



City of Conway

PLANNING COMMISSION

Summary • January 17, 2023

On January 17, 2023, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Mark Ferguson, Rebekah Fincher, Laura King, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, and Jensen Thielke. Adam Bell was absent.

Subdivision Review

- Request for preliminary plat approval of Lands End Subdivison Phase 2. **Approved 7-0, with noted corrections and conditions.**
- Request for plat approval of Westrock Addition Lot 1. **Approved 7-0, with noted corrections and conditions.**

Public Hearings

- Consideration to amend the Master Street and Trail Plan. **Recommended for approval; Vote 7-0.**
- Request for conditional use permit to allow a *Transmission Tower* in the C-3 zoning district for property located at 1305 S Harkrider. **Recommended for approval with 10 conditions; Vote 7-0.**

Conditions of Approval:

1. The tower and supporting facilities shall be constructed in accordance with approved plans.
2. The height of the tower is limited to 105' plus a 4' lightning interceptor for a total height of 109'. Any proposed increase in height shall require a revised conditional use permit.
3. The service area shall be enclosed by a fence at least 6' high. The fence shall be brick or masonry.
4. The use of barbed or razor wire is prohibited.
5. The 15' access drive, parking, and turn around areas shall be paved. Access drive width shall be approved by the Fire Marshall prior to installation. Driveway location and design shall be reviewed and approved by City of Conway Transportation Department and ARDOT prior to installation.
6. All gravel area indicated for staging shall be removed upon completion of tower installation.
7. No zoning variances, in conjunction with the conditional use, shall be allowed.
8. If the approved use is not commenced within 18 months from the date of approval, or if the use ceases for a consecutive period greater than 18 months, the conditional use permit shall expire.
9. If the tower is not used for a continuous period of 24 months it must be dismantled and removed by the telecommunications service provider.
10. Any expansion of the use or site, including but not limited to substantial increase in use intensity, new buildings, substantial changes in character, etc shall require approval of a new conditional use permit.