

CERTIFICATE OF RECORD  
FAULKNER CO, AR FEE \$25.00

I hereby certify that this instrument was  
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NANCY EASTHAM

FAULKNER COUNTY CIRCUIT CLERK

BY: SHAWN MIX, D.C.

**ORDINANCE**

**City of Conway, Arkansas  
Ordinance No. O-22- 132**

**AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED WEST OF S COUNTRY CLUB ROAD AND NORTH OF DAVE WARD DRIVE, INCLUDING 633 S COUNTRY CLUB ROAD, FROM O-1 TO S-1:**

**Whereas**, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

**Whereas**, Proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **November 21<sup>st</sup>, 2022**, and adopted the amendments.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:**

**Section 1:** The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **O-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 05 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPLE MERIDIAN, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S01°45'55"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 420.25 FEET; THENCE LEAVING SAID EAST LINE N88°05'44"W 30.00 FEET TO A 1/2" REBAR FOUND ON THE WEST RIGHT-OF-WAY OF COUNTRY CLUB ROAD; THENCE S01°45'51"W ALONG SAID WEST RIGHT-OF-WAY LINE 419.85 FEET TO A FOUND CAGIS MONUMENT #1029-06; THENCE, LEAVING SAID WEST RIGHT-OF-WAY, N88°06'33"W 1230.22 FEET TO A 1/2" REBAR; THENCE N88°07'00"W, PASSING THROUGH A 1/2" PIPE AT 692.15 FEET FOR A TOTAL DISTANCE OF 722.04 FEET TO A POINT IN DIANE LANE; THENCE N02°07'18"E 187.00 FEET; THENCE S88°06'37"E, PASSING THROUGH A 1/4" REBAR AT 25.04 FEET, FOR A TOTAL DISTANCE OF 208.87 FEET TO A 1/4" REBAR; THENCE N02°06'23"E 208.72 FEET TO A 1/4" REBAR; THENCE N88°05'28"W, PASSING THROUGH A 1/4" REBAR AT 183.86 FEET, FOR A TOTAL DISTANCE OF 208.81 FEET; THENCE N02°07'18"E 443.95 FEET TO A 1" PIPE ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE S88°08'38"E 717.10 FEET TO A 1/2" PIPE; THENCE LEAVING SAID NORTH LINE S01°47'06"W 30.00 FEET TO A 5/8" REBAR WITH CAP 1784 SET ON THE SOUTH LINE OF A 30 FOOT WIDE STREET DEDICATION TO THE CITY OF CONWAY AS RECORDED IN DOCUMENT #2005-15132; THENCE ALONG THE SOUTH LINE OF SAID STREET DEDICATION S88°06'01"E 630.14 FEET TO A 1/2" REBAR WITH CAP 1379; THENCE LEAVING THE SOUTH LINE OF SAID STREET DEDICATION N01°39'01"E 30.34 FEET TO A 1/2" REBAR FOUND ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S88°05'23"E ALONG SAID EAST LINE 629.85 FEET, RETURNING TO THE

POINT OF BEGINNING, CONTAINING 36.45 ACRES, MORE OR LESS. LESS AND EXCEPT ALL RIGHT-OF-WAYS OF RECORD OR FACT.  
to those of S-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

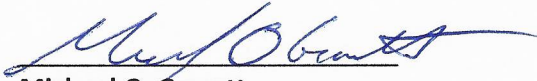
**Section 2:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 13<sup>th</sup> day December, 2022.

**Approved:**

  
\_\_\_\_\_  
**Mayor Bart Castleberry**

**Attest:**

  
\_\_\_\_\_  
**Michael O. Garrett**  
**City Clerk/Treasurer**



**CERTIFICATE**

**STATE OF ARKANSAS  
COUNTY OF FAULKNER  
CITY OF CONWAY**

I, Michael Garrett, the duly elected, qualified, and acting: Clerk-Treasurer of the City of Conway, Arkansas, do hereby certify that the attached and foregoing is a true and correct copy of an ordinance presented to the City Council of the City of Conway, Arkansas, at a meeting of that body held on the 13<sup>th</sup> day of December, 2022 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 27<sup>th</sup> day of December, 2022.

  
**CITY CLERK-TREASURER**

