

August 18, 2025

The regular meeting of the Conway Board of Zoning Adjustment was held, in person, Monday, August 18th 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, Jay Winbourne, Brooks Davis, Cassidy Cook and Kevin Gambrill.

I. Variance Review

A. Request for zoning variance to allow a reduced northern setback from 25' to 7' for property located at 332 S East German Ln (VAR-0725-0082)

Ryan Robeson, Assistant Director, explained the necessity for a variance is to bring the lot into conformance and allow for the lot to be platted. There is currently no planned expansion of this building. It will be used as a small daycare facility for Conway Christian faculty with children aged 2 and under. Staff expects granting this variance will result in little to no harm for adjacent property.

Emily Ferris (27 Bluebird Lane, 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 with the below conditions. A motion to approve made by Jay Winbourne and seconded by Cassidy Cook passed 8-0, without the chairman voting.

CONDITIONS

1. The variance granted is specifically for the building located at 332 S East German Ln and any future additions to said building.
2. The variance allowed is 18'. This will allow conformance with the S-1 side setback standards.
3. The variance permit shall become effective with the filing of the plat.
4. In the event the building is removed, any new development shall conform to the City of Conway Zoning and Subdivision Standards.

The Board of Zoning and Adjustment meeting was adjourned by the Chair.

The regular meeting of the Conway Planning Commission was held, in person, Monday, August 18th 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, Jay Winbourne, Brooks Davis, Cassidy Cook and Kevin Gambrill.

Minutes from the July 21st meeting were approved on a motion made by Jay Winbourne and seconded by Ethan Reed. Passed 8-0, without the chairman voting.

I. Subdivision Review

A. Request for preliminary plat approval for Oak Grove PUD (SUB-0725-0083)

Lauren Hoffman, Planner, explained the applicant is requesting preliminary approval of a 19-lot subdivision located at 1 & 3 Oak Grove Dr. The property was rezoned to PUD (Planned Unit Development) in 2021 allowing the development of single-family and two-family lots. The PUD Final Development Plan was approved for a minor modification in May of 2025 to remove all but 1 single-family lot and increase the max allowed density from 32 dwelling units to 42. The proposed lots range from 8,276-sf to 52,707-sf, consistent with the lot requirements of the approved PUD. The subdivision will feature one access point from Oak Street and a second access point from Museum Road. The proposed lots will be accessed by Oak Grove Drive, a private street proposed to be improved as a part of this

August 18, 2025

development. A 5-foot sidewalk is proposed along the east side of the private drive, consistent with the requirements of the PUD. Oak Grove Dr will be a private street, maintained by a Property Owners Association, as required as part of the PUD Final Development Plan. Addresses will be established prior to the submittal of the Final Plat. The developer shall be responsible for all sidewalk construction and installation of all handicap ramps. The development is consistent with the Oak Street Ahead Corridor Plan, infill housing on vacant land. Because of single-family adjacency, the concept suggests attached units as a transitional density.

Bobby French (1021 Front Street, Conway, AR) represented the applicant.

A motion to approve the preliminary plat with the below corrections and conditions made by Ethan Reed and seconded by Alexander Baney passed 8-0, without the chairman voting.

CORRECTIONS NEEDED ON THE PLAT

1. Show locations of all fire hydrants.
2. Corrections as noted on the Preliminary Plat and Street & Drainage Plans as provided to the applicant.

CONDITIONS

1. The Street and Drainage Plans/Drainage Report shall be modified to meet the requirements necessary for approval by the City Engineer.
2. Preliminary Plat approval from all reviewing agencies shall be obtained prior to work commencing.
3. A 5-foot developer required sidewalk shall be constructed along the frontage of all of Lots 1-13 along the east side of private drive and remainder of the unbuildable Lot 13 in accordance with the City of Conway Transportation Department Standard Details.
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. Utility easements as required by Conway Corporation are needed.
6. Drainage easements as required by the City Engineer are needed.
7. Wheelchair ramps shall be installed by the developer/subdivider in accordance with the City of Conway Transportation Department Standard Details.
8. A Property Owners' Association shall be required to be formed and operate in perpetuity to maintain all common areas and improvements such as streets, sidewalks, and drainage infrastructure.
9. A draft Bill of Assurance/Covenants and Restrictions proposed for the subdivision generally describing proposed covenants, restrictions and conditions applicable to the property included in the final.
10. All other applicable provisions of the City of Conway Subdivision Ordinance (O-00-03) shall be satisfied and accounted for prior to issuance of authorization to proceed.
11. Receipt of an approved, signed copy of the Preliminary Plat along with approved Street & Drainage Plans shall constitute authorization by the Planning Commission for the developer to proceed with installation of improvements and preparation of the Final Plat.

II. Public Hearings**A. Request to rezone property at 1979 Blackberry Ln from R-1 to A-1 (REZ-0525-0069)**

Lauren Hoffman, Planner, explained the application for rezoning was submitted by the applicant after a building permit was applied for at the site to install a 12,500sf barn on the southwestern portion of the site. It is the intent of the applicant to build a barn for horses and equipment. Residential accessory structures located on lots of 1 acre or greater may have a total accessory building area of 75% of the covered roof area of the main structure, however there is no limit on accessory building total area on 5 acres or more located in A-1 zoning districts. With the existing shop on site, and the R-1 zoning classification, Mr. Mullins would only be allowed 838sf of additional accessory structure area on his entire property. The property is currently split zoned R-1 (±6.32 acres) and A-1 (±3.25 acres). The creation of the split zoning comes from phased annexation of the property where the R-1 portion was annexed into the City in March of 1995 and the A-1 portion was annexed in May of 2000. The Conway Zoning Code Section 309 describes the A-1

August 18, 2025

District as follows, *"The regulations for the A-1 Agricultural Zoning District are designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved."*

Adjacent land uses are all rural, large lot single-family zonings on greater than 1 acre lots. Due to the intended use provided by the applicant to install a horse barn, a zoning to A-1 for the site is appropriate. Approving the requested zone will create a cohesive zoning designation for the entire property and allow the owner to continue his permit application for his proposed ancillary use.

Kenny Mullins (1979 Blackberry Lane, Conway, AR) and Helen Benafield (40 Ed Speaker Road, Conway, AR) spoke in favor of the request.

There was no opposition to the request.

A motion to approve the preliminary plat with the below corrections and conditions made by Ethan Reed and seconded by Jensen Thielke passed 8-0, without the chairman voting.

B. Request to rezone property at 603 Polk St from R-2A to R-2 (REZ-0725-0084)

Ryan Robeson, Assistant Director, explained the applicant intends to construct a duplex on the existing vacant lot. Applicant is requesting the rezone to R-2 to conform with lot width standards. Minimum lot width for a duplex in R-2A is 100'. Minimum lot width for a duplex in R-2 is 50'. The lot width of this parcel is roughly 66'. The property is adjacent to R-2A property to the west and R-2 property to the east. Given the surrounding structures and zonings, this use is appropriate for this area. The Comprehensive Plan defines this area as a "Special Study Area." These areas are established within the central city for refined and detailed land use considerations. No additional study has been done to date. The zoning would not likely result in harm to adjacent property.

Aaron Davis (11 Burkett Flat Drive, Greenbrier, 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 Jay Winbourne and seconded by Ethan Reed passed 8-0, without the chairman voting.

C. Request to rezone property at 959 Farris Rd from R-1 to O-1 (REZ-0725-0087)

Ryan Robeson, Assistant Director, explained this lot will serve as an access drive to the commercial properties between Farris Rd and the Tucker Creek trail. This will aid in alleviating traffic congestion/concerns along Prince St and Farris Rd. A rezoning to O-1 is consistent with the zoning in the area. The Comprehensive Plan designates the property as appropriate for Single-Family use. However, this plan does not reflect the extent of commercial development which has occurred along this portion of Prince St in recent years. Given this and the site's location along a major arterial, single-family residential is no longer the most appropriate use. The requested rezoning appears to be appropriate. This rezone is appropriate for the area and will not likely harm adjacent property. This development will improve traffic along both Farris Rd and Prince St and create easier navigation to the newer developments along Prince St.

Troy Rice (5020 Bay Hill Drive, 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 Jay Winbourne and seconded by Ethan Reed passed 8-0, without the chairman voting.



August 18, 2025

III. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. Development Review Regulations

A public engagement meeting for the revised Development Review Regulations will be held at 5:30 PM on September 4th at Conway City Hall.

B. Next Meeting

The next Planning Commission meeting will be at 5:30 PM on September 15th at Conway City Hall.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. (SDR-0424-0079) Encore Phase II at 0 Lewis Ranch Rd
2. (SDR-0425-0059) BB & Ryder Hangar at 3250 JW and Pat Brown Blvd

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

1. (P2025-00041) The Orchard at Round Mountain Phase II
2. (P2025-00044) Chanley Court

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 Kevin Gambrill.

Approved:

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

2025 Chairman, Lori Quinn