245 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE NORTH 15 FEET AND THE EAST 25 FEET OF SAID LANDS.

The existing use of the site as a daycare is legally non-conforming as a daycare cannot operate in the A-1 zone without a conditional use permit. The need to add additional space for their staff to the existing structure is what is initiating the establishment of a formal CUP for the site. A conditional use permit could not be sought in the current A-1 zone due to zoning requirements for A-1 zoned properties that could not be met at the current property. Additionally, platting would further cause A-1 zoning to not be applicable.

It is the intent of the applicant to construct a 608-sf addition along the northeastern corner of the existing childcare facility, Smart Start Academy. Childcare Facility use is not allowed by right in the O-3 zone without a conditional use permit. The applicant has submitted a concurrent conditional use permit application, CUP-0225-0023.

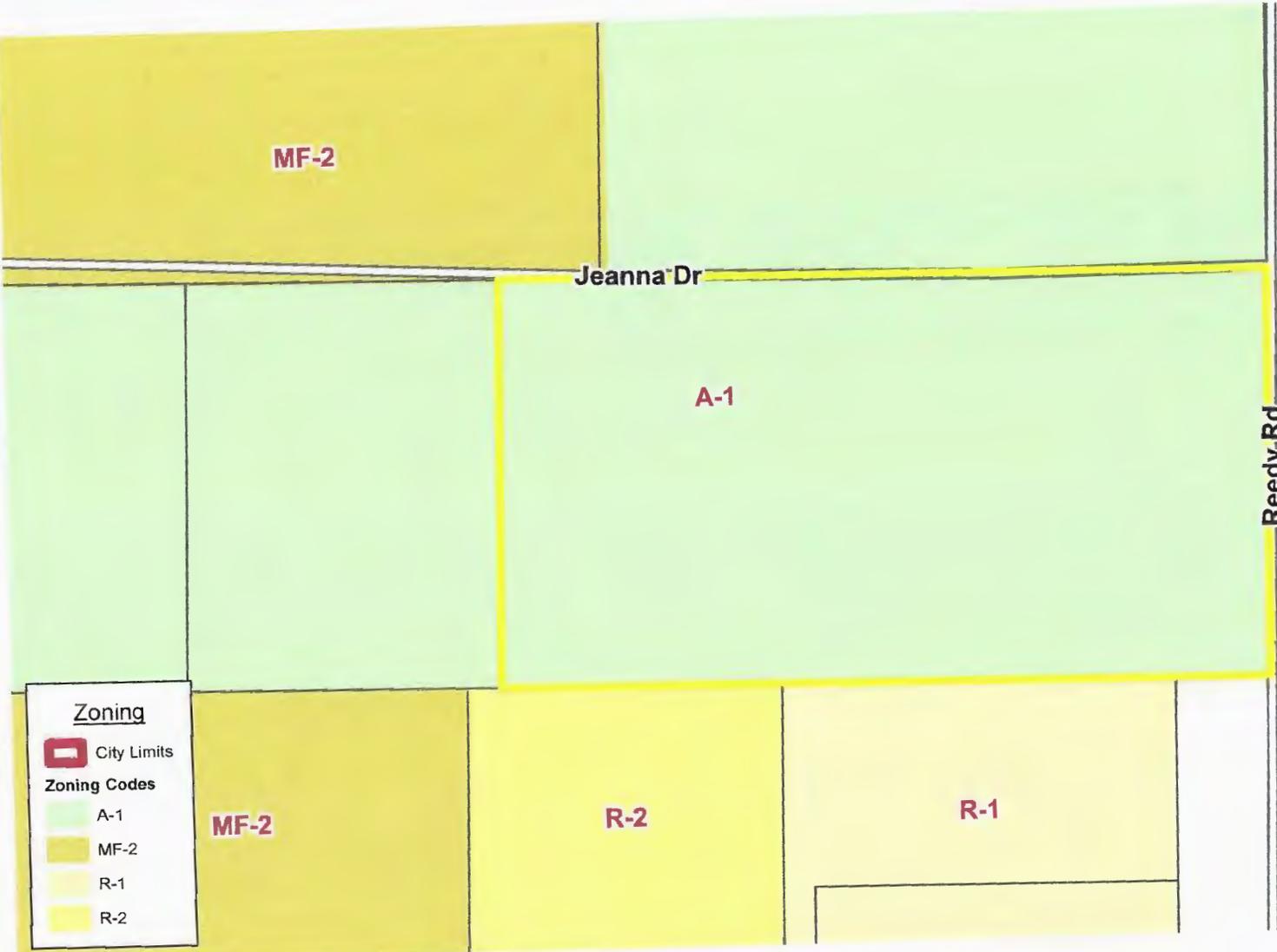
The Comprehensive Plan designates the area as Single-Family. Adjacent area uses are agricultural, residential, or multi-family and consist of single-family homes on A-1 zoned lots to the north and west, multi-family apartments to the northwest and southwest, and 1 duplex and single-family homes to the south.

The purpose of the O-3 district is to provide conversion of older structures which are no longer useful, serviceable, or desirable in present use to office use and to provide appropriate locations for offices which are in proximity to both residential and nonresidential zones. Such offices will have minimal to no negative impact on the residential areas.

The Planning Commission reviewed the request at its regular meeting on March 17th, 2025, and voted 9-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

Zoning Map:
REZ-0225-0025

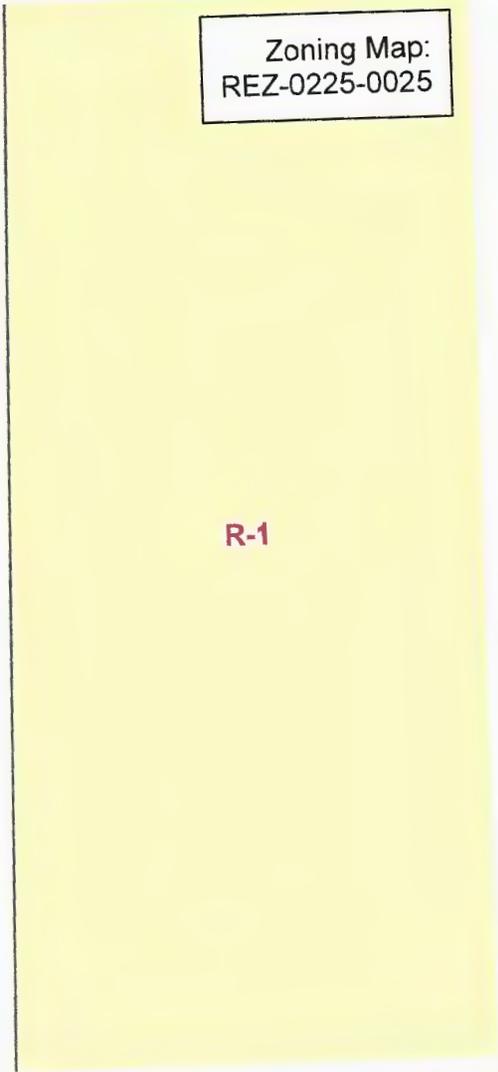


Zoning

 City Limits

Zoning Codes

-  A-1
-  MF-2
-  R-1
-  R-2





1111 MAIN STREET • CONWAY, AR 72032
 (501) 450-6105 • planningcommission@conwayarkansas.gov

MEMO

To: Mayor Bart Castleberry
 cc: City Council Members

From: Lori Quinn, 2025 Planning Commission Chairman
 Date: March 25, 2025

Re: Conditional Use request to allow Child Care Facility use in the O-3 zone for property located at 643 Reedy Road

Keisha Jefferson has requested to allow the Child Care Facility use in the O-3 zone for property located at 643 Reedy Rd, with the following legal description:

PART OF THE SE ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT OF 200 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SE ¼ NE ¼, THENCE SOUTH 130 FEET; THENCE WEST 245 FEET; THENCE NORTH 130 FEET; THENCE EAST 245 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE NORTH 15 FEET AND THE EAST 25 FEET OF SAID LANDS.

While this site has been under the childcare facility use since the early 2010's, the use was considered legally nonconforming. With the requested expansion, the site's legally nonconforming, or "grandfathered," use must come into use conformance. The addition will consist of office/conference space and a lounge/workroom for staff. This area will also be used for parents and visitors. Services such as speech therapy, occupational therapy and physical therapy will also be offered for students.

The Childcare Facility use is not allowed by-right in the O-3 zone without a conditional use permit. The Comprehensive Plan designates the area as Single-Family. Adjacent area uses are agricultural, residential, or multi-family and consist of single-family homes on A-1 zoned lots to the north and west, multi-family apartments to the northwest and southwest, and 1 duplex and single-family homes to the south.

Staff proposes the following conditions:

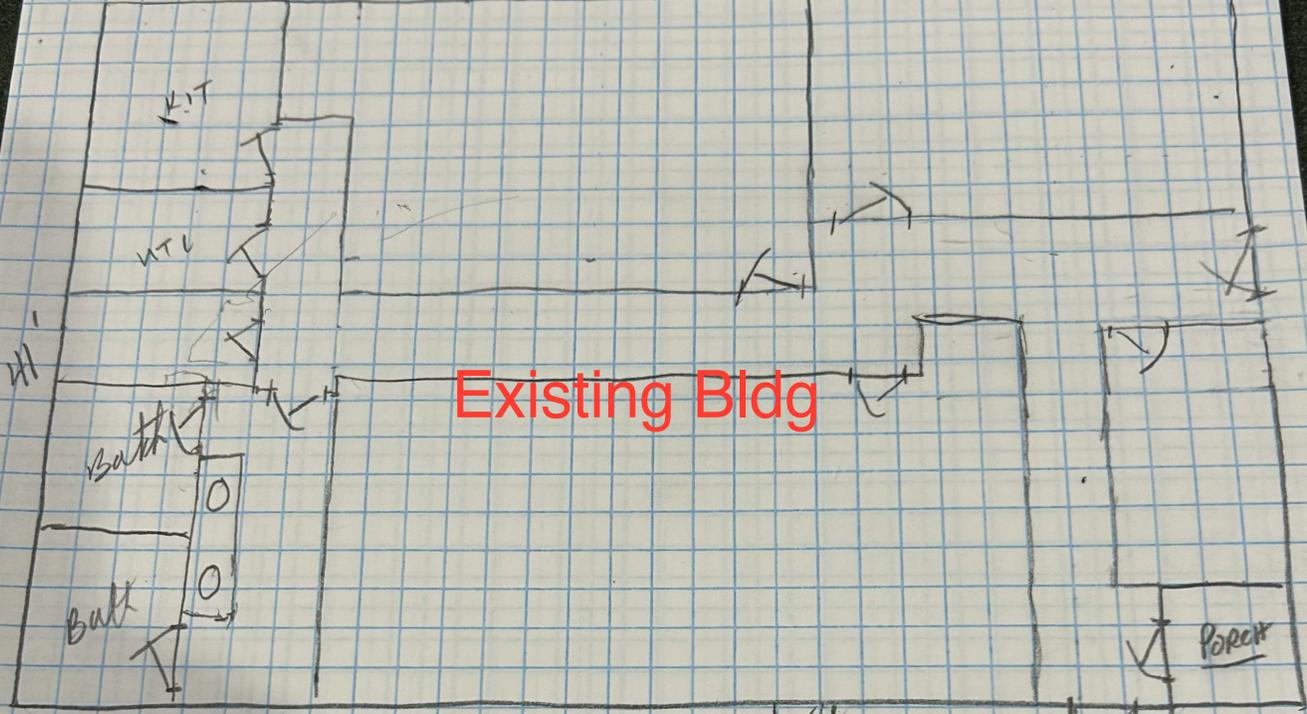
1. Operating hours will be limited to 7:00am to 5:00pm, Monday through Friday.
2. The addition shall be built in a manner that is consistent with the zoning for the site and operational plan included in this application. Significant deviation will require modification to the Conditional Use Permit.

3. The addition shall be subject to site development review in accordance with Article 10 of the Zoning Code, and the property shall be platted in accordance with the Conway Subdivision Ordinance prior to the issuance of building permits.
4. The playground area is currently enclosed by a 6-foot wooden privacy fence. For any additional fencing in the future, fencing type and placement shall be approved by Planning Staff prior to installation.
5. The 20-foot existing landscape buffer along the southern property boundary is to remain undisturbed. No additional structures are to be installed within 20-feet from the western property boundary. This area is retained solely for playground use. Any new landscaping requirements shall comply with Article 10 of the Zoning Code.
6. Any new signage shall be permitted and installed in accordance with the Conway Sign Code.
7. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
8. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
9. The conditional use approval shall become null and void if the use is not commenced within 18 months from the date of approval of this permit.
10. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

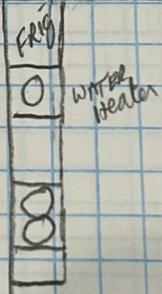
The Planning Commission reviewed the request at its regular meeting on March 17, 2025, and voted 9-0 that the request be forwarded to the City Council with a recommendation for approval.

Please advise if you have any questions.

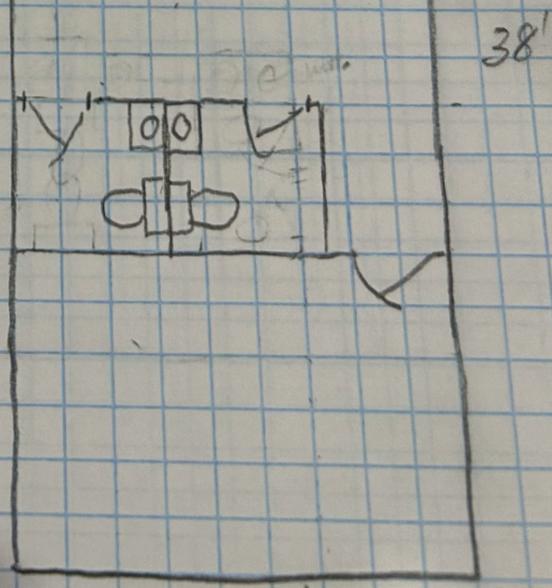
60'



Existing Bldg



Addition requested to front of building



16'

BR
\$20
\$10

[Red sticky note]

Zoning Map:
CUP-0225-0023

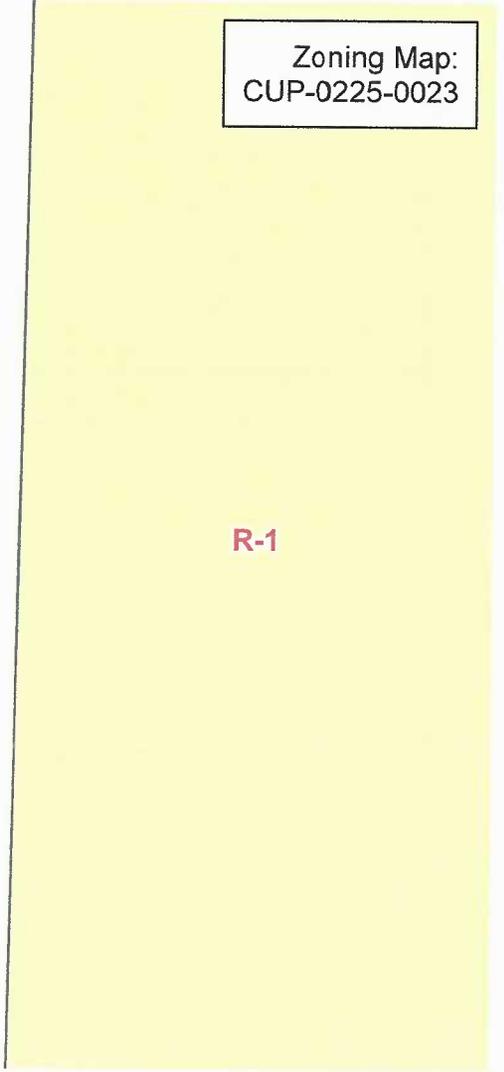


Zoning

 City Limits

Zoning Codes

-  A-1
-  MF-2
-  R-1
-  R-2





**City of Conway, Arkansas
Resolution No. R-25-_____**

A RESOLUTION TO APPROVE THE PURCHASE OF A TARP DEPLOYMENT SYSTEM FOR THE CONWAY DEPARTMENT OF SANITATION; AND OTHER PURPOSES

Whereas, the Conway Department of Sanitation has a need to purchase a Tarp Deployment System; and

Whereas, the City of Conway received proposals from two (2) different firms; Southwestern Sales Co Tarp Armor for the amount of \$42,862.30, and Tarp O Matic for the amount of \$84,740.00; and

Whereas, the City of Conway requests the Council approve the lowest bid from Southwestern Sales Co Tarp Armor and allows the City to purchase the Tarp Deployment System for the amount stated above.

Whereas, the 2025 Department of Sanitation’s Budget includes funds to purchase the Tarp Deployment System.

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

Section 1: The City of Conway accepts the lowest bid and enters into an agreement with Southwestern Sales Co. Tarp Armor for the Tarp Deployment System in the amount of \$42,862.30.

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

PASSED this 25th day of March 2025.

Approved:

Mayor Bart Castleberry

Attest:

**Denise Hurd
City Clerk/Treasurer**