

Mayor Tab Townsell

City Attorney Michael Murphy

City Clerk/Treasurer Michael O. Garrett



City Council Members

- Ward 1 Position 1 – Andy Hawkins
- Ward 1 Position 2 – David Grimes
- Ward 2 Position 1 – Mark Vaught
- Ward 2 Position 2 – Shelley Mehl
- Ward 3 Position 1 – Jim Rhodes
- Ward 3 Position 2 – Mary Smith
- Ward 4 Position 1 – Theodore Jones Jr.
- Ward 4 Position 2 – Shelia Whitmore

**City of Conway - City Council Meeting**

[www.cityofconway.org](http://www.cityofconway.org)

Tuesday, January 10<sup>th</sup>, 2012 @ 6:30pm

Judge Russell L. "Jack" Roberts District Court Building – 810 Parkway St., Conway, AR 72032

5:30pm - Committee Meeting:

***No Committee Meeting***

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Call to Order                    Mayor Tab Townsell  
 Roll Call                        Michael O. Garrett, City Clerk/Treasurer  
 Minutes                         December 27<sup>th</sup>, 2011  
 Announcements/Proclamations/Recognitions:

**1. Report of Standing Committees:**

**A. Community Development Committee (Planning, Zoning, Permits, Community Development, Historic District, Streets, & Conway Housing Authority)**

1. Resolution setting a public hearing to discuss closing of all streets within the Turnberry Subdivision PUD including Turnberry Drive and Edinburgh Drive.
2. Consideration of a request to enter into an agreement with the Boys & Girls Club of Faulkner County & FCCDD for transportation.

**Old Business**

1. Ordinance to rezone property located at the northeast corner of Meadowlake and Salem Roads from A-1 to C-2.
2. Consideration of a request from John and Linda Irby for a conditional use permit to allow fuel pumps for property located at 2710 Meadowlake Road (northeast corner of Meadowlake & Salem Roads).

**New Business**

**Adjournment**



**City of Conway, Arkansas**  
**Resolution No. R-11- \_\_\_\_\_**

**A RESOLUTION SETTING A PUBLIC HEARING TO DISCUSS THE CLOSING OF ALL STREETS WITHIN  
 THE TURNBERRY SUBDIVISION PUD INCLUDING TURNBERRY DRIVE AND EDINBURGH DRIVE,  
 CONWAY, ARKANSAS**

**WHEREAS**, a petition has been filed with the City Council of the City of Conway, Arkansas by WATSON HOMES to abandon a street in the Turnberry Subdivision within the corporate limits of the City of Conway, Arkansas; and

**WHEREAS**, upon the filing of the petition with the City, the City shall set a date and time for a hearing before the City Council for consideration of the petition.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CONWAY, ARKANSAS;**

1. That the City Council shall hear said petition at its regular meeting to be held at District Court Building, 810 Parkway Street, Conway, Arkansas, on the **January 24<sup>th</sup>, 2012** at 6:30 p.m.
2. That the City Clerk is hereby directed to publish notice of the filing of said petition and of said hearing for the time and in the manner prescribed by law.

**PASSED** this 10<sup>th</sup> day of January, 2012.

**Approved:**

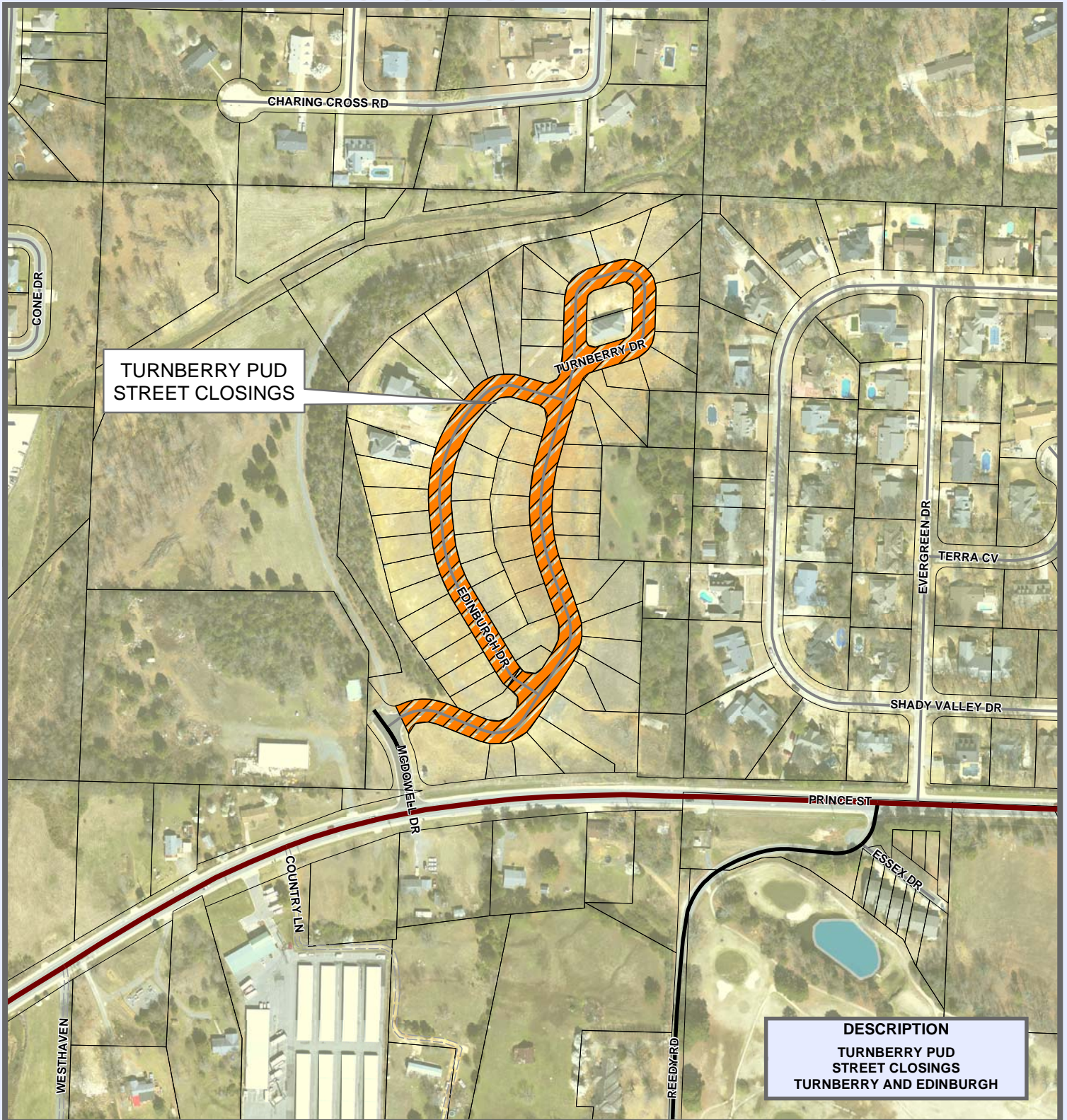
\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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

# CITY OF CONWAY

## STREET CLOSINGS -- TURNBERRY PUD



**DESCRIPTION**  
**TURNBERRY PUD**  
**STREET CLOSINGS**  
**TURNBERRY AND EDINBURGH**

Tab Townsall - Mayor  
 Andy Hawkins & David Grimes - Aldermen Ward 1  
 Mark Vaughn & Shalloy Mott - Aldermen Ward 2  
 Jim Rhoads & Mary Smith - Aldermen Ward 3  
 Theodore Jones, Jr. & Sheila Whitmore - Aldermen Ward 4  
 Michael Wargny - City Attorney  
 Michael Garrett - City Clerk

Brian Patrick - Director  
 Wes Craiglow - Deputy Director  
 Christy Sutherland - Planner  
 Lileha Rhea - Planning Tech  
 Jason Lyon - GIS Coordinator

CONWAY PLANNING COMMISSION  
 AND DEVELOPMENT  
 Craig Cloud - Chair  
 Chris Steplock - Vice-Chair

	INTERSTATE		LOT LINE
	MAJOR ARTERIAL		STREAMS
	MINOR ARTERIAL		LAKES & PONDS
	COLLECTOR		CITY LIMITS
	RESIDENTIAL		
	PRIVATE ROAD		
	INTERSTATE RAMP		
	RAILROADS		

	R-1		MF-1		I-1
	R-2A		MF-2		RU-1
	R-2		MF-3		I-3
	HR		RMH		
	SR				
	C-1		O-1		SP
	C-2		O-2		S-1
	C-3		O-3		A-1
	C-4		PUD		

1 in = 299 ft  
**JANUARY 2012**

THIS MAP WAS PREPARED BY THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT FOR ITS USE, AND MAY BE REVISED AT ANY TIME WITHOUT NOTIFICATION TO ANY USER. THE CITY OF CONWAY PLANNING AND DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE CORRECTNESS OR ACCURACY OF ANY FEATURES ON THIS MAP. CITY OF CONWAY ASSUMES NO RESPONSIBILITY IN CONNECTION THEREWITH.

CONTACT INFORMATION  
 LANDMARK GIS WEBSITE:  
 gis.cityofconway.org (UNDER DEVELOPMENT)  
 E-MAIL: Jason.Lyon@CityOfConway.org

**CONTRACT FOR TRANSPORTATION SERVICES WITH  
BOYS & GIRLS CLUB OF FAULKNER COUNTY**

For the fee of \$20,000 The Boys & Girls Club of Faulkner County shall provide transportation services. Length of contract shall be from January 1<sup>st</sup>, 2012 to December 31, 2012.

Transportation services shall include but not limited to:

After School transportation  
Summer transportation  
Transportation Expenses  
Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

The Boys & Girls Club of Faulkner County shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

The Boys & Girls Club of Faulkner County will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

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Mayor Tab Townsell  
City of Conway

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Robert Wright, Chief Professional Officer  
Boys & Girls Club/Faulkner County

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Michael O. Garrett  
City Clerk/Treasurer  
City of Conway

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Board President  
Boys & Girls Club/Faulkner County



**BOYS & GIRLS CLUBS**  
OF FAULKNER COUNTY

The Boys & Girls Club  
of Faulkner County, Inc.  
Post Office Box 488  
Conway, Arkansas 72033  
Phone: 501-329-8849

December 27, 2011

Honorable Mayor Tab Townsell  
City of Conway  
Conway, Arkansas 72034

RE: Transportation Funding

Dear Mayor Townsell:

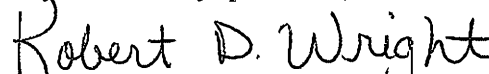
I am writing this letter to request transportation funding for the Boys and Girls Club of Faulkner County. The Boys and Girls Club of Faulkner County provides young people with a safe, supervised and positive place to spend their time after school and during the summer. In our neighborhood clubs, children are engaged in safe, educational and fun activities that help them develop the skills necessary to be successful in life.

In a recent survey conducted by United Way, the citizens of Conway identified the lack of transportation as their principal concern. The Boys and Girls Club of Faulkner County has to provide this vital services to transport children from all elementary school in Conway, Bob Courtway Middle School, Carl Stuart Middle School, Ruth Doyle intermediate School and Conway High School- East Campus.

The Boys and Girls Club is requesting \$20,000 to cover a part of the expenses for the transportation service. This money will assist with gas, maintenance, insurance and salaries of the drivers.

Thank you for consideration with the partnership with the Boys and Girls Club.

If you have any questions, Please contact me at 501.329.8849

  
Robert D. Wright, Chief Professional Officer

Cc: City Council Members



*"Great Futures Start Here"*

**CONTRACT FOR TRANSPORTATION SERVICES WITH  
FAULKNER COUNTY COUNCIL ON DEVELOPMENTAL DISABILITIES**

For the fee of \$30,000 Faulkner County Council on Development Disabilities shall provide transportation services to persons who are 18 years of age or older with developmental disabilities. Length of contract shall be from January 1<sup>st</sup>, 2012 to December 31<sup>st</sup>, 2012.

Transportation services shall include but not limited to:

Employment transportation  
Transportation needs as permitted by program

All services shall be provided on request and as vehicle scheduling permits

Faulkner County Council on Developmental Disabilities shall maintain accurate records of all transportation services. Any further documentation necessary or required by City, State, or Federal requirements will be maintained and available upon request for review or audit by City officials.

Faulkner County Council on Developmental Disabilities will provide services to all mentioned above classes without regard to race, color, religion, sex, national origin, disability, veteran status, or marital status.

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Mayor Tab Townsell  
City of Conway

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Rennia Johnston, Executive Director  
FCC/DD

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Michael O. Garrett  
City Clerk/Treasurer  
City of Conway

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Kathy Hall  
Board President  
FCC/DD

FCC/DD  
Faulkner County Council on Developmental Disabilities  
1301 North Museum Road  
P.O. Box 2407  
Conway, AR 72033  
Phone: (501) 327-3037

December 27, 2011

Honorable Mayor Tab Townsell  
City of Conway  
Conway, Arkansas 72034

RE: Transportation Funding

Dear Mayor Townsell:

As Director of the Faulkner County Council on Developmental Disabilities, I am writing you and the City Council to request your assistance. As you are aware FCC/DD has been providing transportation services to the developmentally disabled, physically disabled and disadvantaged citizens of Conway for many years. Our transportation services include: employment, medical, educational and personal needs. FCC/DD received a new wheelchair accessible van from the Federal Transit Association in April 2011 in order to keep up with the demand for its services.

Mr. Townsell, the consumers we transport are among the most vulnerable in the community. Without the services FCC/DD provides these individuals will simply not have access to vital community resources such as grocery stores and medical facilities. The disadvantaged citizens in our community simply cannot afford the fee for a taxi and the disabled citizens depend on our transportation services to have independence and a better quality of life. FCC/DD uses local vendors for all maintenance and fuel and by providing transportation to disabled individuals to employment, we are enabling people (who would otherwise be unable to work) to become tax-paying members of our community who spend the money they earn with our local businesses.

FCC/DD continuously seeks other funding sources. Because we have served the city in this capacity for many years we continue to have increased demand for our services. FCC/DD has used reserves thus far in order to not cut services, however; without the support of the City we will be unable to continue.

We are requesting financial support in the amount of \$30,000. Thank you for your time and the time of the Council. If further information is needed, please contact me at (501) 327-3037. On behalf of our Board of Directors, I would like to thank you and the City Council for your financial assistance and cooperation in the previous years.

Sincerely,

A handwritten signature in cursive script that reads "Rennie Johnston".

Rennie Johnston

Executive Director, FCC/DD





**City of Conway, Arkansas**  
**Ordinance No. O-11- \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT THE NORTHEAST CORNER OF MEADOWLAKE AND SALEM ROADS FROM A-1 TO C-2:**

**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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Part of the NW¼-SW¼, Section 35, T-6-N R-14-W, Faulkner County, Arkansas, described as commencing at the NE Corner of said NW¼-SW¼ and run S-1°38'10"W along the East line of said NW¼-SW¼, 748.33' to the point of beginning; thence continue S-1°38'10"-W, 568.70' to the SE Corner of said NW¼-SW¼; thence N-88°21'20"-W along the South line of said NW¼-SW¼, 358.59'; thence N-1°38'10"-E, 29.22'; thence N-43°50'14"-W, 109.25' to the East right of way of Salem Road; thence 647.54' along the arc of a Curve to the left having a radius of 994.0' and a chord bearing of N-44°57'31"-E, a distance of 636.15' to the point of beginning. Containing 2.75 Acres more or less.

This Tract is subject to a 40' right of way along the South side for Meadowlake Road.

to those of **C-2**, 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 10<sup>th</sup> day of January, 2012.

**Approved:**

\_\_\_\_\_  
**Mayor Tab Townsell**

**Attest:**

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



## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

September 20, 2011

Council Members  
Conway, AR 72032

Dear Council Members:

Robert Henry's request on behalf of John and Linda Irby for rezoning from A-1 to C-2 for property located at the northeast corner of Meadowlake and Salem Roads with the legal description

Part of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ , Section 35, T-6-N R-14-W, Faulkner County, Arkansas, described as commencing at the NE Corner of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$  and run S-1°38'10"W along the East line of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ , 748.33' to the point of beginning; thence continue S-1°38'10"-W, 568.70' to the SE Corner of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ ; thence N-88°21'20"-W along the South line of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ , 358.59'; thence N-1°38'10"-E, 29.22'; thence N-43°50'14"-W, 109.25' to the East right of way of Salem Road; thence 647.54' along the arc of a Curve to the left having a radius of 994.0' and a chord bearing of N-44°57'31"-E, a distance of 636.15' to the point of beginning. Containing 2.75 Acres more or less.

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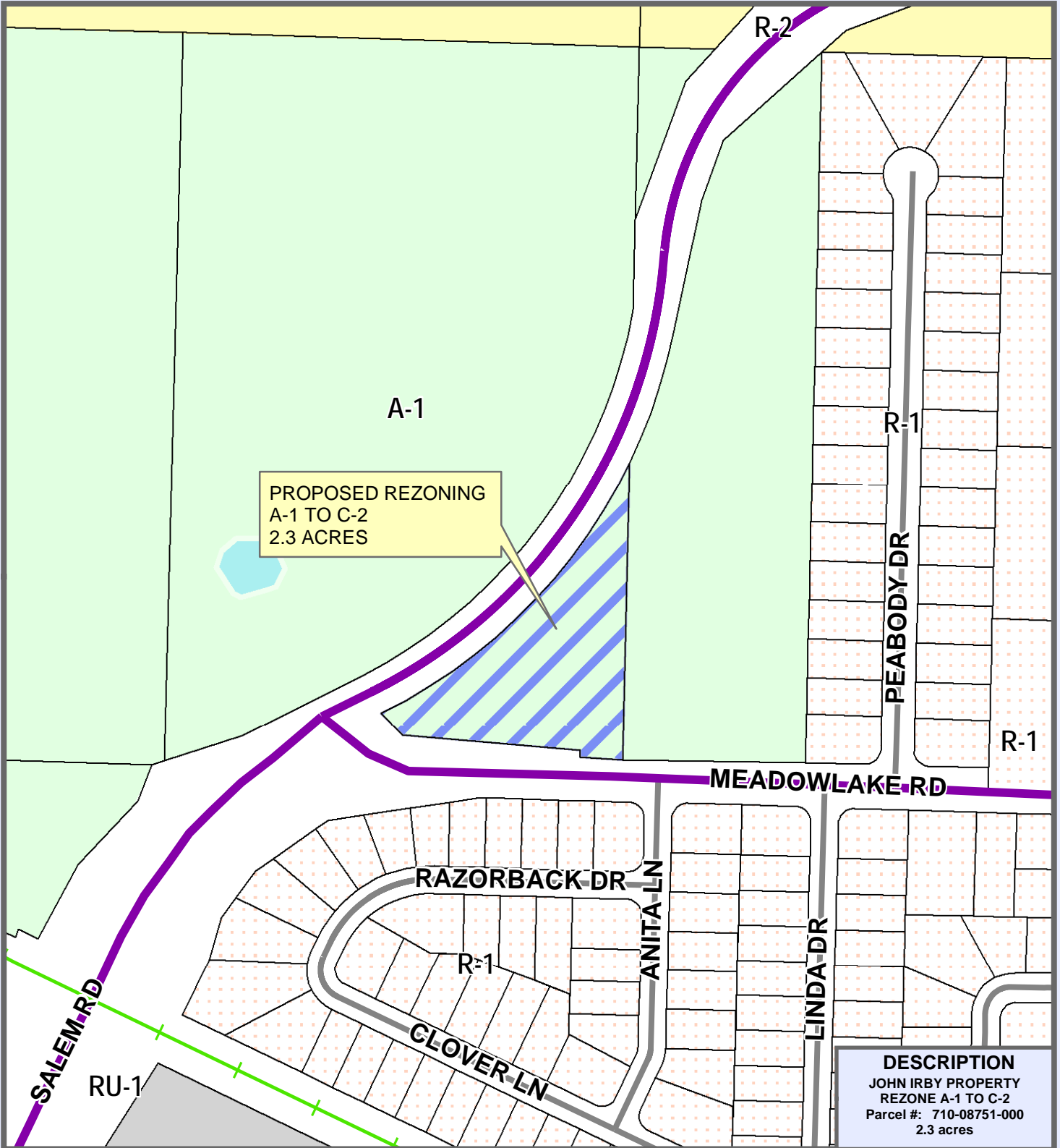
was reviewed by the Planning Commission at its regular meeting on July 18, 2011. Following the public hearing, the Planning Commission voted 6 – 0 to hold the item in committee until the August meeting. That meeting was not held for lack of a quorum. At the next regular meeting on September 19, the Planning Commission voted 6 – 1 that the request be sent to the City Council with a recommendation for denial. Applicant is now appealing that denial and thereby the denial of the conditional use before the City Council at this September 27 meeting.

Submitted by,

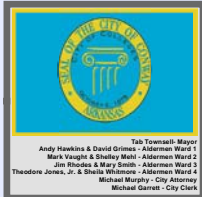
Kent Mathis, Chairman  
Planning Commission

# CITY OF CONWAY

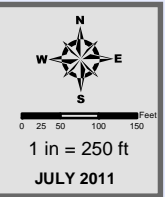
## IRBY REZONE A-1 TO C-2



**DESCRIPTION**  
 JOHN IRBY PROPERTY  
 REZONE A-1 TO C-2  
 Parcel #: 710-08751-000  
 2.3 acres



INTERSTATE	LOT LINE	<b>Residential</b>	<b>Industrial</b>
MAJOR ARTERIAL	STREAMS	R-1	MF-1
MINOR ARTERIAL	LAKES & PONDS	R-2A	MF-2
COLLECTOR	CITY LIMITS	R-2	MF-3
RESIDENTIAL		HR	RMH
PRIVATE ROAD		SR	
INTERSTATE RAMP		<b>Commercial Office</b>	<b>Special</b>
RAILROADS		C-1	SP
		C-2	S-1
		C-3	A-1
		C-4	PUD
			TJ



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**CONTACT INFORMATION**  
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 gis.cityofconway.org (UNDER DEVELOPMENT)  
 E-MAIL: Jason.Lyon@CityOfConway.org

Printing Date: 7/10/2011  
 File Monthly Maps/201107/JUL2011IRBY REZ.mxd



## CONWAY PLANNING COMMISSION

1201 OAK STREET CONWAY, AR 72032 (501) 450-6105

September 20, 2011

Council Members  
Conway, AR 72032

Dear Council Members:

Robert Henry's request on behalf of John and Linda Irby for a conditional use permit to allow fuel pumps for property located at 2710 Meadowlake Road (the northeast corner of Meadowlake and Salem Roads) with the legal description

Part of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ , Section 35, T-6-N R-14-W, Faulkner County, Arkansas, described as commencing at the NE Corner of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$  and run S-1°38'10"W along the East line of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ , 748.33' to the point of beginning; thence continue S-1°38'10"-W, 568.70' to the SE Corner of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ ; thence N-88°21'20"-W along the South line of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ , 358.59'; thence N-1°38'10"-E, 29.22'; thence N-43°50'14"-W, 109.25' to the East right of way of Salem Road; thence 647.54' along the arc of a Curve to the left having a radius of 994.0' and a chord bearing of N-44°57'31"-E, a distance of 636.15' to the point of beginning. Containing 2.75 Acres more or less.

This Tract is subject to a 40' right of way along the South side for Meadowlake Road.

was on the agenda for the Planning Commission's regular meeting on July 18, 2011. However, the accompanying rezoning was held in committee and no public hearing occurred on the conditional use request. At its September 19 regular meeting, the Planning Commission voted 6 – 1 that the rezoning request be sent to the City Council with a recommendation for denial thereby rendering the conditional use request moot. However, the Commission did take public comment and discuss conditions that might be placed on a conditional use should the rezoning and attendant conditional use denial be appealed to the City Council. Those conditions are as follows.

1. Hours of operation shall be 6:00 a.m. to 11:00 p.m.
2. No external sound system allowed.
3. Right of way for future roundabout as required by City Engineer.
4. Stage 2 vapor recovery system for fuel dispensers required.
5. Eight-foot solid wood privacy fence all along the east property boundary keeping a 7-foot green space around the property is required.
6. Gas deliveries shall be between 6:00 a.m. to 8:00 a.m., and 6:00 p.m. to 11:00 p.m.
7. Trash pickup shall be between 6:00 a.m. and 6:00 p.m.
8. No flags or banner signs allowed.
9. Setbacks and landscaping shall be as required by Development Review.
10. Directional lighting shall be inward, downward, and shrouded.

Submitted by,

Kent Mathis, Chairman  
Planning Commission