



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

July 21, 2025 • 5:30pm • 1111 Main Street

Planning Commission meeting procedures (per by-laws adopted July 19, 1993; amended September 20, 2021)

**Subdivision Review items are included for consideration as administrative reviews to determine compliance with the Conway Subdivision Ordinance, Zoning Code, and applicable plans. Such items are not conducted as public hearings.*

***Order and conduct for public hearings: Following the announcement of the item by the Chair, Planning Staff will present the report findings. Following Staff presentation the Applicant is granted up to 10 minutes for additional presentation with subsequent favorable public comments limited to 3 minutes per person. If opposed parties are present the initial speaker is then granted up to 10 minutes with each subsequent public comment limited to 3 minutes per person. No person shall address the Planning Commission without first being recognized by the Chair and stating his/her name and address for the public record. All questions/remarks shall be made from the podium and addressed through the Chair to the Commission as a whole. Any group with common interest shall select a speaker to address the Commission on behalf of the group; repetitive comments will be limited.*



City of Conway

PLANNING COMMISSION

July 21, 2025

PLANNING COMMISSION

Lori Quinn, Chair
Ethan Reed, Vice-Chair
Mark Ferguson, Secretary
Alexander Baney
Jensen Thielke
Jay Winbourne
Brooks Davis
Cassidy D Cook
Kevin Gambrill

The Conway Planning Commission makes recommendations to the City Council on public hearing items. Items reviewed on this agenda will be considered by the City Council as early as **08 26, 2025**

+Items reviewed will be considered by City Council as early as **07 22, 2025**.

Items not approved by the Planning Commission/Board of Zoning Adjustment may be appealed to the City Council within 30 days of the date of denial.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. June 16, 2025

I. Subdivision Review*

- A. Preliminary plat approval for Gold Creek Falls Phase I (SUB-0425-0060).
- B. Preliminary plat approval for Fox Ridge Phase I (SUB-0625-0077).

II. Public Hearings**

- A. Request to rezone property at 1020 & 1102 Gum St from C-3 to R2 (REZ-0625-0072).
- B. Request for conditional use permit to allow school facilities in an I-3 zoning district for property located at 225 Tilk Rd (CUP-0425-0057).+
- C. Request for conditional use permit to allow a beauty salon in an O-3 zoning district for property located at 306 Salem Rd (CUP-0525-0068).
- D. Request for conditional use permit to allow religious activities in an O-2 zoning district for property located at 4959 Prince St (CUP-0625-0076).

III. Announcements/Additional Business

- A. Items as decided by the Commission

Adjourn.

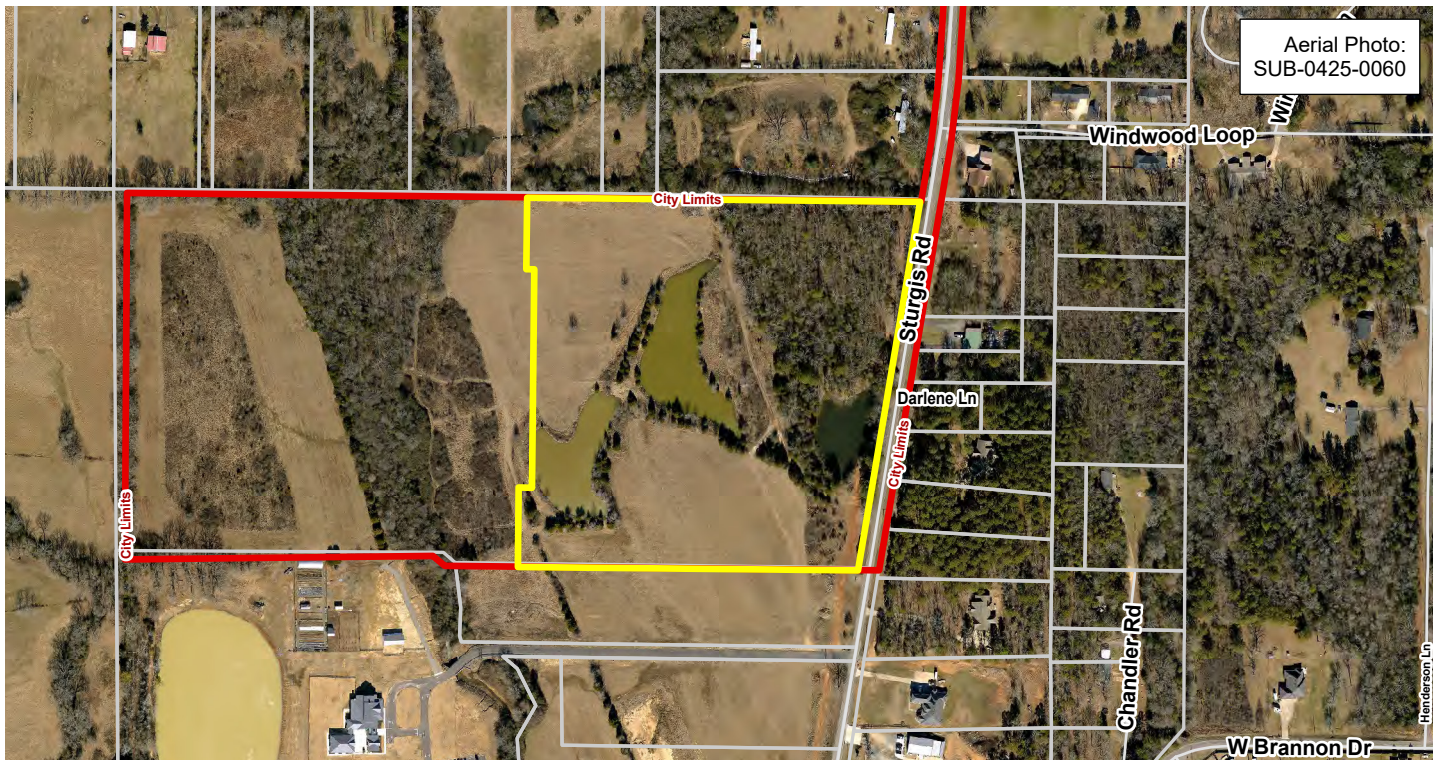
W side of Sturgis Rd, approx. 1,819 feet N of the intersection of Sturgis Rd and Round Mountain Rd

APPLICANT/AUTHORIZED AGENT

Tyler Group
240 Skyline Dr
Conway, AR 72032

OWNER

Jim Hawks
2111 E. German Ln
Conway, AR 72032



Location. This property lies roughly 1,310 linear feet south of the Meadows, Ph 6 and is adjacent to the city limits.

Site Area. 19.37 acres±.

Overlay. None.

Current Zoning. R-1 (One Family Residential District).

Comprehensive Plan. Single Family (which calls for “quiet, low-density areas for single family living and related recreational, religious, and educational facilities protected from all commercial and industrial activity.”)

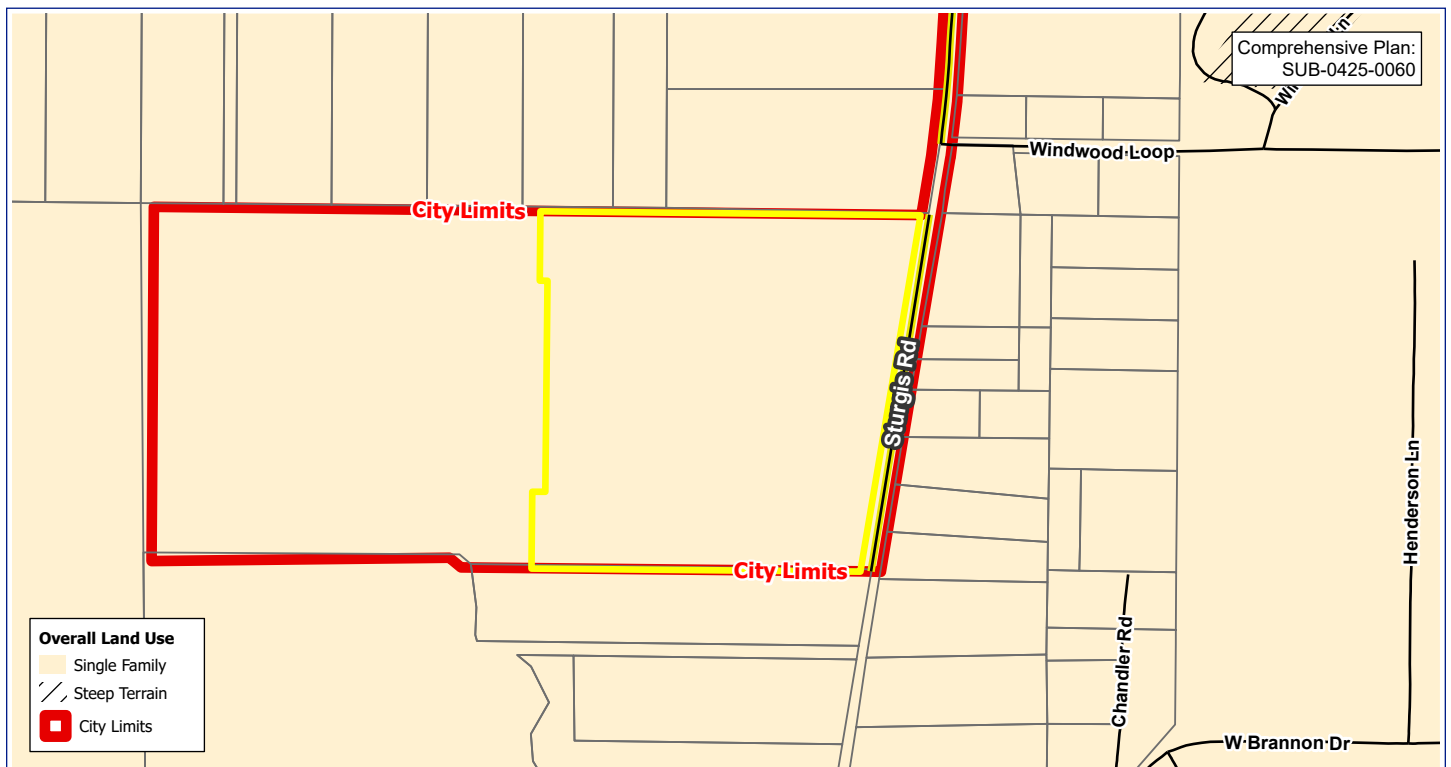
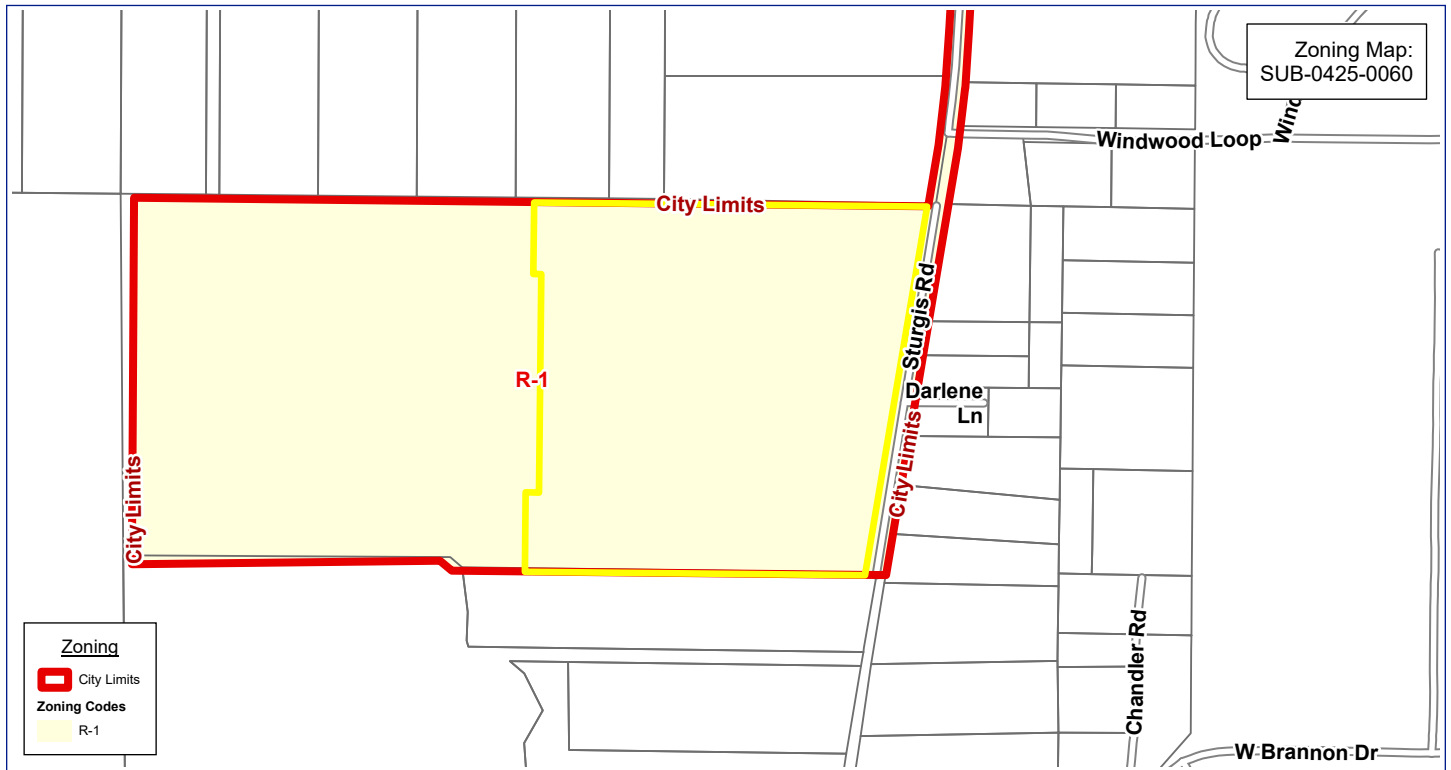
Master Street Plan. Sturgis Rd – Minor arterial (80' ROW).

Existing Structures. None.

REQUEST

The applicant is requesting preliminary approval of a 75-lot subdivision located to the west of Sturgis Rd, south of a county subdivision, Happy Valley Sub, Blk 1. This is Phase 1 of Gold Creek Falls. The proposed buildable lots meet minimum lot area, width, and depth, consistent with the requirements for R-1 zoning. The subdivision proposes two access points via Sturgis Rd and a future access connection via an internal street of Magnolia Falls Dr. All proposed internal streets will require 5-foot sidewalks with a 6.5 foot green space.

W side of Sturgis Rd, approx. 1,819 feet N of the intersection of Sturgis Rd and Round Mountain Rd



W side of Sturgis Rd, approx. 1,819 feet N of the intersection of Sturgis Rd and Round Mountain Rd

Waivers Requested; Planning Commission action is required for the following:

- ***Creation of double frontage lots. (Article IV: Sec. 7(f)(7)).***
- ***The applicant is also requesting a waiver regarding the distance between the two access points. Per the Subdivision Regulations, Article 4, Section 6 (1), "These two access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses." This has been reviewed and approved by Fire.***

STAFF COMMENTS

- This plat represents a 75-lot subdivision on 19.37 acres.
- The applicant is requesting a waiver for the creation of double frontage lots. They are also requesting a waiver for the distance between two access roads.
- All adjacent parcels are outside of city limits.
- Applicant is coordinating utilities with Conway Corporation.
- This development is consistent with the Single-Family designation in the Comprehensive Plan.
- Preliminary plat approval is valid for 1 year.

Should the Commission recommend approval of the request, Staff suggests the following corrections and conditions:

CORRECTIONS NEEDED ON THE PLAT

1. Minor arterial requires a 10' sidewalk with 6' greenspace. This is to be constructed by the developer and noted on plat.
2. Greenspace between sidewalk and curb to be shown on plat.
3. At least 2 CAGIS monuments required.
4. Acreage per lot required to be shown on plat.
5. Street/drainage corrections as required by the City Engineer.
6. Provide all easements as indicated by the City Engineer and Conway Corporation.
7. Other corrections as required by the City Engineer, Planning Director, and Conway Corporation on the Preliminary Plat/Street and Drainage Plans.

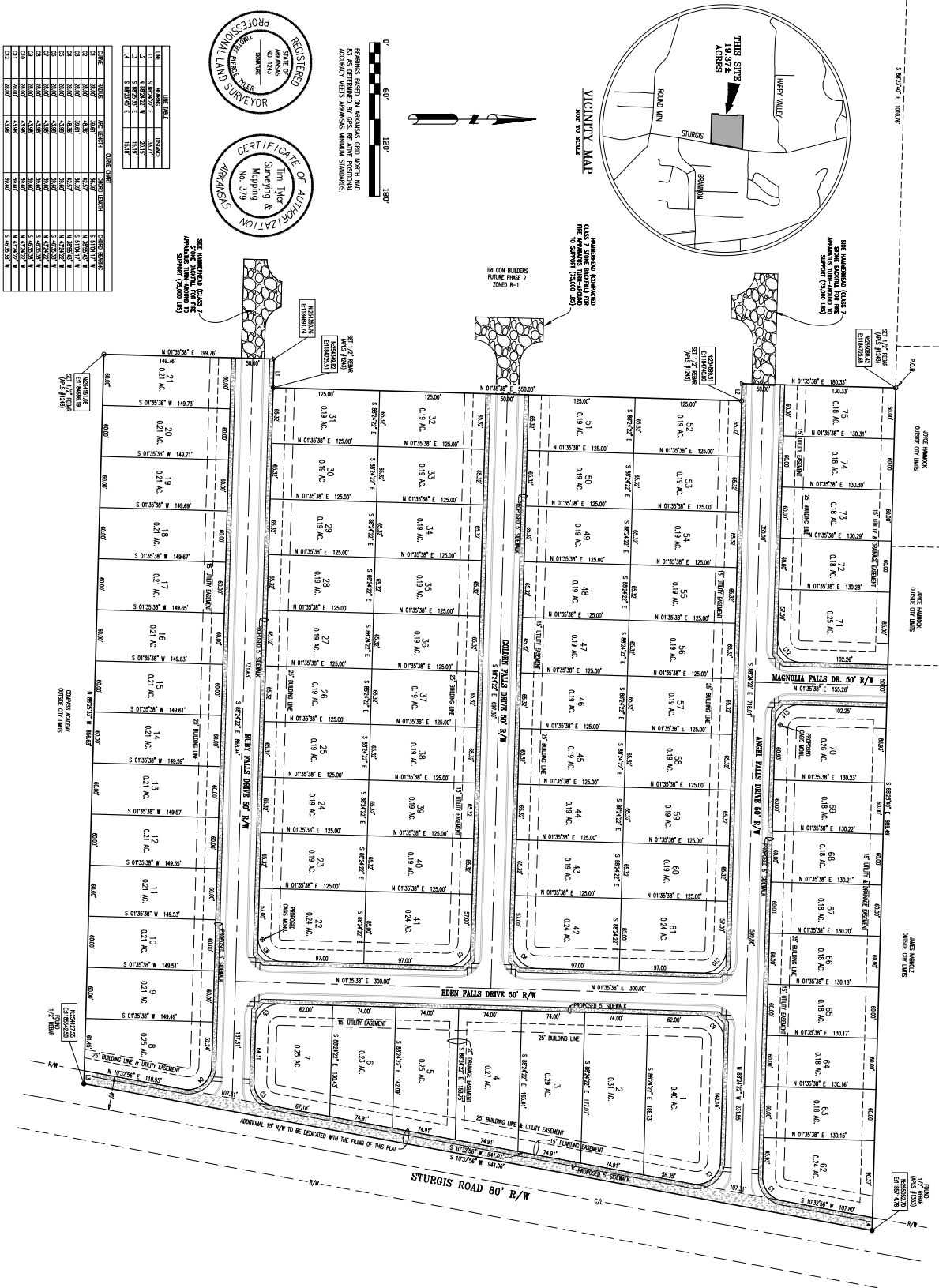
CONDITIONS

1. 10' planting easement required on double frontage lots and noted on plat.
2. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
3. Temporary Fire turnaround design required due to phasing and should be reflected on plat.
4. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. All sidewalks must be shown on plat.
6. Handicap ramps are required to be shown on plat.
7. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Final Plat approval.
8. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions, and conditions applicable to the property shall be included with the final plat. Maintenance of all unbuildable lots/areas should be defined in the bill of assurance.
9. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

W side of Sturgis Rd, approx. 1,819 feet N of the intersection of Sturgis Rd and Round Mountain Rd

GOLD CREEK FALLS PHASE I

LYING IN THE N/2 NE/4 OF SECTION 31, T-5-N, R-1-W
FAULKNER COUNTY, ARKANSAS
PRELIMINARY PLAT



PROJECT TITLE:
**GOLD CREEK FALLS
PHASE I**

INT.	DATE	DESCRIPTION OF REVISION MADE

DATE: 5-8-2025
SCALE: 1 INCH EQUALS 60 FEET
PROJECT JOB NO: 1240502
DRAWN BY: CEW
REVIEWED BY: RPG
STATE CODE: 500-OSN-13W-0-31-100-23-1243
SHEET NO: 1 OF 1

Tyler Group
surveying.mapping.engineering
240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
PH: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

W side of Sturgis Rd, approx. 1,819 feet N of the intersection of Sturgis Rd and Round Mountain Rd



View of subject property looking SW



View of subject property looking NE



Subject property looking N



Subject property looking S



Subject property looking W



Adjacent property to the E across Sturgis Rd

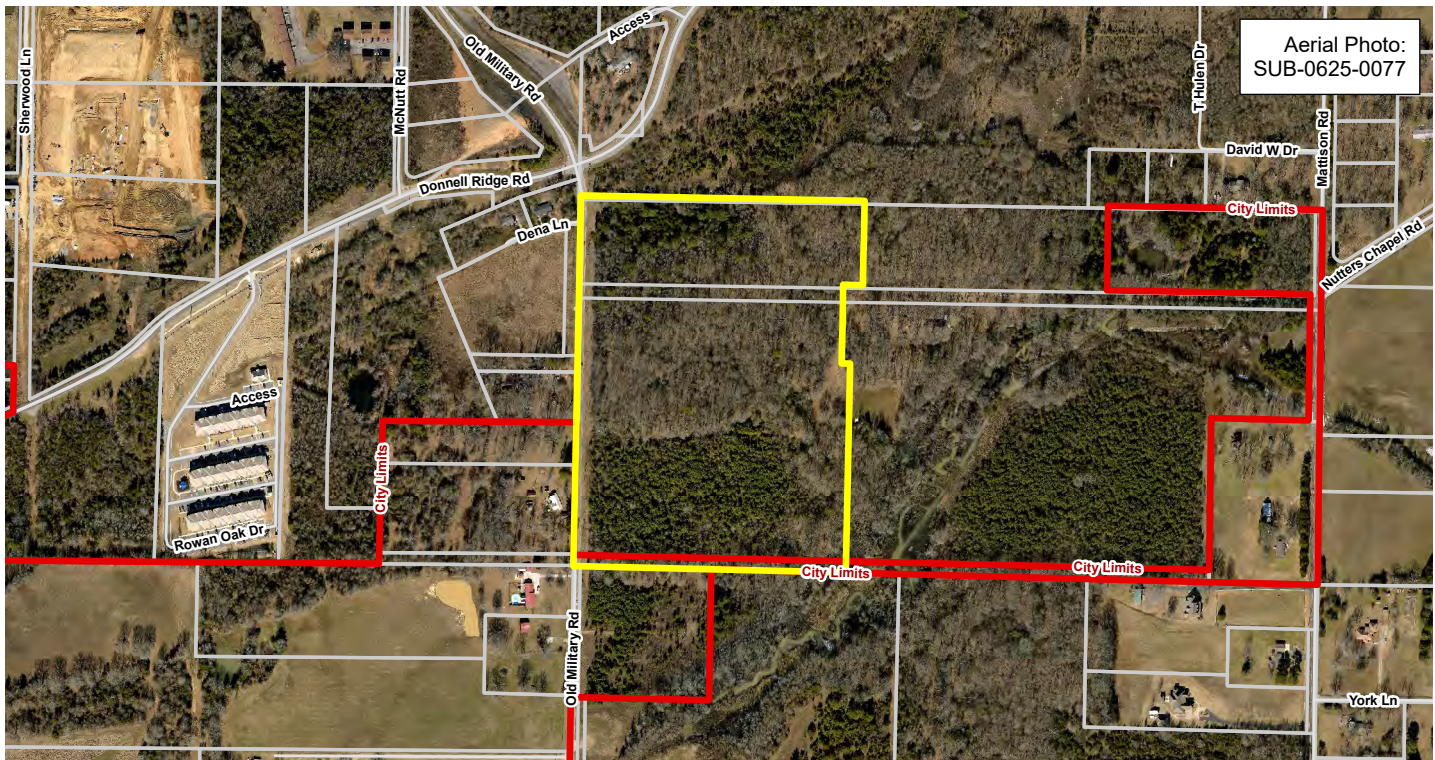
E side Old Military Rd, SE of the intersection of Donnell Ridge Rd and Old Military Rd

APPLICANT/AUTHORIZED AGENT

Central Arkansas Professional Surveying
1021 Front St
Conway, AR 72032

OWNER

Hal Crafton
575 Harkrider St
Conway, AR 72032



Location. This property lies between Old Military Rd to the west, Donnell Ridge Rd to the north, and Nutters Chapel Rd to the east. The property is adjacent to Dena Ln and the Luxe Landing subdivision.

Site Area. 29.50 acres±.

Overlay. None.

Current Zoning. R-1 (One Family Residential District) and R-2 (Two Family Residential).

Comprehensive Plan. Single Family (which calls for “quiet, low-density areas for single family living and related recreational, religious, and educational facilities protected from all commercial and industrial activity.”)

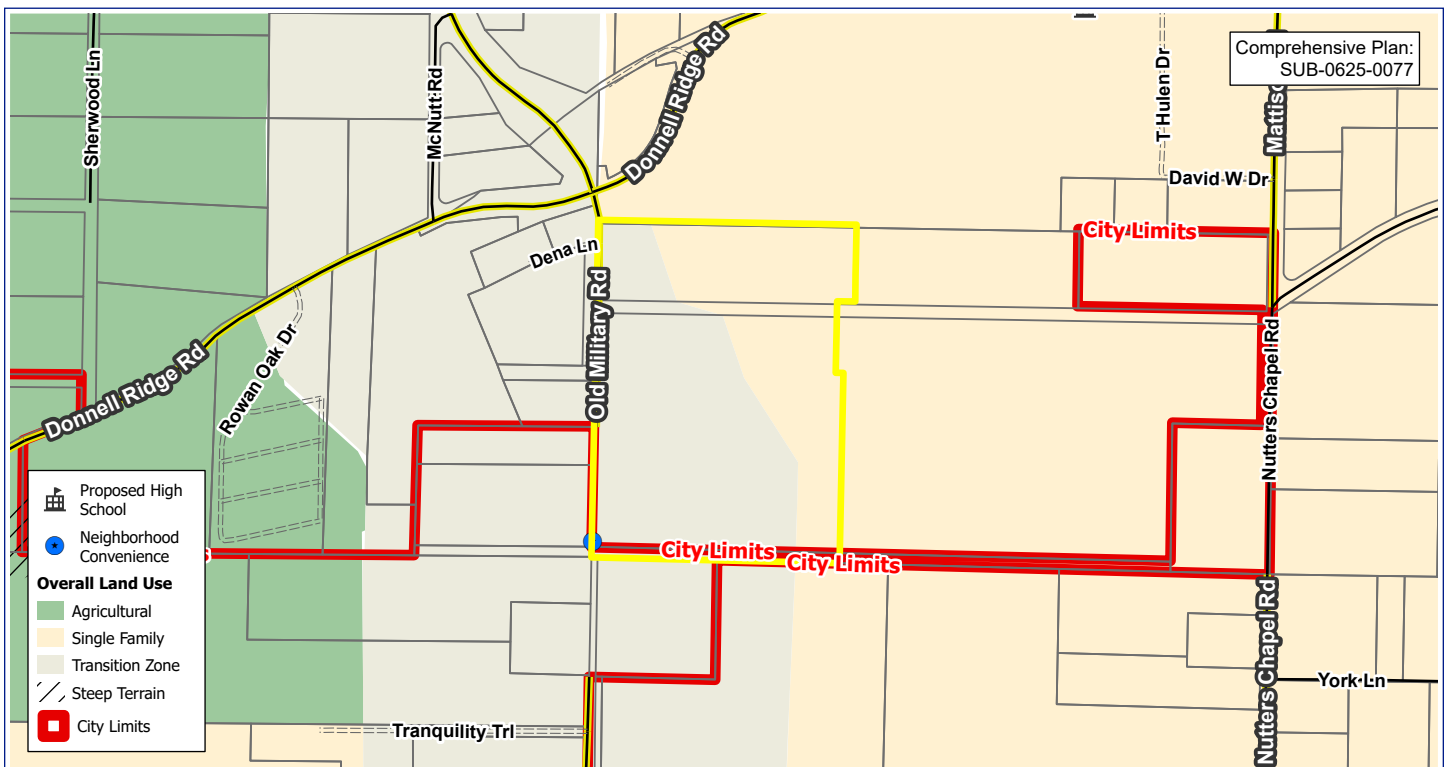
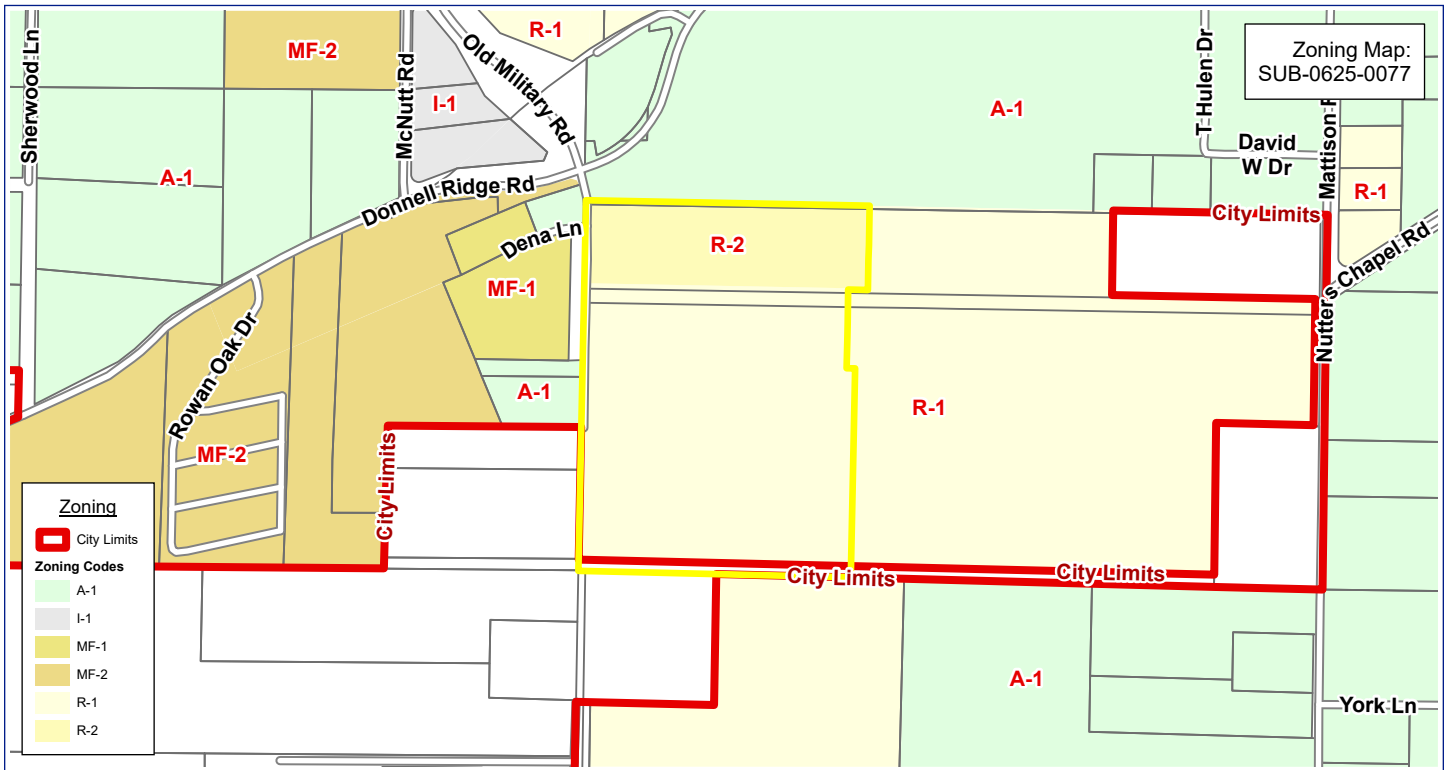
Master Street Plan. Old Military Rd – Major arterial (100’ ROW); Nutters Chapel Rd – Collector (60’ ROW).

Existing Structures. None.

REQUEST

The applicant is requesting preliminary approval of a 94-lot subdivision located between Old Military Rd and Nutters Chapel Rd. The proposed buildable lots meet minimum lot area, width, and depth, consistent with the requirements for R-1 and R-2 zoning. The subdivision proposes two access points via Old Military Rd with temporary hammerheads proposed to the south for Fire use. All proposed internal streets will require 5-foot sidewalks with a 6.5 foot green space.

E side Old Military Rd, SE of the intersection of Donnell Ridge Rd and Old Military Rd



E side Old Military Rd, SE of the intersection of Donnell Ridge Rd and Old Military Rd

Waivers Requested; Planning Commission action is required for the following:

- ***Creation of double frontage lots. (Article IV: Sec. 7(f)(7)).***
- ***The applicant is also requesting a waiver regarding the distance between the two access points. Per the Subdivision Regulations, Article 4, Section 6 (1), "These two access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses." This has been reviewed and approved by Fire.***

STAFF COMMENTS

- This plat represents a 94-lot subdivision on 29.50 acres.
- The applicant is requesting a waiver for the creation of double frontage lots. They are also requesting a waiver for the distance between two access roads.
- Adjacent parcel zoning is as follows: North: A-1 (Agricultural); South: R-1, A-1 and county property; East: R-1, West: MF-1 (Multi-Family District) MF-2 (Multi-Family District), A-1, county property.
- Applicant is coordinating utilities with Conway Corporation.
- This development is consistent with the Single-Family designation in the Comprehensive Plan. There is a section of property that is currently zoned R-2 and will be developed as such.
- Preliminary plat approval is valid for 1 year.

Should the Commission recommend approval of the request, Staff suggests the following corrections and conditions:

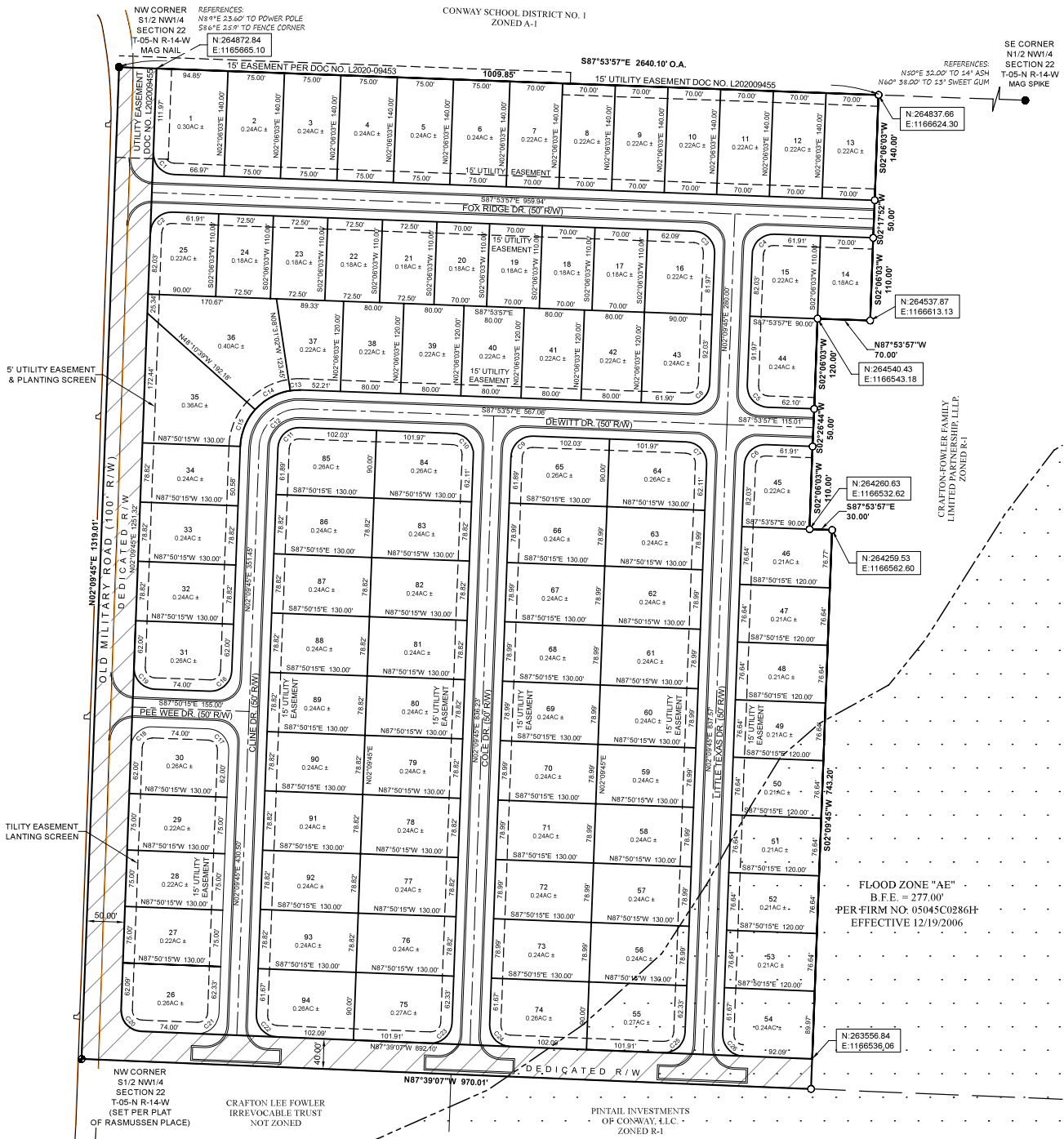
CORRECTIONS NEEDED ON THE PLAT

1. Major arterial requires a 10' sidewalk with 7.5' greenspace. This is to be constructed by the developer and noted on plat.
2. Greenspace between sidewalk and curb to be shown on plat.
3. At least 2 CAGIS monuments required.
4. Street/drainage corrections as required by the City Engineer.
5. Provide all easements as indicated by the City Engineer and Conway Corporation.
6. Other corrections as required by the City Engineer, Planning Director, and Conway Corporation on the Preliminary Plat/Street and Drainage Plans.

CONDITIONS

1. 10' planting easement required on double frontage lots and shown on plat.
2. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
3. Temporary hammerheads or cul-de-sacs required for fire turnaround.
4. Fire hydrants must be placed so that the furthest point of a lot in a residential subdivision is not more than 600 feet from the hydrant located on the same street. Variances must be approved by the Planning Commission and Fire Chief.
5. All sidewalks must be shown on plat.
6. Handicap ramps are required to be shown on plat.
7. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to Final Plat approval.
8. A draft of any Bill of Assurance proposed for the subdivision generally describing proposed covenants, restrictions, and conditions applicable to the property shall be included with the final plat. Maintenance of all unbuildable lots/areas should be defined in the bill of assurance.
9. Receipt of an approved copy of the Preliminary Plat along with approved Street and Drainage Plans shall constitute authorization of the Planning Commission for the developer to proceed with the preparation of the Final Plat.

E side Old Military Rd, SE of the intersection of Donnell Ridge Rd and Old Military Rd



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
G1	44.01	28.00	90°03'42"	N42°52'06"W	39.62
G2	43.95	28.00	89°56'18"	S47°07'54"W	39.58
G3	44.01	28.00	90°03'42"	N42°52'06"W	39.62
G4	43.95	28.00	89°56'18"	S47°07'54"W	39.58
G5	44.01	28.00	90°03'42"	N42°52'06"W	39.62
G6	43.95	28.00	89°56'18"	N47°07'54"E	39.58
G7	44.01	28.00	90°03'42"	S42°52'06"E	39.62
G8	43.95	28.00	89°56'18"	S47°07'54"W	39.58
G9	43.95	28.00	89°56'18"	N47°07'54"E	39.58
G10	44.01	28.00	90°03'42"	S42°52'06"E	39.62
G11	43.95	28.00	89°56'18"	N47°07'54"E	39.58
G12	83.20	53.00	89°56'18"	N47°07'54"E	74.91
G13	14.46	10°37'05"	10°37'05"	N86°47'30"E	14.43
G14	53.96	78.00	39°39'37"	N81°38'10"E	52.82
G15	53.99	78.00	39°39'37"	N21°59'33"E	62.92
G16	43.98	28.00	90°00'00"	N47°09'45"E	39.60
G17	43.98	28.00	90°00'00"	S42°50'15"E	39.60
G18	43.98	28.00	90°00'00"	N47°09'45"E	39.60
G19	43.98	28.00	90°00'00"	S42°50'15"E	39.60
G20	43.99	28.00	89°48'52"	S42°44'41"E	39.53
G21	44.07	28.00	90°11'08"	N47°15'19"E	39.66
G22	43.89	28.00	89°48'52"	N42°44'41"W	39.53
G23	44.07	28.00	90°11'08"	S47°15'19"W	39.66
G24	43.89	28.00	89°48'52"	N42°44'41"W	39.53
G25	44.07	28.00	90°11'08"	S47°15'19"W	39.66
G26	43.89	28.00	89°48'52"	S42°44'41"E	39.53

E side Old Military Rd, SE of the intersection of Donnell Ridge Rd and Old Military Rd



View of subject property looking SE



Subject property looking N on Old Military Rd



Subject property looking SE



Looking S On Old Military Rd

E side of the intersection of Merriman St and Gum St

APPLICANT/AUTHORIZED AGENT

Shane Causey
SCAS Ventures, LLC
PO Box 1313
Conway, AR 72033

OWNER

Same



SITE DATA

Location. 1020 & 1102 Gum St.

Site Area. 0.34 acres±.

Current Zoning. C-3 (Highway Service and Open Display District).

Adjacent Zoning. North: R-2 (Two Family Residential District) South, East: C-3 (Highway Service and Open Display District); West: C-3, T-4, (Transition Transect – Old Conway Design Overlay District).

Existing Structures. None.

Overlay. None. OCDOD begins at the southeast corner of Gum St and Merriman St.

Requested Rezoning. R-2 (Two Family Residential District).

Comprehensive Plan. Commercial.

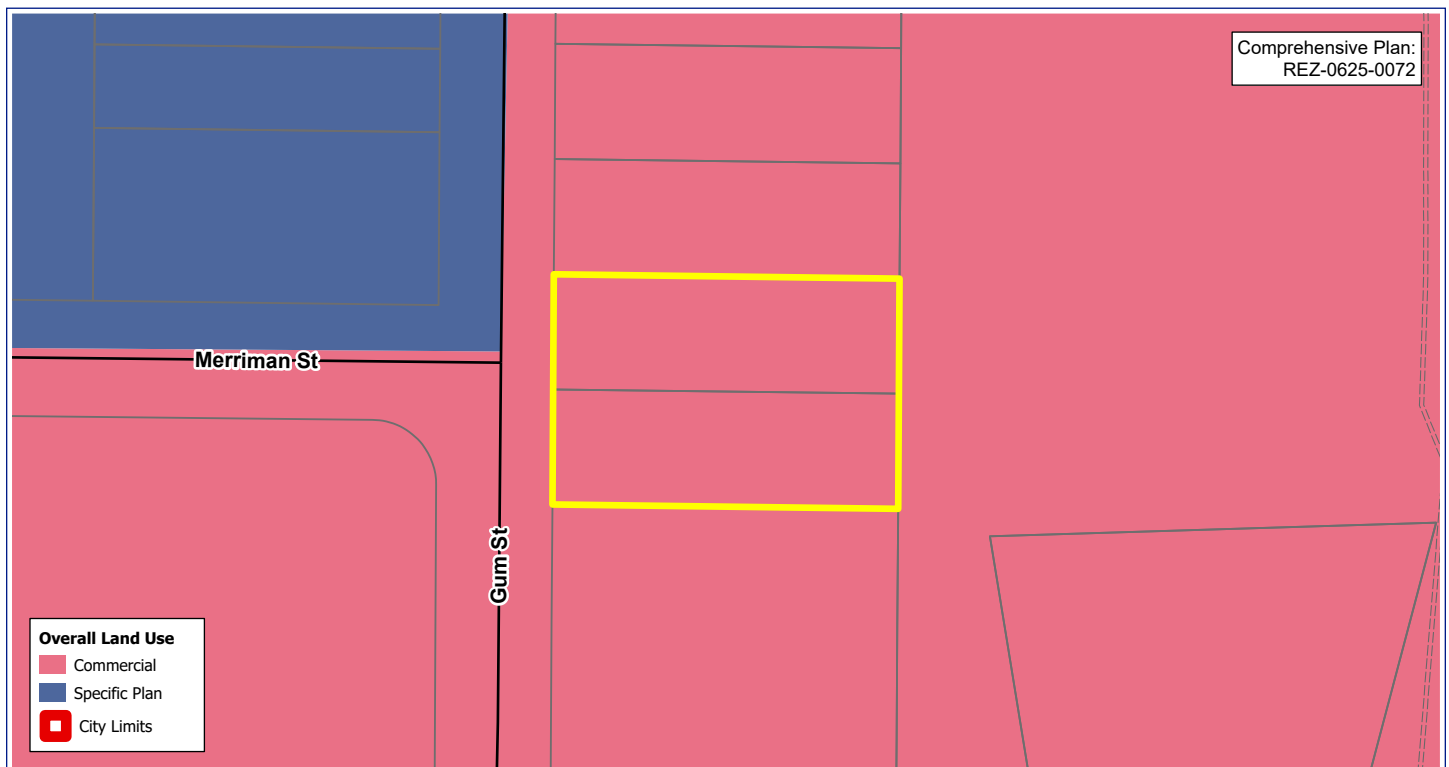
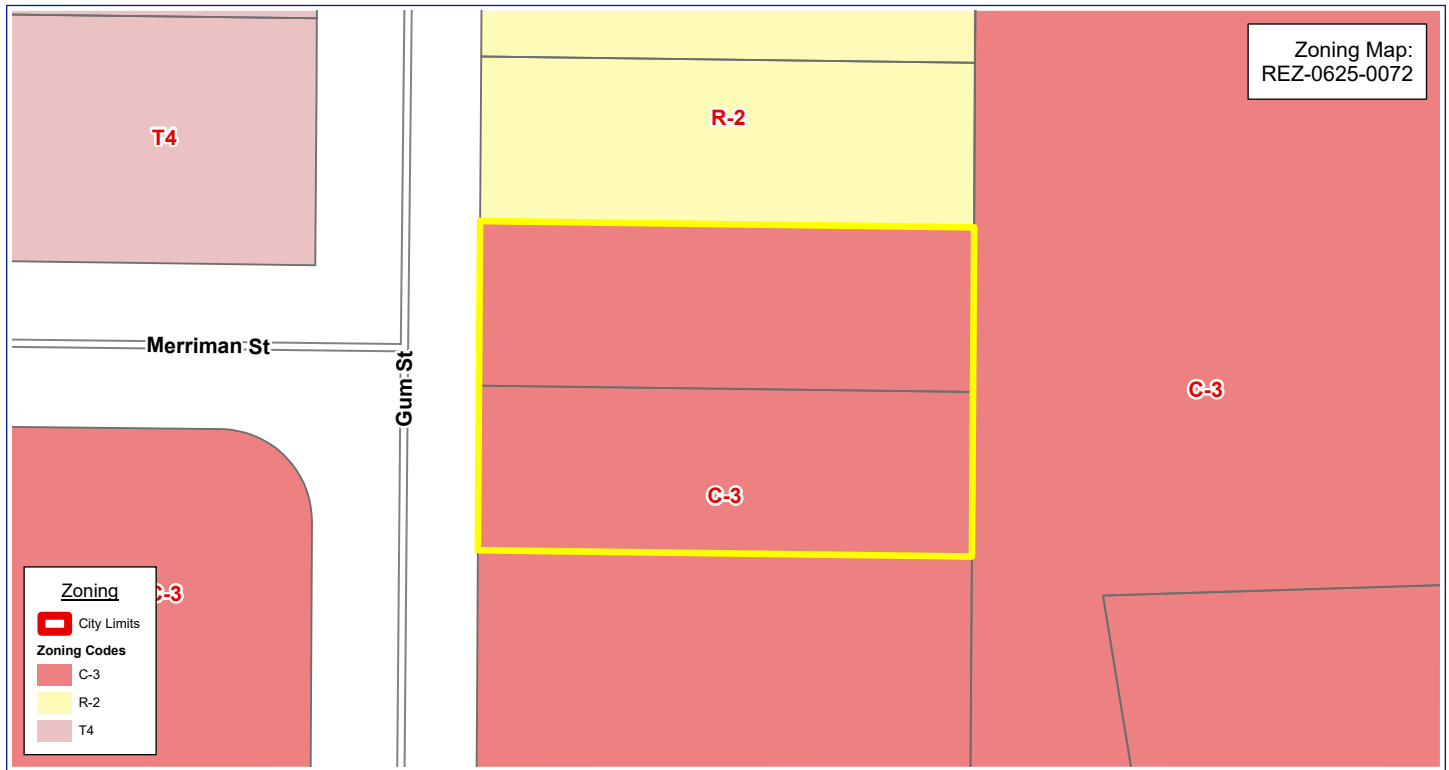
Projected Traffic Impact. The purpose of this rezone, per the applicant, is to build one duplex on each lot (Two total duplexes). At this density, the average daily trips would be 14 ADT. Traffic impact would be minimal.

Rezone property from C-3 to R-2

REZ-0625-0072

II.A

E side of the intersection of Merriman St and Gum St



E side of the intersection of Merriman St and Gum St

Current Traffic Counts. Intersection of Gum St and Oak St: 25,000 ADT. Intersection of Ingram St and Mill St: 3,400 ADT (roughly 0.28 miles west of site).

Flood/Drainage. The site is not within any regulated floodplains or floodways.

Utilities. The site will be served by Conway Corp for all utilities.

Master Street Plan. Gum St – Local Residential (50' ROW).

Street Improvement. None.

STAFF COMMENTS

- Property located directly north of these two lots is zoned R-2. There is a mix of zoning in this area.
- A rezoning to C-2 is not out of character given the surrounding zonings.
- The Comprehensive Plan designates this area as Commercial. However, residential uses are present to the north and west.
- This rezone is appropriate for the area and will not likely harm adjacent property.
- Traffic impact for this development will likely be minimal.

E side of the intersection of Merriman St and Gum St



View of subject property looking E from Gum St



Looking SW at the intersection of Gum St and Merriman St



Looking N on Gum St



Looking S on Gum St



Adjacent property to the N



Adjacent property to the S

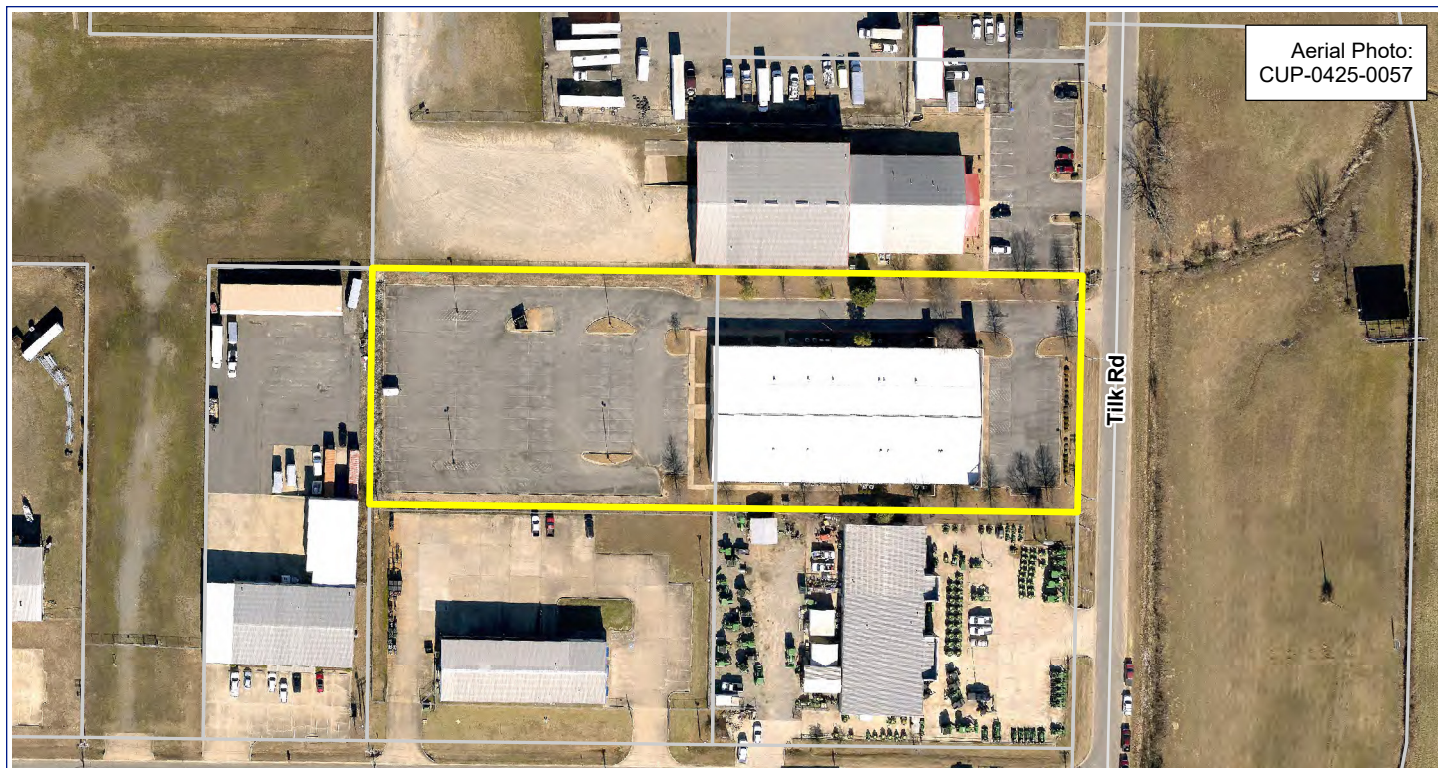
Approx. 230ft N of the intersection of Runway Dr and Tilk Rd in the Runway Park Subdivision

APPLICANT/AUTHORIZED AGENT

Richard Henley; Compass Academy
1150 Museum Rd
Conway, AR 72032

OWNER

Wanda Flemister; Wenwan Properties, LLLP
14 Hickory Hills Cir
Little Rock, AR 72212



SITE DATA

Location. 225 Tilk Rd. Approximately 230' north of the intersection of Runway Dr and Tilk Rd in the Runway Park Subdivision.

Site Area. ±2.62 acres across 2 parcels.

Current Zoning. I-3 (Intensive Industrial District).

Adjacent Zoning. I-3 in all directions.

Requested Conditional Use. School Facilities.

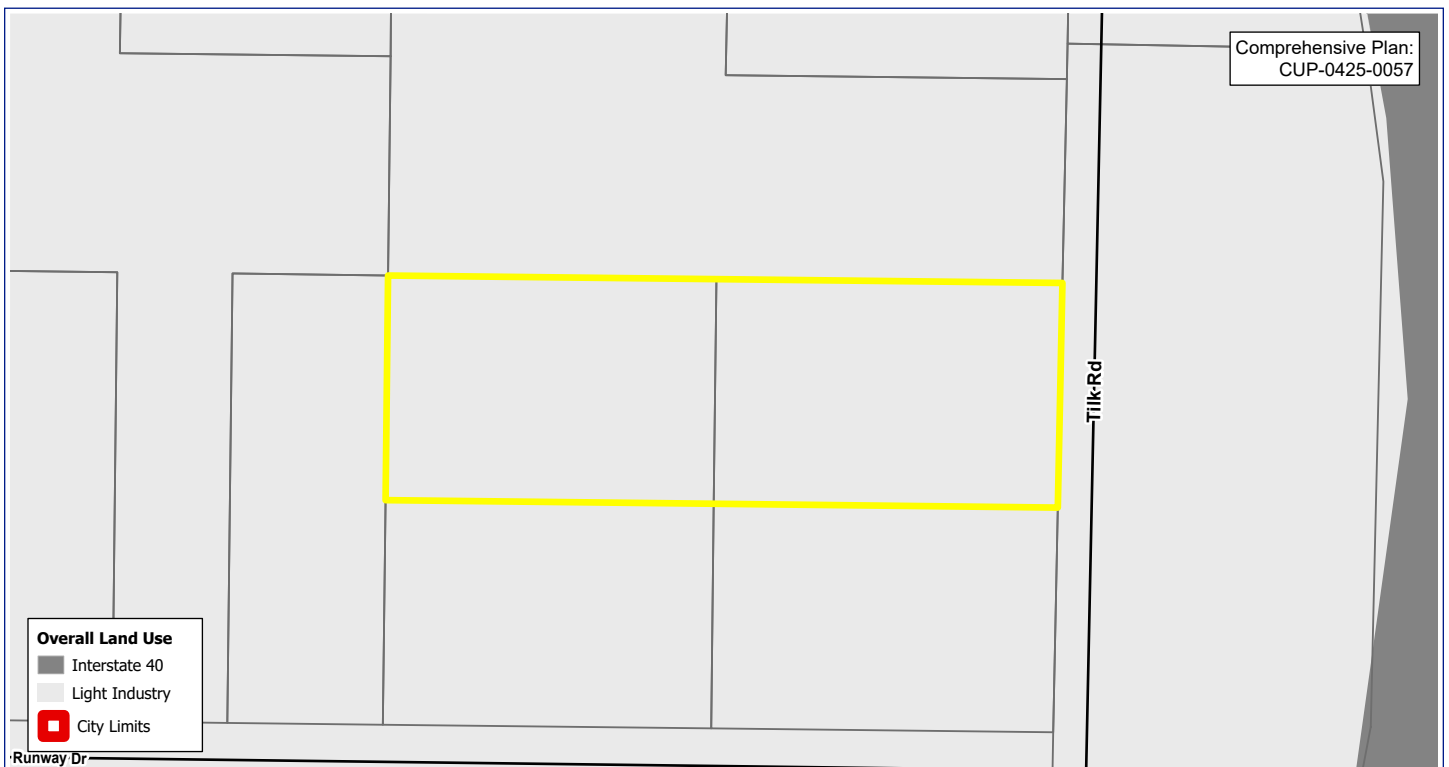
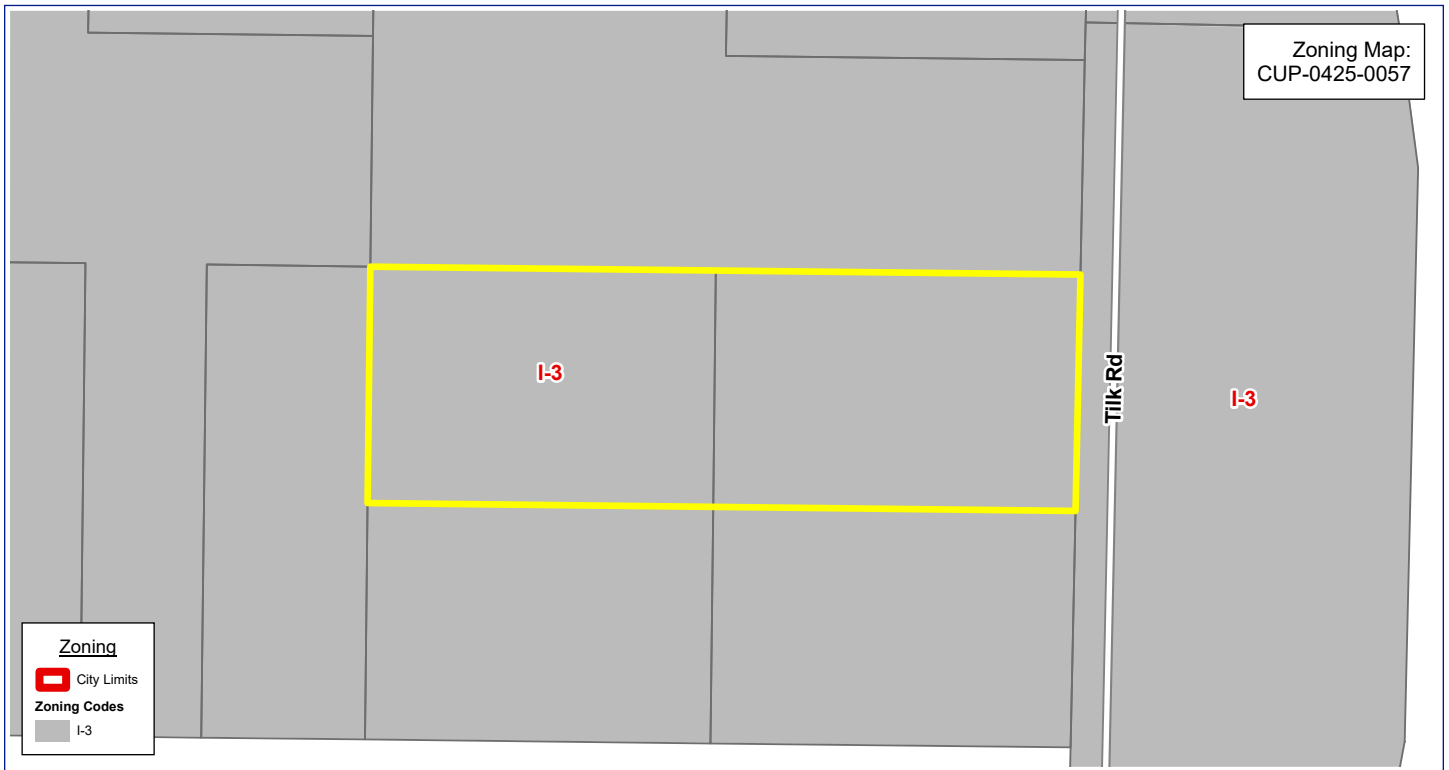
Existing Structures. 20,993-sf office structure.

Overlay. None.

Comprehensive Plan. Light Industry.

Projected Traffic Impact. With the whole of the site being used for school purposes, traffic will be impactful compared to the office nature of the past. Trips will be directly distributed onto Tilk Rd and calculated at 620 vehicle trips per typical weekday based on the max number of students provided by the applicant.

Approx. 230ft N of the intersection of Runway Dr and Tilk Rd in the Runway Park Subdivision



Current Traffic Counts. There are no traffic counts within the vicinity of the property. The roundabout at Bruce St and 6th St generates 11,000 trips per day .

Flood/Drainage. The site is not within any FEMA Special Flood Hazard Areas.

Utilities. All utilities are currently available at the site.

Master Street Plan. Tilk Rd – Local Non-Residential (60' ROW).

Street Improvement. No improvements planned at this time.

STAFF COMMENTS

- Per Assessor records, the structure was constructed in 2011 and developed for Vacation Tours & Travels.
- The intent of the conditional use request is for the site to operate as a private school for Compass Academy with an adult education program for recent graduates of the school. The school currently hosts 127, K-12 students with 31 staff members and would hope to one day allow up to 250 students. The school operates from 7:00am-5:00pm year-round with 2 week breaks in May/Jun and Jul/Aug with regular holidays off.
- On the interior there are 16 classrooms proposed with other light remodeling. Exteriorly, the main update will be the removal of portions of parking on the west side of the building to add a fenced-in playground area.
- School Facilities use is not allowed by right in the I-3 zone. It is allowed with a conditional use permit.
- The Comprehensive Plan designates the area as Light Industry.
- The I-3 district is designed primarily to provide a zone for those manufacturing and other industrial activities objectionable to business and residential uses by reason of operational characteristics and insulated from these uses by strips of less objectionable industry or natural barriers. This zone is intended to provide a place for manufacturing products from raw materials.
- Adjacent area uses are industrial/commercial in nature and consist of the USDA Natural Resource Conservation Service Center to the north and Greenway Equipment to the south. Both sites have a CUP tied to them, in the form of Religious Activities with Daycare to the north (not being utilized) and Retail-High Impact: Farm Equipment Sales being utilized to the south . Directly west of the site's rear parking lot is a consulting office and Welsco, a distributor of welding supplies and industrial and specialty gases, to the southwest of the building.

Should the Commission recommend approval of the request, Staff suggests the following conditions:

1. Operating hours will be limited to 7:00am to 5:00pm, Monday through Friday, year-round.
2. The property 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.
3. The proposed playground area must be enclosed by a 6-foot privacy fence. All newly installed chain link fencing shall be painted/coated. No razor or barbed wire will be allowed. All fencing types and placements shall be approved by Planning Staff prior to installation.
4. Any existing landscaped areas that are disturbed as a part of site development review must be replaced to comply with Article 10 of the Zoning Code.
5. Upon development review approval, any expansions or additions to the structure or outdoor play area, as well as any changes to the use shall require an amended or new conditional use permit.
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. 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.
9. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

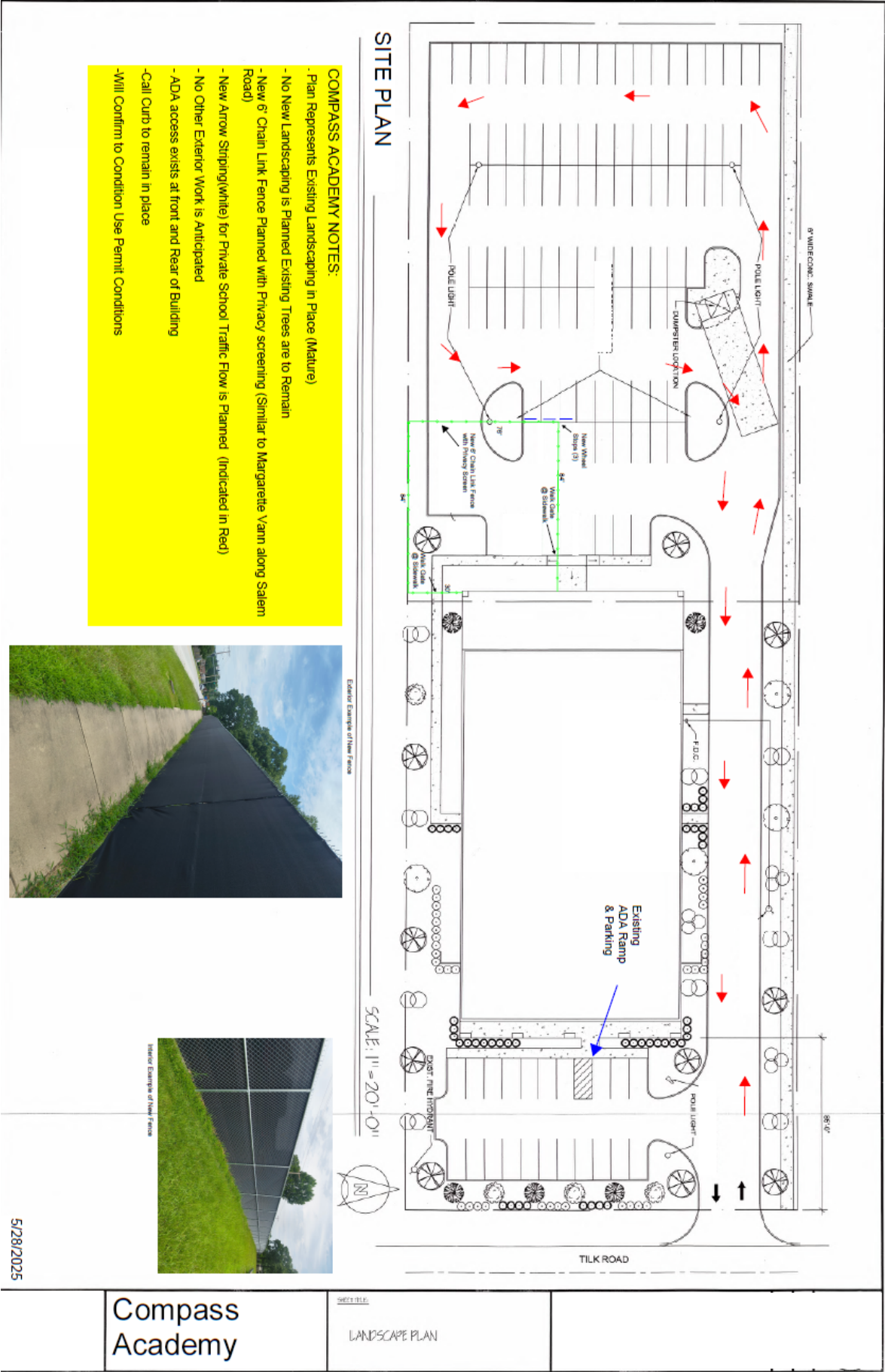
Compass Academy – Conditional Use Permit Request

Statement of Intended Use:

Compass Academy (CA) is a K-12 Grade school for children with learning challenges. CA also hosts an extension of the school as an adult program. The adult program is designed to further the education of CA graduates in areas of social and domestic training to aid the graduate in being prepared and qualified for employment.

225 Tilk Rd will be used as the permanent school property for up to 250 students, with current (2025) enrollment of 127. Hours will be normal school hours (7AM-5PM) with occasional extended hours for special events (parent conferences, etc...). A portion of the current rear parking area will be converted to outdoor playground area and will be fenced in as required by the City/State. Approximately 107 parking spaces will remain available. Traffic flow for drop-off and pick-up will be managed via a loop through the rear parking lot with students being dropped off at 1 of 2 side doors. Wheelchair bound or other more physically challenged students will enter via the front of the building. It is expected that this property will serve the needs of Compass Academy for many, many years.

Approx. 230ft N of the intersection of Runway Dr and Tilk Rd in the Runway Park Subdivision



Approx. 230ft N of the intersection of Runway Dr and Tilk Rd in the Runway Park Subdivision



View of subject property looking W from Tilk Rd



Subject property looking W



Rear of site



Adjacent property to the N



Adjacent property to the S



Looking E at the interstate

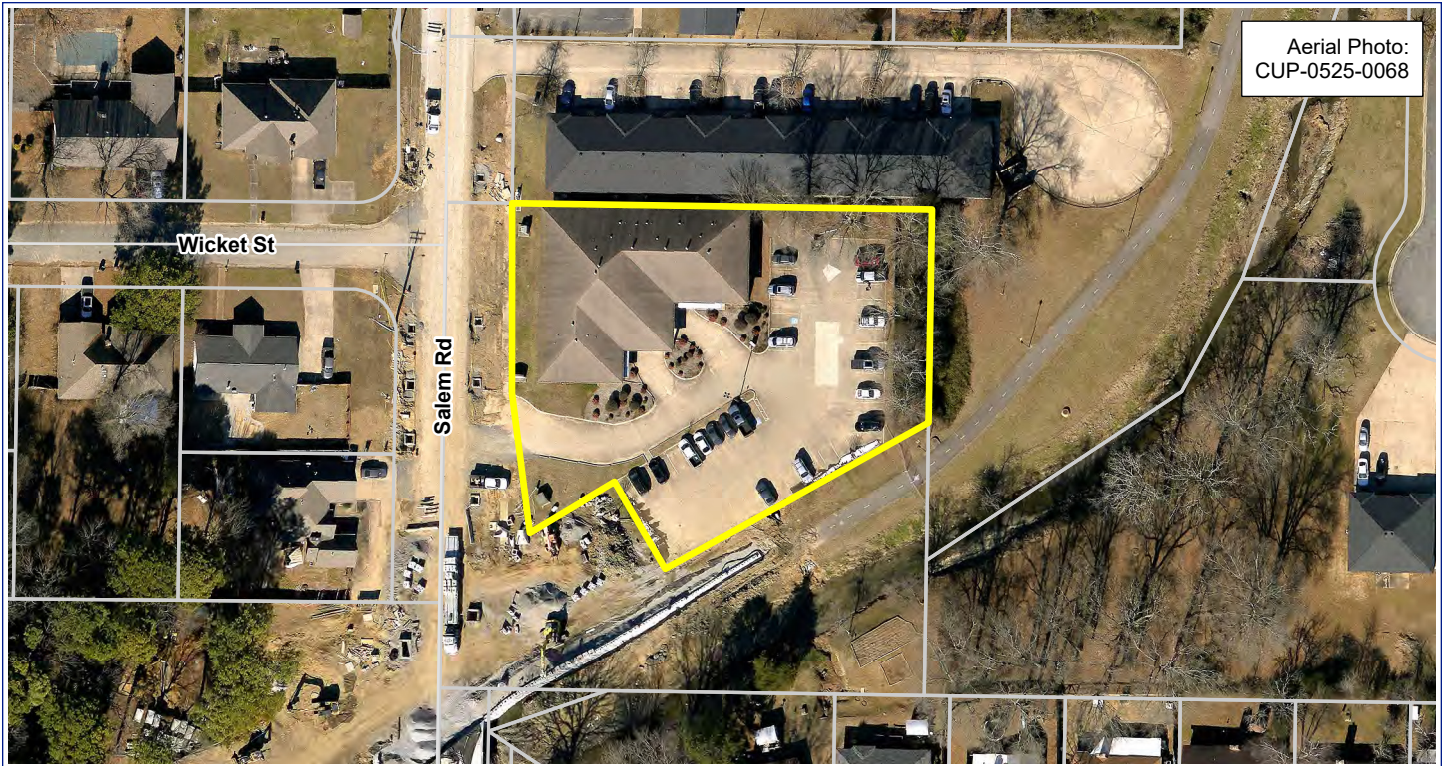
E side of Salem Rd, approx. 190ft N of Tucker Creek Trail

APPLICANT/AUTHORIZED AGENT

Boardwalk, LLC; John Pennington
306 Salem Rd, Ste 104
Conway, AR 72034

OWNER

Same

**SITE DATA**

Location. 306 Salem Rd.

Site Area. 2.00 acres ±.

Current Zoning. O-3 (Restricted Office District).

Adjacent Zoning. North, East, West: R-2 (Low Density Residential District); South: R-1 (One-Family Residential District).

Requested Conditional Use. Barber or Beauty Shop in an O-3 zone.

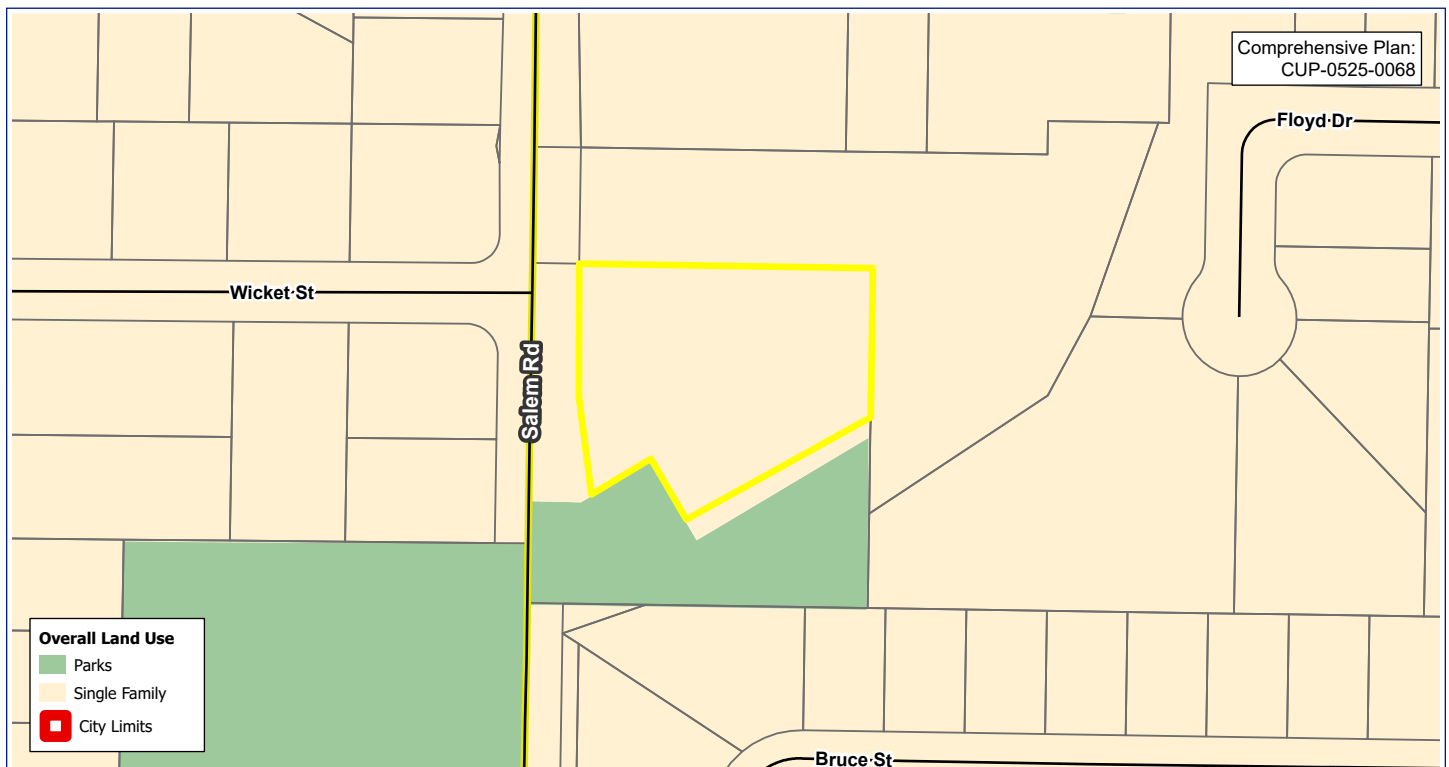
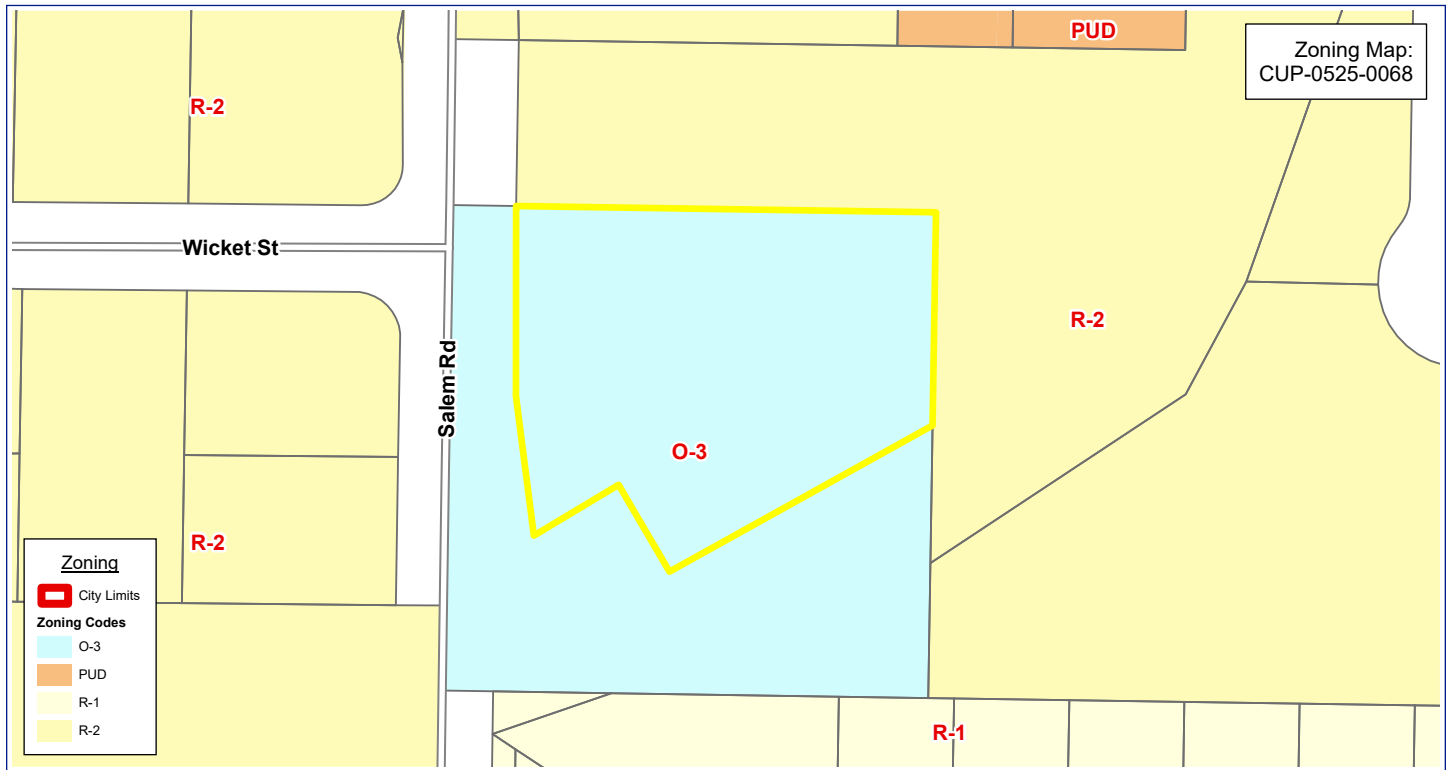
Existing Structures. 8,584-sf office building with parking lot.

Overlay. None.

Comprehensive Plan. Single-Family.

Projected Traffic Impact. The applicant has indicated up to 6 clients daily for an operator. Depending upon the number of operators, there could be anywhere from 12-36 trips daily. The addition of a beauty shop within the existing office building land uses, would have a minimal impact on traffic.

E side of Salem Rd, approx. 190ft N of Tucker Creek Trail



E side of Salem Rd, approx. 190ft N of Tucker Creek Trail

Current Traffic Counts. 13,000 ADT at the southwest corner of the site along Salem Rd.

Flood/Drainage. The subject property is located within the FEMA floodway.

Utilities. Utilities are currently available on site.

Master Street Plan. Salem Rd (Major Arterial – 100' ROW), Tucker Creek Trail Shared Use Path running east to west along the south side of the parking lot, and Connect Conway Trail Shared Use Path running north to south along Salem Rd.

Street Improvement. Improvements to include the widening of Salem Rd and the Tucker Creek Trail bridge are being constructed currently.

STAFF COMMENTS

- The existing site is a multi-tenant office building that is currently being used for office services such as an attorney's office, leasing agency, speech therapist, and insurance office.
- A Barber or Beauty Shop is not allowed by right in the O-3 zone but is allowed via an approved conditional use permit.
- There is an existing Conditional Use Permit (No. 1236, USE2006JAN02) at the site granting Religious Activities with 6 conditions that was approved by City Council on 1/24/2006. This conditional use permit will be voided in replacement of this new permit, as the applicant has indicated that use is no longer required.
- The Zoning Code definition of a beauty shop, "A facility licensed by the state where hair cutting, hair dressing, shaving, trimming beards, facials, manicures or related services are performed."
- Due to the size of suite space and already established parking and building design, Beauty Shop land use should have minimal, if any, impact on the existing site.
- The Comprehensive Plan indicates this property as Single-Family. This corridor, east of Salem Rd and north of Tucker Creek Trail, has not been developed as such, nor would it be appropriate for single-family land use.

Should the Commission choose to approve the requested use, Planning Staff propose the following conditions:

1. Treatments are limited to that of a Beauty Shop.
2. Existing hours of operation established for office uses by Conditional Use Permit No. 1236 (8:00am—6:00pm, Monday through Saturday) shall remain in effect for the entire development.
3. All signage shall conform to the Conway Sign Code.
4. No zoning variance, which could result from the commencement of the conditional use, may be considered.
5. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
6. 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.
7. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

E side of Salem Rd, approx. 190ft N of Tucker Creek Trail



Office 501-327-3630
jpenni@conwaycorp.net
www.penningtoncompanies.net
P.O. Box 10382
Conway, AR 72034

May 18th, 2025

Planning Staff,

We are requesting a Conditional Use Permit to allow for a Beauty Shop at 306 Salem road. We no longer require the conditional use permit #1236 for a Church at this location.

Operation Plan

Lease an existing suite, minimal if any upfit required, plumbing is preexisting. Closed on Sundays, hours of operations is 8-5 Monday thru Saturday. Operator currently works Tuesday - Friday however the conditional use would need to allow for more flexibility. Single operator typical client flow is 1 client per hour. Average of 6 clients per day. Hair cuts, styling, hair color treatments are the typical services provided.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "John Pennington", written over a horizontal line.

John Pennington, Managing Member
Boardwalk LLC
PO Box 10382
Conway, AR 72034
501-327-3630
jpenni@conwaycorp.net

PERMIT No 1236

USE2006JAN02
51404SW**CONDITIONAL USE PERMIT
CITY OF CONWAY, ARKANSAS**

PROPERTY DESCRIPTION / ADDRESS / LOCATION:

This property is located at 306 Salem Road with the legal description:

Being a part of the NW¼ SW¼ of Section 11, T-5-N, R-14-W, Faulkner County, Arkansas; more particularly described as beginning at the SW corner of said NW¼ SW¼; thence along the West line of said NW¼ SW¼ N00°03'30"E 132.00 feet to the point of beginning; thence continue along said West line N00°03'30"E 295.14 feet; thence leaving said West line East 295.14 feet; thence S00°03'30"W 295.14 feet; thence West 295.14 feet to the point of beginning containing 2.00 acres more or less.

ZONING: O-3CONDITIONAL USE PERMITTED AT 306 SALEM ROAD FOR: Religious ActivitiesDATE OF COUNCIL MEETING ALLOWING PERMITTED USE: January 24, 2006

CONDITIONS ATTACHED TO PERMIT:

- 1) Hours of operation are 8:00 a.m. to 6:00 p.m. Monday through Saturday for the offices within the complex and 7:00 a.m. to 9:00 p.m. for the church and its religious activities.
- 2) Lighting is to be inward, downward, and shrouded with no more than one foot candle at the lot line.
- 3) No external sound system is allowed.
- 4) Parking areas within the floodway must be approved by the City Engineer.
- 5) Signage must conform to overlay district requirements (64 square feet, 8 feet tall, monument).
- 6) Parking lot hours are 6:00 a.m. to 9:00 p.m. for offices only.

APPROVED:


Tab Townsell, Mayor2-21-06
Date

E side of Salem Rd, approx. 190ft N of the Tucker Creek Trail



View of subject property looking E from Salem Rd



View of subject property looking N



Interior of site looking NE



Property adjacent to the W



Looking S from site



Looking NW along Salem Rd

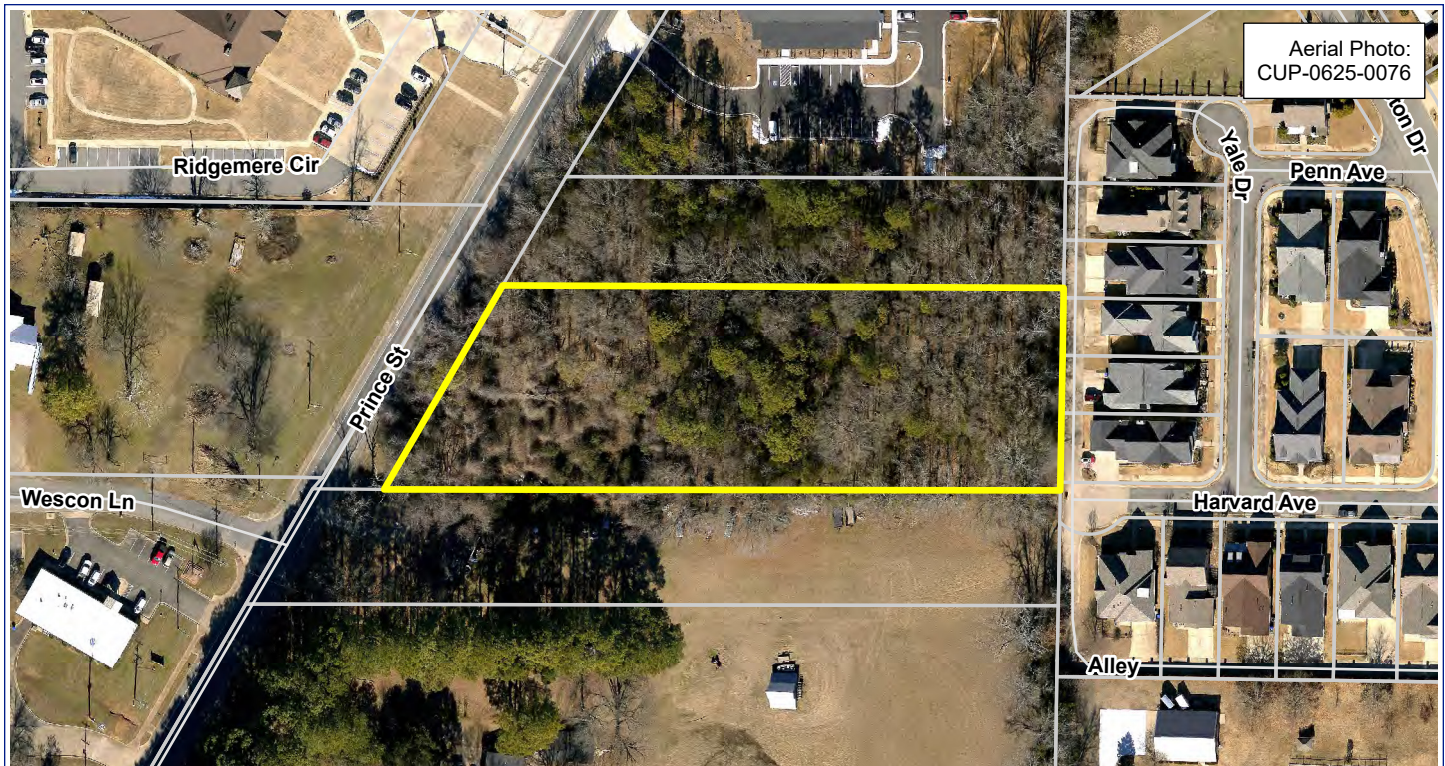
E side of Prince St, approx. 800ft S of the intersection of Prince St and College Ave

APPLICANT/AUTHORIZED AGENT

Jim Hays, Grace Presbyterian Church
1010 Hogan, Ste 2
Conway, AR 72034

OWNER

4555 Prince St, LLC
322 Yielding Rd
Ward, AR 72176



SITE DATA

Location. 4595 Prince St.

Site Area. 2.08 acres±.

Current Zoning. O-2 (Quiet Office District).

Adjacent Zoning. North: O-2; South: A-1 (Agricultural District); East: PUD (Princeton Village PUD); West: A-1, O-2.

Existing Structures. None.

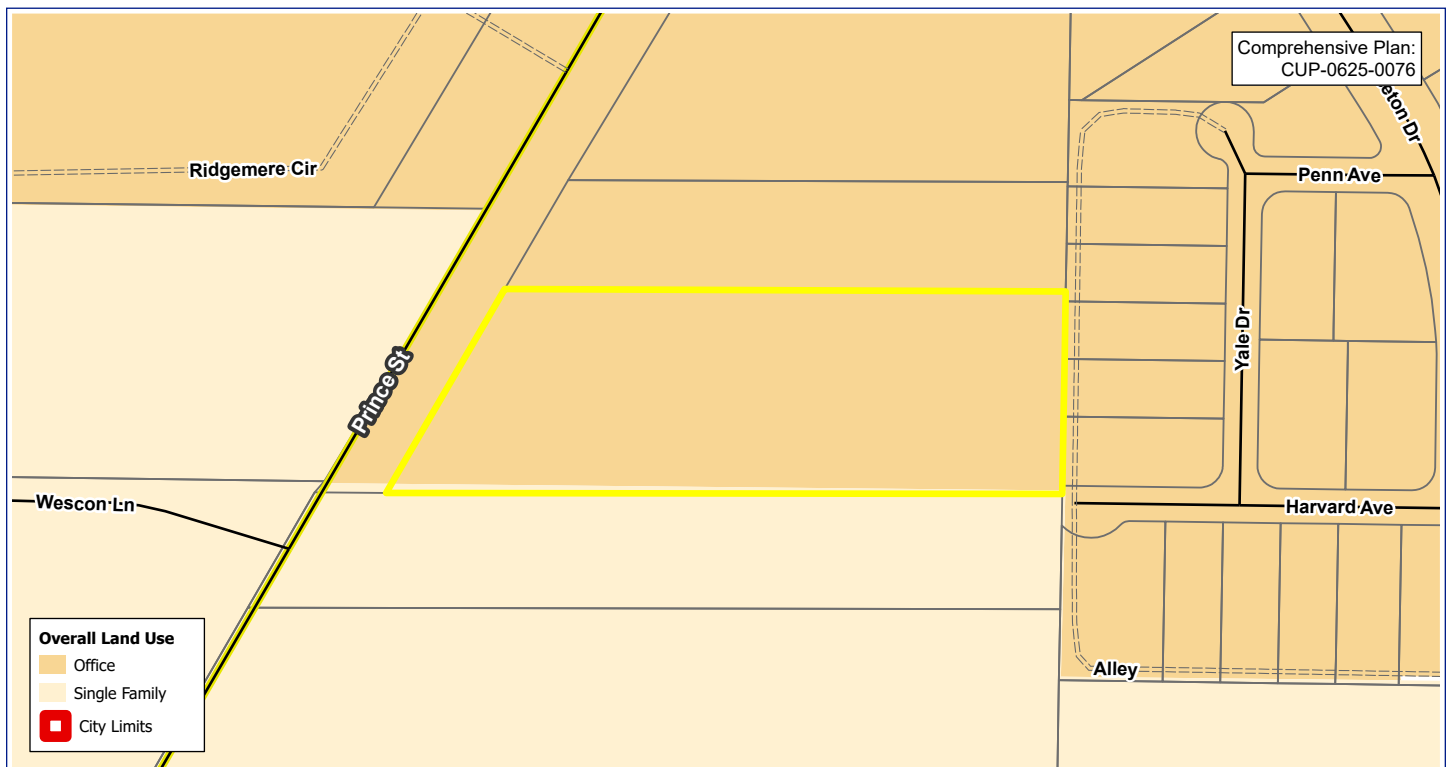
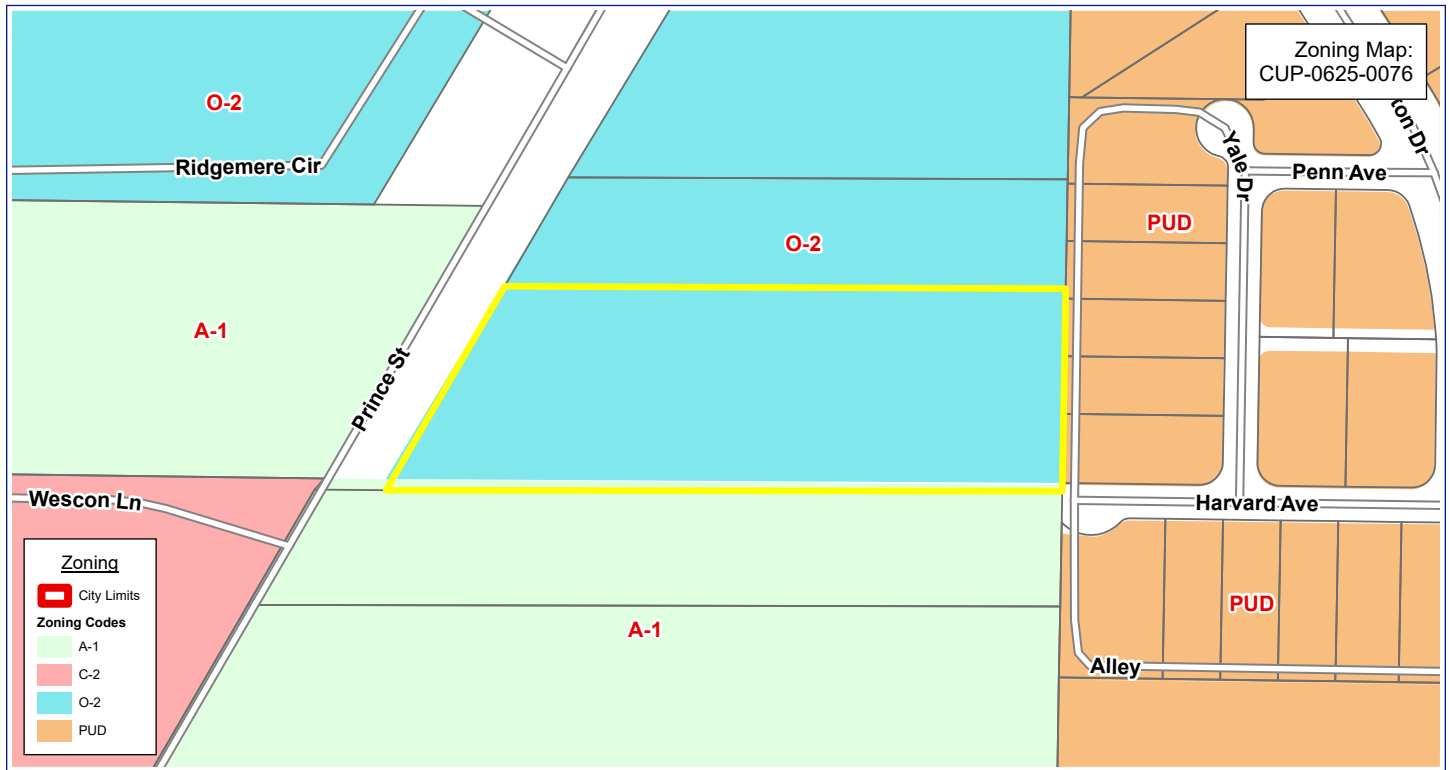
Overlay. None.

Requested Conditional Use Permit. To allow for religious activities in the O-2 zoning district.

Comprehensive Plan. Office.

Projected Traffic Impact. This applicant is requesting conditional use approval for a new church located in the O-2 zoning district. The church expects between 65-80 members from 9 am to noon on Sunday, 25-40 members Wednesday evening, and a staff throughout the week of three individuals. Traffic impact will be minimal with moderate traffic increases Sunday morning.

E side of Prince St, approx. 800ft S of the intersection of Prince St and College Ave



E side of Prince St, approx. 800ft S of the intersection of Prince St and College Ave

Flood\Drainage. A small portion of the northeast corner on this property is located in the 500 yr flood plain. No other areas are within any regulated floodplains or floodways.

Utilities. The site will be served by Conway Corp for all utilities.

Street Improvement. No improvements planned at this time.

PROJECT DESCRIPTION

This applicant is requesting conditional use approval to build a new church in the O-2 zoning district. The church is looking to serve a congregation of up to 150 people. A small staff will be present at the church Monday through Friday during normal business hours.

STAFF COMMENTS

- The applicant is proposing a religious facility at 4595 Prince St. The zoning is O-2.
- This property is located near a large single-family residential area of the city.
- As conditioned, the Conditional Use Permit would likely not negatively impact adjacent properties and will allow for appropriate redevelopment of the property.

Should the Commission choose to approve the requested use, Planning Staff propose the following conditions:

CONDITIONS

1. The development is limited to religious activities.
2. Vinyl siding as a primary cladding material shall be prohibited; vinyl siding/shingles may only be used on gables and dormers or as accent materials.
3. The development shall be subject to site development review in accordance with Article 10 of the Zoning Code.
4. Enhanced landscaping shall be provided along all parking areas adjacent to residential dwellings with additional shrubs, installed in the form of a hedgerow, required to screen parking, mechanical equipment, and/or dumpster/trash enclosure.
5. All signage shall be permitted and installed in accordance with the Conway Sign Code.
6. No zoning variance, required as a result of the commencement of the conditional use, may be requested.
7. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
8. 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.
9. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

E side of Prince St, approx. 800ft S of the intersection of Prince St and College Ave



June 3, 2025

City of Conway Arkansas

Planning Commission

Re: Zoning request for 4595 Prince Street – conditional use permit (church)

Grace Presbyterian Church of Conway, Arkansas is requesting a conditional use permit (church) for 4595 Prince Street Lot 2BR. This lot contains 1.68 acres more or less.

Grace Presbyterian is seeking this conditional use for purpose of building a church with 7,000 to 10,000 square feet with sanctuary capacity of 150. The building site would have multi use rooms for classrooms, office space and kitchen.

Typical hours of operation would include Sunday mornings from 9:00 a.m. to 12 Noon with approximately 65-80 members using the facility. Other days of significant use would be Wednesday evenings with 25-40 members using the facility.

Office hours would include Tuesday-Friday 9:00 a.m. – 4:00 p.m. with staff of 3 and occasional committee meetings throughout the week.

Other uses of the facility include the Conway Women's Chorus using the facility for the Monday evening rehearsals which would approximate 20-25 visitors using the facility.

Sincerely,

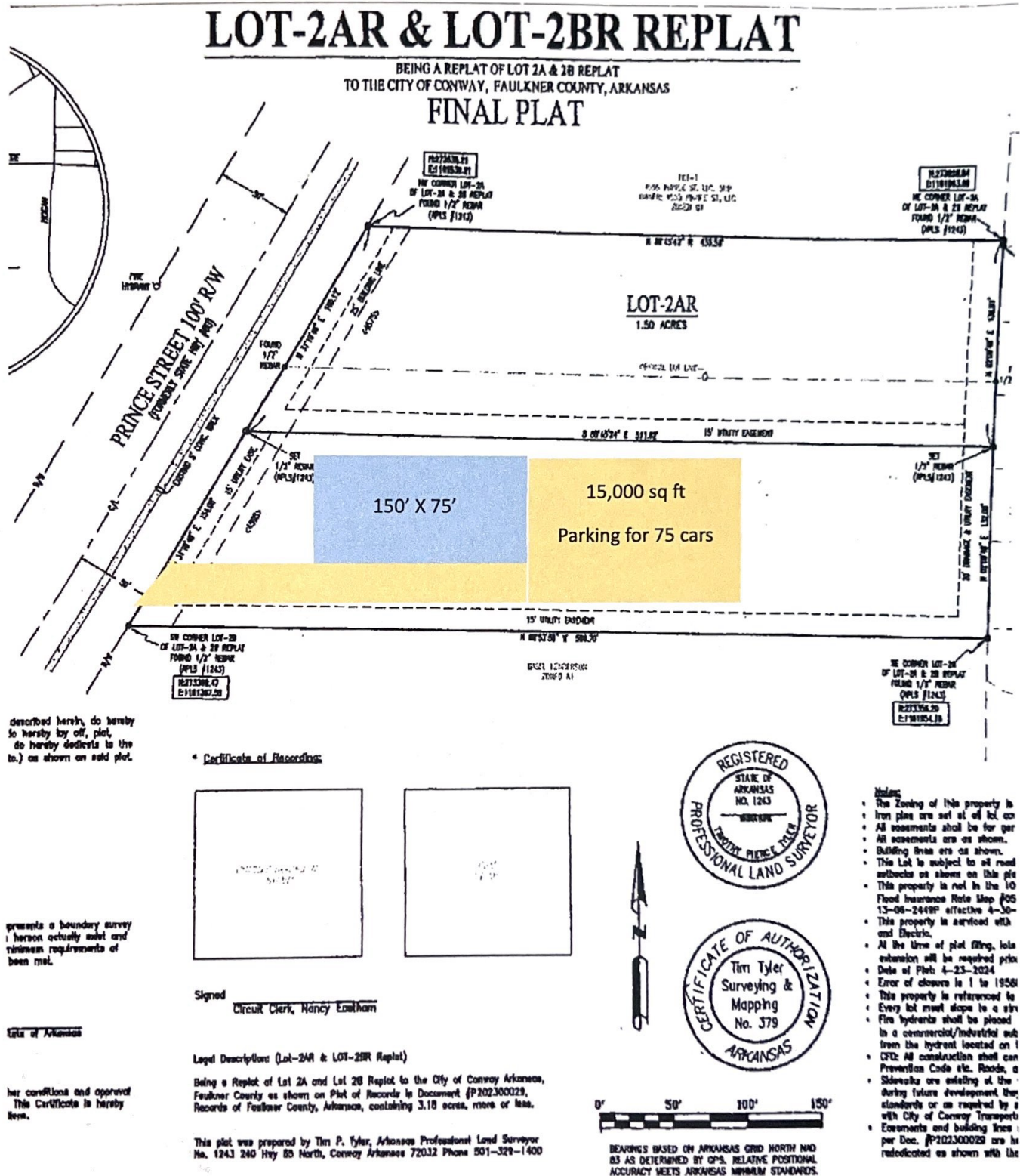
Jim Hays

Commissioned Lay Pastor

Grace Presbyterian Church of Conway Arkansas

501-499-2885

E side of Prince St, approx. 800ft S of the intersection of Prince St and College Ave



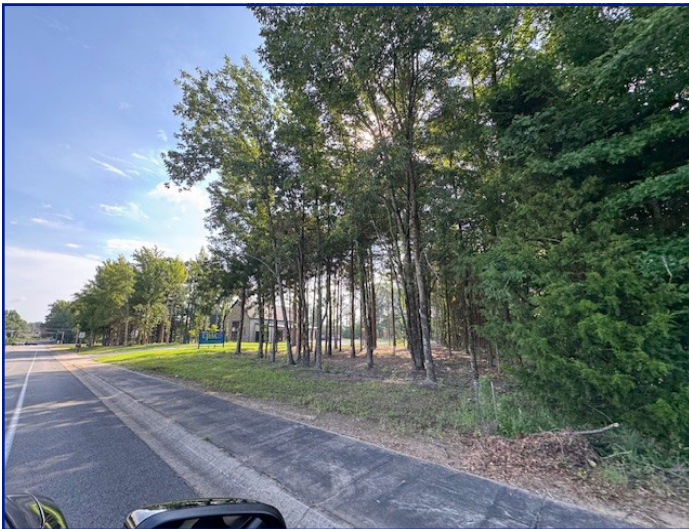
E side of Prince St, approx. 800ft S of the intersection of Prince St and College Ave



View of subject property looking NE from Prince St



Subject property looking E from Prince St



Adjacent property to the N



Adjacent property to the W across Prince St



Looking NW across Prince St



Looking S down Prince St

APPENDIX

The following items represent on-going Planning staff projects which will be presented to the Planning Commission at a future date for consideration.

On-Going Planning Staff Projects

- Revisions to the Zoning Code: Article 3, Article 4, Article 9, and Article 10. Committee meetings have concluded and Draft revisions are being prepared for public comment period.

The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Plats filed for record (Lot Splits, Lot Mergers, and Final Plats)

- (P2025-00038) The Bird's Nest