



City of Conway

PLANNING COMMISSION

Summary • December 19, 2022

On December 19, 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 were absent.

Subdivision Review

- Request for waiver* to allow reduced setbacks for minor subdivision E-Leet Subdivision. **Approved/Denied 6-0.**
*waiver applies to only existing structure; any new construction shall meet required setbacks

Public Hearings

- Request to rezone the eastern 10.02 acres ± of property located at 1150 Dave Ward Drive from I-3 to C-3. **Recommended for approval; Vote 6-0**
- Request for conditional use permit to allow an *Automobile Service Station* in a C-2 zoning district for 6.06 acres ± located at the northwest corner of the intersection of Dave Ward Drive and S Country Club Road. **Recommended for approval with 13 conditions; Vote 6-0.**
Conditions of approval:
 - Platting of the property in accordance with the Subdivision Regulations shall be required prior to the issuance of building permits.
 - Conditional Use is limited to an Automobile Service Station as part of a food store development.
 - Private drive access off Dave Ward Dr will be subject to an agreement between adjoining property owners.
 - All proposed site improvements shall be subject to development standards in accordance with Article 10 of the Conway Zoning Code, unless otherwise noted in permit conditions.
 - Any new fencing shall comply with Article 10, Development Review Standards, of the Zoning Code. Fencing type and placement shall be approved by Planning Staff prior to installation.
 - Any new lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent property and shall comply with Article 10, Development Review Standards, of the Zoning Code.
 - All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code.
 - No variance of any kind may be subsequently requested.
 - Upon development review approval, any expansions or additions to the fueling structure as well as any changes to the use shall require an amended or new conditional use permit.
 - The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.
 - The conditional use shall become null and void if construction for the site is not commenced within 18 months of approval.
 - With the approval of this Conditional Use request, Permit No. 1154 shall be revoked for 3200 Dave Ward Dr and replaced by this new permit.
 - Development of the use shall be arranged in a manner to provide adequate buffering and screening to adjacent uses. The Planning Director shall be empowered to determine, in consultation with the applicant, appropriate screening and buffering requirements.
- Request to annex 6.05 acres ± located north of Hwy 319 and immediately west of 5580 Hwy 319 to be zoned A-1. **Recommended for approval; Vote 6-0.**



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- Request to rezone 1.43 acres ± located at 2505 Prince Street and 963 Farris Road from O-3 and R-1 to O-1. **Recommended for approval; Vote 6-0.**
- Request for conditional use permit to allow an *Eating place with drive-through service* in an O-1 zoning district for property located 2505 & 2515 Prince Street and 963 Farris Road. **Recommended for approval with 12 conditions; Vote 6-0.**
Conditions of approval:
 1. Platting of the property in accordance with the Subdivision Regulations shall be required, prior to the issuance of building permits.
 2. Conditional Use is limited to an eating place with drive-through service.
 3. Lobby hours of operation shall be 6 am.-11 pm.; drive-through hours of operation shall be 6 am-1 am.
 4. A perimeter landscape strip of at least 20' in width shall be provided along all property lines adjoining any residential area. Landscaping abutting residential areas should consist of trees, bushes, etc. of evergreen species to provide additional buffering/screening to the neighboring residence. An installation diagram and list of proposed species shall be submitted for approval by the Planning staff prior to installation.
 5. An 8' wooden privacy fence shall be constructed on the south residential property line. All fencing shall comply with Article 10, Development Review Standards, of the Zoning Code. Fencing placement shall be approved by Planning Staff prior to installation.
 6. Any new lighting shall be inward, downcast, and shrouded to prevent light trespass onto adjacent property and shall comply with Article 10, Development Review Standards, of the Zoning Code.
 7. All signage shall be permitted and installed in accordance with Article 1301 of the Conway Zoning Code.
 8. No variance of any kind may be subsequently requested.
 9. Upon development review approval, any expansions or additions to the drive-through structure as well as any changes to the use shall require an amended or new conditional use permit.
 10. The conditional use shall automatically expire if the approved use ceases for more than 18 consecutive months.
 11. The conditional use shall become null and void if construction for the site is not commenced within 18 months of approval.
 12. With the approval of this Conditional Use request, Permit No. 1364 and any additional prior conditional use permits shall be revoked for 2505 Prince St, 2515 Prince St, and 963 Farris Rd and replaced by this new permit.
- Consideration to amend §503 of the Conway Zoning Code: Accessory Dwelling Units (ADUs). **Recommended for approval; Vote 6-1 with the presiding chair voting. Laura King voted in opposition.**
- Consideration to amend §515 A of the Conway Zoning Code: Hospital Services. **Recommended for approval; Vote 6-0-1. Rebekah Fincher abstained.**
- Consideration to amend Article VII of the Conway Zoning Code: Board of Zoning Adjustment. **Recommended for approval; Vote 6-0.**
- Consideration to table the proposed amendment to the Master Street Plan. **Approved; Vote 6-1 with the presiding chair voting. Alexander Baney voted in opposition.**