

June 16, 2025

The regular meeting of the Conway Planning Commission was held, in person, Monday, June 16th at the Conway City Hall. The following members, being a quorum, were present and acting: Lori Quinn, Ethan Reed, Mark Ferguson, Alexander Baney, Jensen Thielke, Brooks Davis, Cassidy Cook and Kevin Gambrill. Jay Winbourne and Teneicia Roundtree were absent.

Minutes from the May 19th meeting were approved on a motion made by Ethan Reed and seconded by Cassidy Cook. Passed 7-0, without the chairman voting.

I. Public Hearings

A. Request to rezone property at 332 S East German Ln from A-1 to S-1 (REZ-0525-0066)

Lauren Hoffman, Planner, explained the applicant is requesting to rezone 332 S East German Lane Ln from A-1 to S-1 for a daycare for children under the age of 2 for Conway Christian staff. Although daycare use is allowed via a conditional use permit in the A-1 zone, knowing the property is to be purchased by, and used as an ancillary use for the school and campus, a rezone request is more appropriate. S-1 zones are required to be a minimum of 1 acre. Platting this parcel in with the school campus fulfills that requirement and legitimizes the requested use. The Comprehensive Plan designates the area as Institutional. Abutting area uses are agricultural, residential, and institutional and consist of rural, A-1 zoned single-family homes to the north and Conway Christian Schools to the east and south. The Conway Zoning Code Section 310.1 describes the S-1 District as follows, *"The regulations for the institutional zoning districts are designed to provide for unified and orderly development of major cultural, educational, medical, and governmental facilities. Such developments should meet proper requirements for integration with surrounding neighborhoods. This type of development could be in an undeveloped area or facilitate expansion of a present facility. Limited retail and service uses are permitted as accessories to the principal use. The S-1 Institutional District is designed to provide a use area for large developments involving schools other than regionally accredited colleges, churches, and other institutional uses and for limited retail and service uses that are accessories to the principal use."* The site is currently unplatted and will have to undergo light site development review due to the change of residential use to non-residential. The property will need to be platted alongside the Conway Christian campus prior to the issuance of a certificate of occupancy. New addresses will be assigned at the time of site development and subdivision review.

Emily Ferris (27 Bluebird Ln, Conway, AR) spoke in favor of the request.

There was no opposition to the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Alexander Baney and seconded by Cassidy Cook passed 7-0, without the chairman voting.

II. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. On-Going Planning Staff Projects

Planning Director Anne Tucker provided updates on the Advisory Committee activities and new State Legislation.

B. Next Meeting

The next Planning Commission meeting will be at 5:30 PM on July 21st at Conway City Hall.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals



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1. (SDR-0225-0027) Wholesale Electric Supply at 1405 Hartje Ln
2. (SDR-0325-0049) Nabholz Conway Campus at 1140 Harkrider St
3. (SDR-0425-0058) Paladino Duplexes Post-SDR review at 2341 Matthews Meadows Ln
4. (SDR-0525-0062) Wholesale Electric Supply Post-SDR review at 1405 Hartje
5. (SDR-1224-0154) Conway Christian Addition at 500 S East German Ln

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

1. (P2025-00036) Jackson Addition

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Ethan Reed and seconded by Alexander Baney.

Approved:

A handwritten signature in blue ink, appearing to be "Lori Quinn", written over a horizontal line.

2025 Chairman, Lori Quinn