



City of Conway

PLANNING COMMISSION

Summary • November 21, 2022

On November 21, 2022, the City of Conway Planning Commission met in regular session. The following members, being a quorum, were present and acting: Alexander Baney, Adam Bell, Rebekah Fincher, Laura King, Ethan Reed, Latisha Sanders-Jones, Drew Spurgers, Greg West, and Rhea Williams. Larry Webb was absent.

Public Hearings

- Request for conditional use permit to allow *Publicly-Owned Service Facility and Utility Facility* in the A-1 zoning district for approximately 38 acres ± located at 1320 S German Lane. **Recommended for approval with 8 conditions; Vote 8-0 (Chair did not vote).**
Conditions of approval:
 1. A 25' undisturbed vegetative buffer shall be maintained with the property to the north of the site (known as the Henze Property 710-08576-000), the ROW of Covington Way, Lot 2 of 1200 Place Ph 1 subdivision, Lots 9-10 and 14 of Covington Commercial Ph 3 subdivision. Buffering requirements along Lots 9-10 and 14 of Covington Commercial Ph 3 Subdivision shall only become active if fencing is placed within 50' of the shared property lines.
 2. Metal ornamental fencing shall be required along the west property line to mitigate view of the site from S German Ln. Additional ornamental fencing shall be required where indicated on the fencing plan included on page 6 (specifically near the access drive and transmission line easement).
 3. Security fencing with 3-strand barbed wire may be allowed in areas not visible from adjacent property/ROW, or where a 25' vegetative buffer is provided. Dense evergreen plantings shall be required in any areas where security fencing is placed and no dense vegetation exists.
 4. Fencing topped with razorwire shall be prohibited. Where ornamental fencing is required, any security components shall be ornamental in nature. Evergreen plantings capable of reaching a height of 20' shall be required along S German Ln frontage. The combination of fencing and plantings shall have the effect of adequately screening any utility/maintenance yards or portions of buildings not complying with the building design standards of 1101 from view of the public ROW. The Planning Director shall be empowered to determine the required number of plantings or locations where solid fencing is required.
 5. Conway Corp shall coordinate with the City of Conway/Metroplan to provide, via platted easement or separate instrument, adequate easements to provide for the future construction of the Northwest Trail (being an extension of Stone Dam Creek Trail) across Conway Corp property, as indicated on the exhibit [to the right] from the Central Arkansas Greenways Plan.
 6. The development shall be subject to site development review in accordance with Article 1101 of the Zoning Code.
 7. The area subject to development shall be platted prior to issuance of building permits. Platting may include only those portions of the site affected by development, provided any remaining, unplatted portion of property exceeds 5 acres in area.
 8. The conditional use permit shall expire if the use is not commenced within eighteen (18) months from the date of approval and if the use ceases for a consecutive period of greater than eighteen (18) months.
- Request to annex 32.24 acres ± located south of Emyp Trail and Orchard Hill Ph 2. **Recommended for approval; Vote 8-0 (Chair did not vote).**
- Request to rezone 36.45 acres ± located west of S Country Club Road and south of Stermer Rd, including 633 S Country Club Rd and 3285 Stermer Rd, from O-1 to S-1. **Recommended for approval; Vote 8-0 (Chair did not vote).**



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Summary cont. • November 21, 2022

- Request for conditional use permit to allow *Duplex/2 Family Dwelling* in the C-2 zoning district for property located at 2005 Meadowlake Rd. ***Recommended for approval with 10 conditions; Vote 8-0 (Chair did not vote).***
Conditions of approval:
 1. Permitted uses are limited to two-family residential.
 2. All standards and uses other than those defined shall be governed by restrictions of the R-2A zoning district.
 3. Given the lot size, only one driveway is allowed off Meadowlake Road; the second driveway and culvert shall be removed.
 4. Parking area and driveway must be paved with a sealed surface pavement or concrete and shall be maintained so as to prevent dust resulting from continued use.
 5. All remaining gravel areas should be removed and landscaping shall be installed.
 6. Any expansion of the structure or site shall require development review approval.
 7. Any change to the use may require a new or amended conditional use permit.
 8. Any expansions or additions to the structure as well as any changes to the use shall require an amended or new conditional use permit.
 9. No variance of any kind may be subsequently requested.
 10. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.
- Request to rezone 5.56 acres ± located at the northwest corner of the Dave Ward Drive and S Country Club Road intersection from O-1 to C-2. ***Recommended for approval; Vote 8-0 (Chair did not vote).***
- Request to rezone 0.5 acres ± located at the northwest corner of the Dave Ward Drive and S Country Club Road intersection [immediately west of and adjacent to the 5.56 acres included in the preceding request] from O-1 to C-2. ***Recommended for approval; Vote 8-0 (Chair did not vote).***