



# **CITY OF CONWAY, ARKANSAS PLANNING COMMISSION**

January 20, 2026 • 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

January 20, 2026

### PLANNING COMMISSION

Ethan Reed, Chair  
Alexander Baney, Vice -Chair  
Mark Ferguson, Secretary  
Jensen Thielke  
Brooks Davis  
Keena Haygood  
Cassidy D Cook  
Kevin Gambrell  
Lori Quinn  
Grace Rains

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 **01 27, 2026.**

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 [Board of Zoning Adjustment] and Roll Call.**

**Finding of a Quorum.**

#### I. Variance Review\*\*

- A. Request for zoning variance to allow a commercial accessory structure greater than 160sf in size for property located at 1965 E Oak (VAR-1125-0133)
- B. Request extension of expired variance permit at 1695 S German Ln (VAR-1125-0137)

**Adjourn.**

**Call to Order [Planning Commission] and Roll Call.**

**Finding of a Quorum.**

**Approval of Minutes.** December 15, 2025

#### I. Public Hearings\*\*

- A. Request to rezone property at 2125 College Ave from O-3 to C-2 (REZ-1225-0143)
- B. Request to rezone property at 51 Southerland Rd from A-1 to R-1 (REZ-1225-0147)

#### II. Announcements/Additional Business

- A. Items as decided by the Commission

**Adjourn.**

**The following items are for consideration by**  
**the BOARD OF ZONING ADJUSTMENT**  
**consisting of the members of the**  
**Planning Commission**



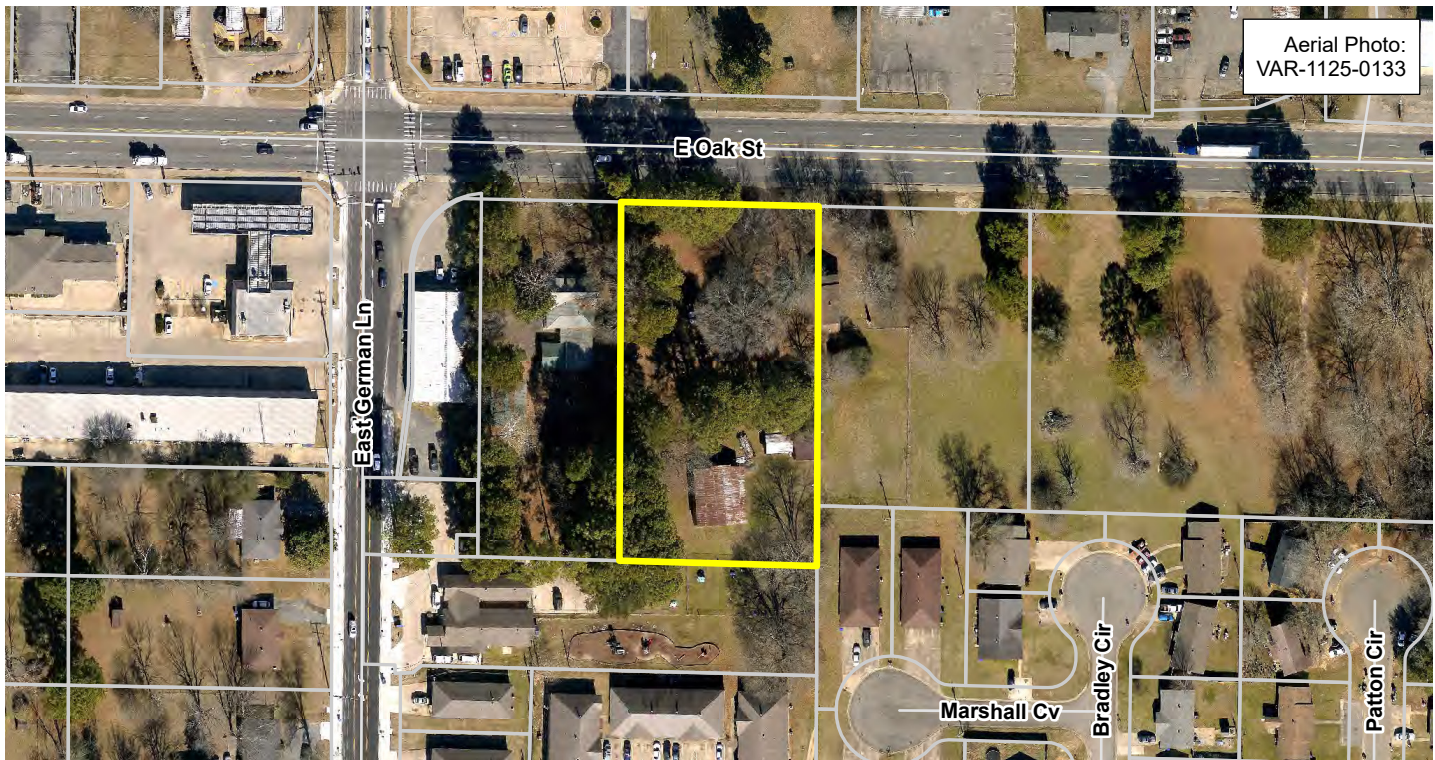
Approx. 325ft E of the intersection of E German Ln and E Oak St

**APPLICANT/AUTHORIZED AGENT**

L & W Development, LLC  
3150 Promenade Pt  
Conway, AR 72034

**OWNER**

Justin Magie  
915 Oak St  
Unit 102  
Conway, AR 72032

**SITE DATA**

**Location.** 1965 E Oak Street. ±325ft east of the intersection of East German Ln and E Oak St. Lot 2, H.F. Langford Subdivision.

**Site Area.** ±1.35 acres.

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

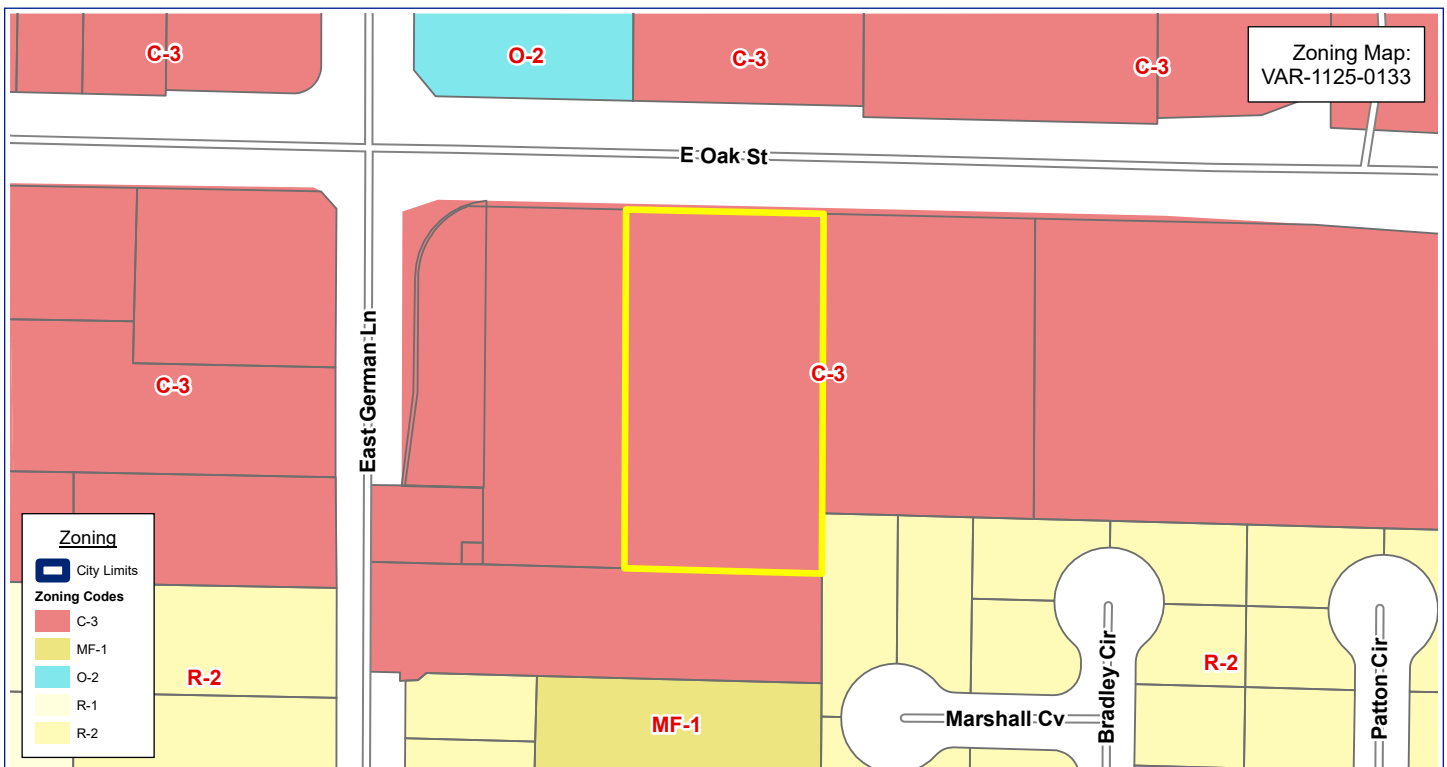
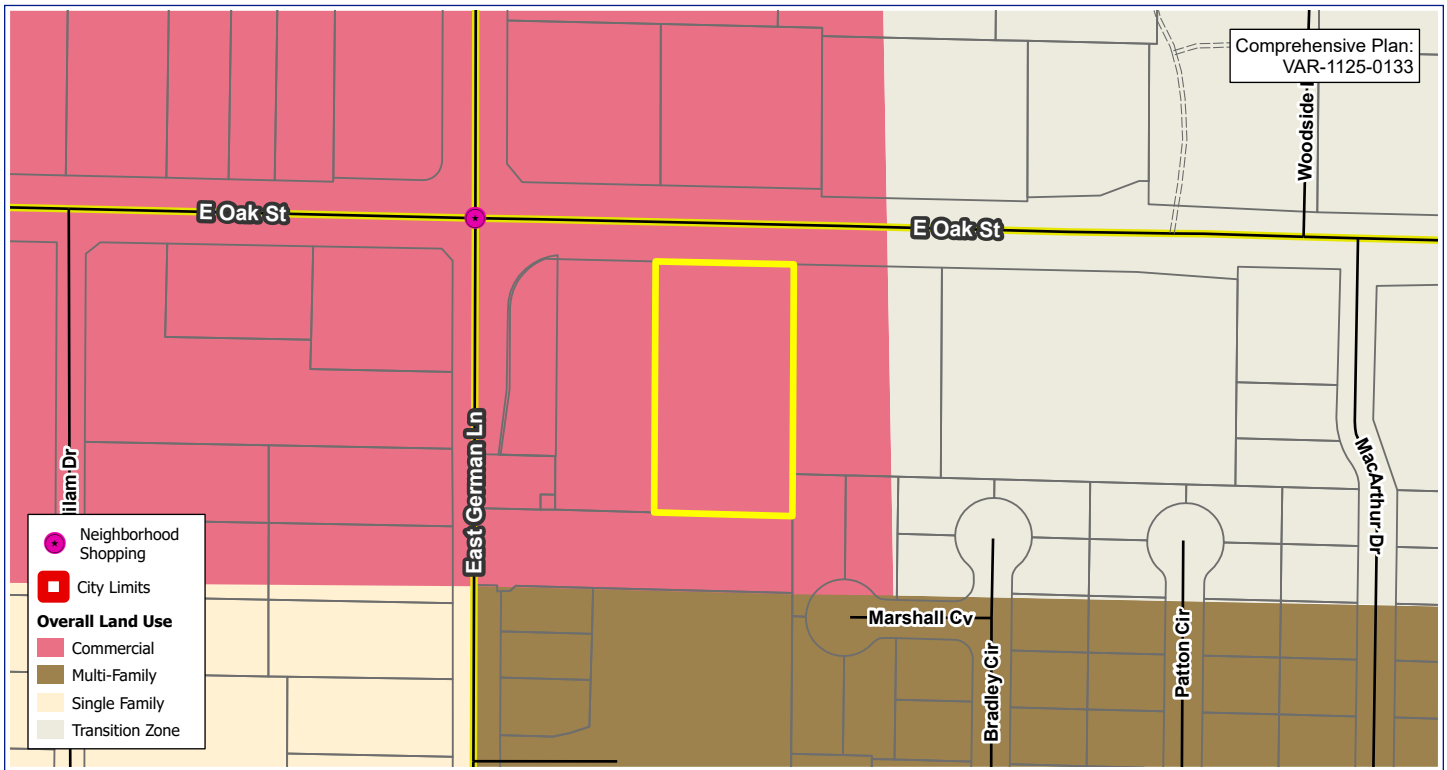
**Existing Structures.** None.

**Overlay.** Oak Street Ahead Corridor Plan. Plan proposes mixed use/commercial infill with cross and shared access drives. This proposed development design and layout, along with the adjacent McDonald's site to the west, are consistent with the Oak Street Ahead Corridor Plan.

**Requested Zoning Variance.** To allow a commercial accessory structure to exceed the 160 square foot maximum.

**General Overview.** The applicant is proposing to construct a detached canopy over the drive-thru lane of a new commercial development submitted for site development review. The proposed structure is approximately 1,000-sf and is proposed to be setback from the eastern property line by 18.8'. The total area of commercial accessory structures is limited to 160-sf in the C-3 zoning district. This request would necessitate the granting of a variance to accommodate the larger commercial accessory structure by allowing the increase of allowed accessory area by 840-sf.

Approx. 325ft E of the intersection of E German Ln and E Oak St



Approx. 325ft E of the intersection of E German Ln and E Oak St

**Zoning Code.** §502.1.D.1- Total area of commercial accessory building(s) shall not be larger than one hundred sixty (160) square feet.

**Basis of Variance Review.** In accordance with §702.2 the Zoning Code, the Board of Zoning Adjustment, consisting of the members of the Planning Commission shall, *"Hear and decide variance requests from the literal provisions of the Zoning Code in instances where strict enforcement of the Zoning Code would cause undue hardship because of circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Zoning Code."*

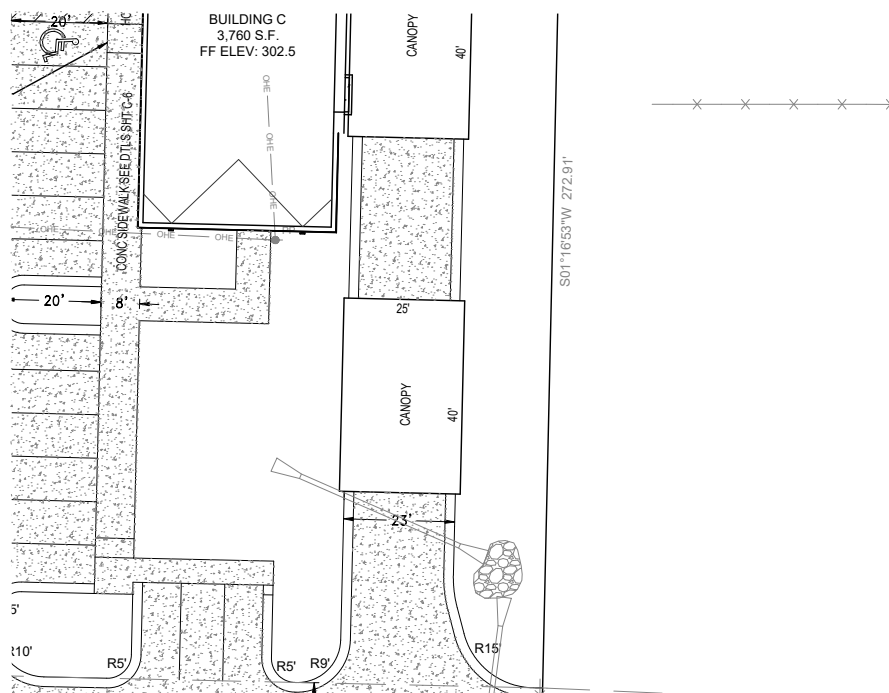
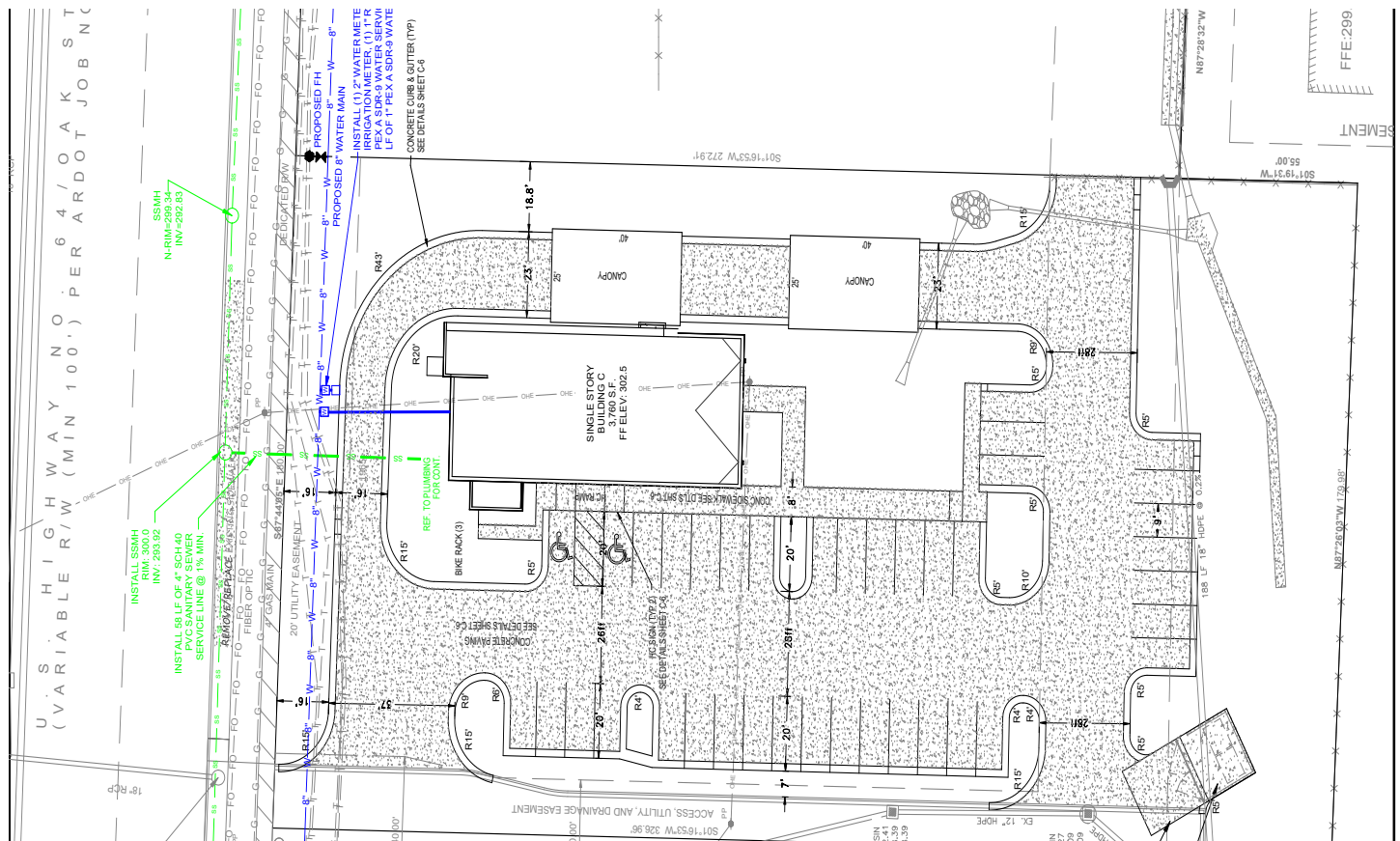
#### **STAFF COMMENTS**

- A new eating place with drive-thru is proposed at the recently subdivided location. Due to the ordering nature of the restaurant, the applicant has requested a detached accessory structure be allowed on site.
- The properties to the west and east are currently undeveloped, but uses of high vehicle impact dining/retail are most likely planned in the future.
- The proposed accessory structure meets all setbacks and lot coverage requirements for the C-3 zone and the requirements for accessory structures.
- The design of and cladding on the structure will mimic that of the newly proposed commercial development on site.
- Allowing the variance would not preclude the applicant from meeting all other requirements of the C-3 zone.
- The maximum allowed area of accessory structures is too restrictive for feasible commercial operation.
- Granting the variance would not likely harm adjacent property.

#### ***Should the Commission choose to approve the variance request, Planning staff proposes the following conditions:***

1. The accessory structure shall be constructed as proposed on the submitted elevations and site plan for site development review and be of similar/complementary exterior finishes to the primary structure on site.
2. The variance shall become lapsed and void if construction for the canopy has not begun within 18 months of site development approval.

Approx. 325ft E of the intersection of E German Ln and E Oak St





Approx. 325ft E of the intersection of E German Ln and E Oak St



View of subject property



Site and adjacent properties to the S



Adjacent property to the E



Adjacent property to the W



Adjacent property to the N



Looking W up E Oak St



W of the intersection of S German Ln, Lacroix Ln, and Bill Bell Ln

## APPLICANT/AUTHORIZED AGENT

Restoration House of Praise Ministries  
Barry Macon  
1920 Hallous Street  
Conway, AR 72032

## OWNER

Barry Macon  
1695 S German Ln  
Conway, AR 72034



## SITE DATA

**Location.** 1695 S German Ln. West of the intersection of S German Ln, Lacroix Ln, and Bill Bell Ln.

**Site Area.** ±1.81 acres.

**Current Zoning.** S-1 (Institutional District).

**Existing Structures.** A 4,000-sf religious facility.

**Overlay.** None.

**Requested Zoning Variances.** **EXTENSION OF EXPIRED VARIANCE PERMIT ISSUED JUNE 17, 2024 (VAR-0524-0067).**

1. Reduced minimum lot depth to varied dimensions due to lot configuration — 100-foot requirement.
2. Request for a reduced front setback (6-foot) — 25-foot requirement.
3. Request for reduced rear setback (10-foot) — 25-foot requirement.
4. Reduced landscaped setback parallel to street (5 foot-25 foot) — 25-foot requirement.

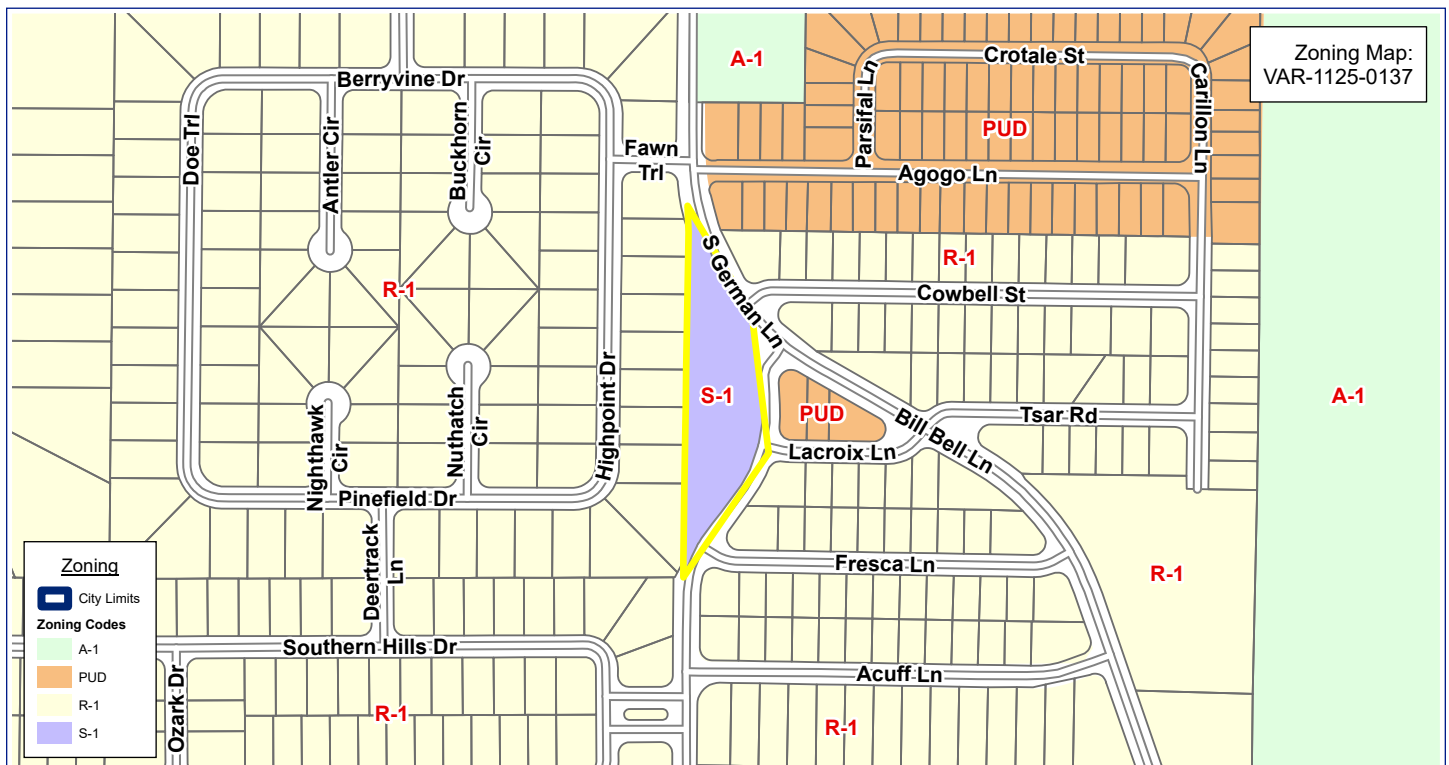
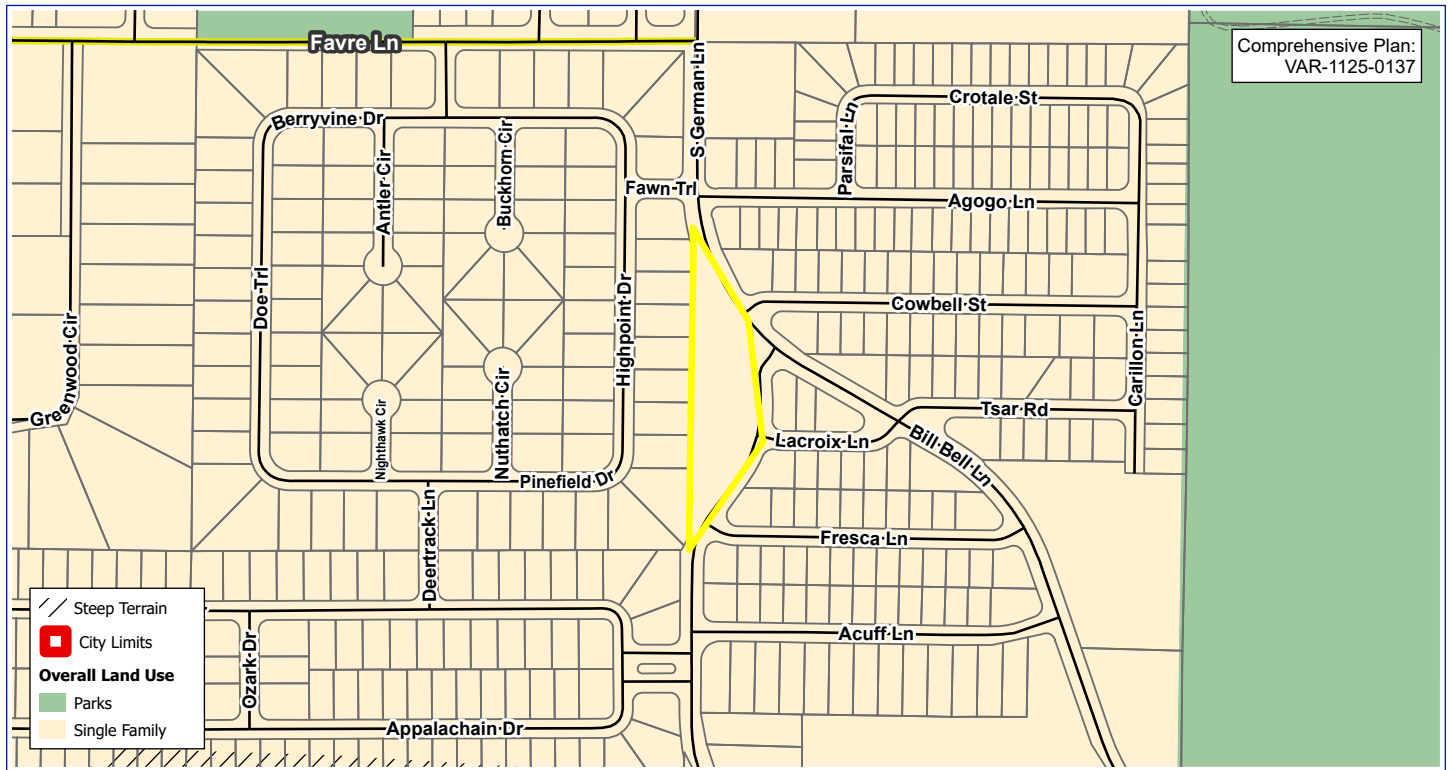
**General Overview.** The applicant is proposing to construct a 2,295-sf addition to the existing church on the property. Due to topographical constraints from grade, further development to the north is not feasible and the church's expansion necessitates the request for the above variances. The property was rezoned from A-1 (Agricultural District), with a conditional use permit granting Religious Activities, to S-1 at the April 15, 2024, Planning Commission meeting (O-24-34). The rezone voided the existing conditional use permit and the new zoning designation now allows the approval of variance requests, if applicable.

# Variance to allow reduced setbacks and lot depth

VAR-1125-0137

I.B

W of the intersection of S German Ln, Lacroix Ln, and Bill Bell Ln



**Zoning Code.**

1. Variance request for reduced minimum lot depth (§310.3, "Each lot must be a minimum of one hundred (100) feet in depth at its shallowest point with the depth measured at right angles or radial to the centerline of the street.")
2. Variance request for reduced front setback from the required 25' (§310.3, "Minimum front yard 25'.")
3. Variance request for reduced rear setback from the required 25' (§310.3, "Minimum rear yard 25'.")
4. Variance request for reduced 25' landscaped setback (§310.4, "For lots that are one (1) acre or more in size and one hundred fifty (150) feet or more in width at the building line, there shall be a twenty-five (25) foot landscaped setback parallel to and abutting any boundary street that shall be provided and maintained by the owner with restricted parking allowing no wheeled vehicles.")

**Basis of Variance Review.** In accordance with §702.2 the Zoning Code, the Board of Zoning Adjustment, consisting of the members of the Planning Commission shall, "Hear and decide variance requests from the literal provisions of the Zoning Code in instances where strict enforcement of the Zoning Code would cause undue hardship because of circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the Zoning Code."

**STAFF COMMENTS \*new**

- *The applicant received 4 zoning variance approvals on the June 17, 2024, Board of Zoning Adjustment meeting with 9 conditions (see below).*
- *Per condition #9, the variance shall lapse and void if the construction for the addition has not commenced within eighteen (18) months. On December 17, 2025, the Variance Permit expired.*
- *The applicant submitted for subdivision review in August of 2024, but as of September of 2024, the case has not been active. The applicant is requesting an additional 18-month extension to the Variance Permit.*
- The constraints to the developable space to the north push all developable areas to the south of the existing structure.
- Due to the surroundings, lot shape, and topographical conditions of the property, the strict application of the Zoning Code would result in an undue hardship to the church for future expansion. With the existing church footprint already having reduced rear setbacks, the granting of a reduced rear setback would be required for the new addition as well.
- To pull appropriate building permits, the applicant will have to undertake site development and subdivision review; platting of the property will require the appropriate amount of right of way dedication along S German Ln (30'). This will dedicate portions of the front setback buildable area including existing parking spaces as well as landscaping area.
- With the front setback reduced from 25', the required 25' front landscaping setback will also have to be reduced. There is already existing parking in the required landscape setback, and staff are requesting to waive that section of the Zoning Code as it only applies to S-1 lots. This parcel is not in a standard lot configuration where enforcing the landscaping buffer is practical.
- There are parking constraints existing on site, and not allowing parking in the landscaping setback would affect existing established parking.
- All existing parking along S German Ln may remain, but in the event of street improvements projects, will be required to be removed, if necessary. No expansions can be made to the existing parking lot along S German Ln to further encroach into right of way.

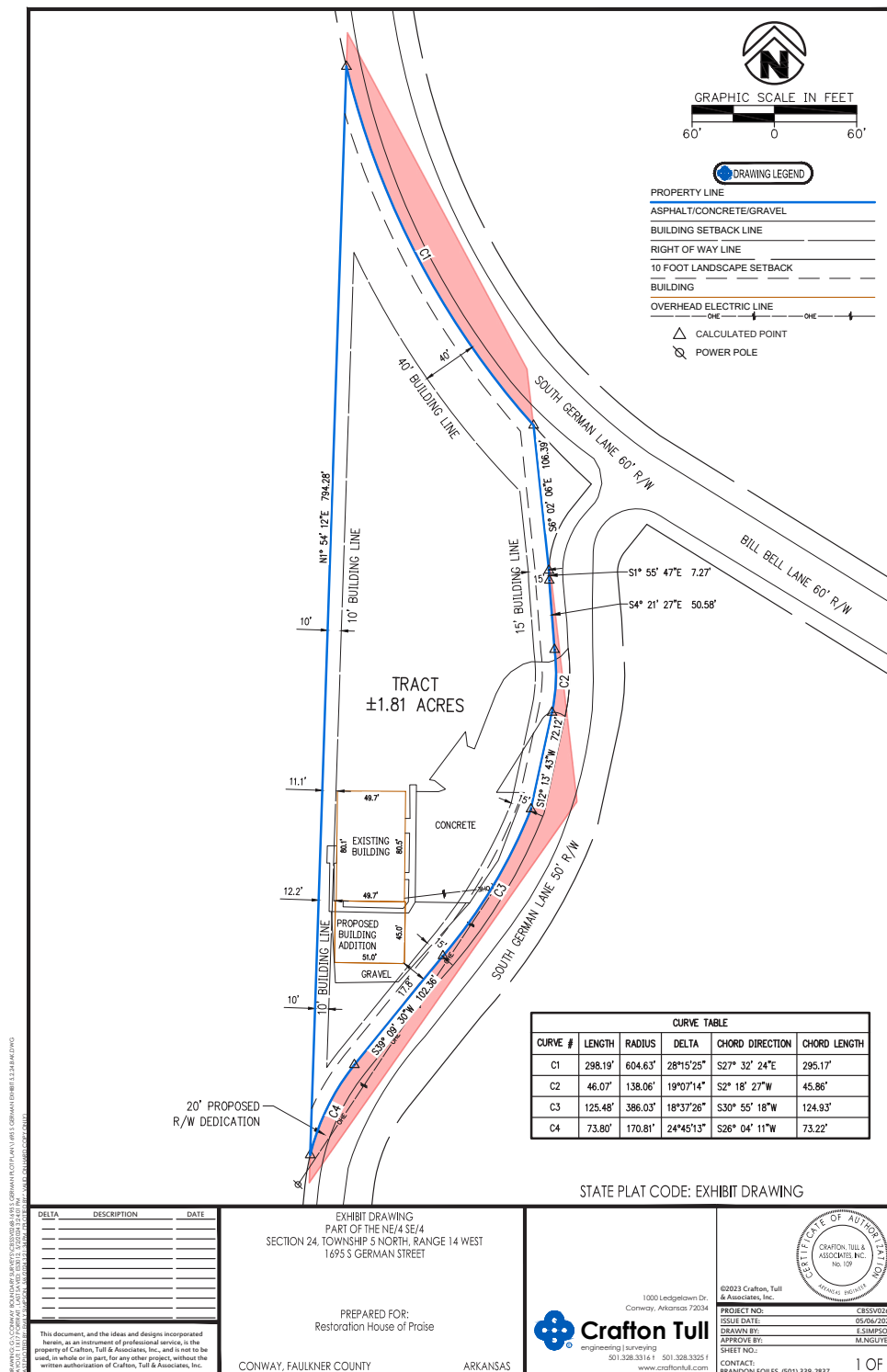
*Should the Commission choose to approve the extension of the variance request, Planning Staff proposes the same conditions as originally approved per VAR-0524-0067.*

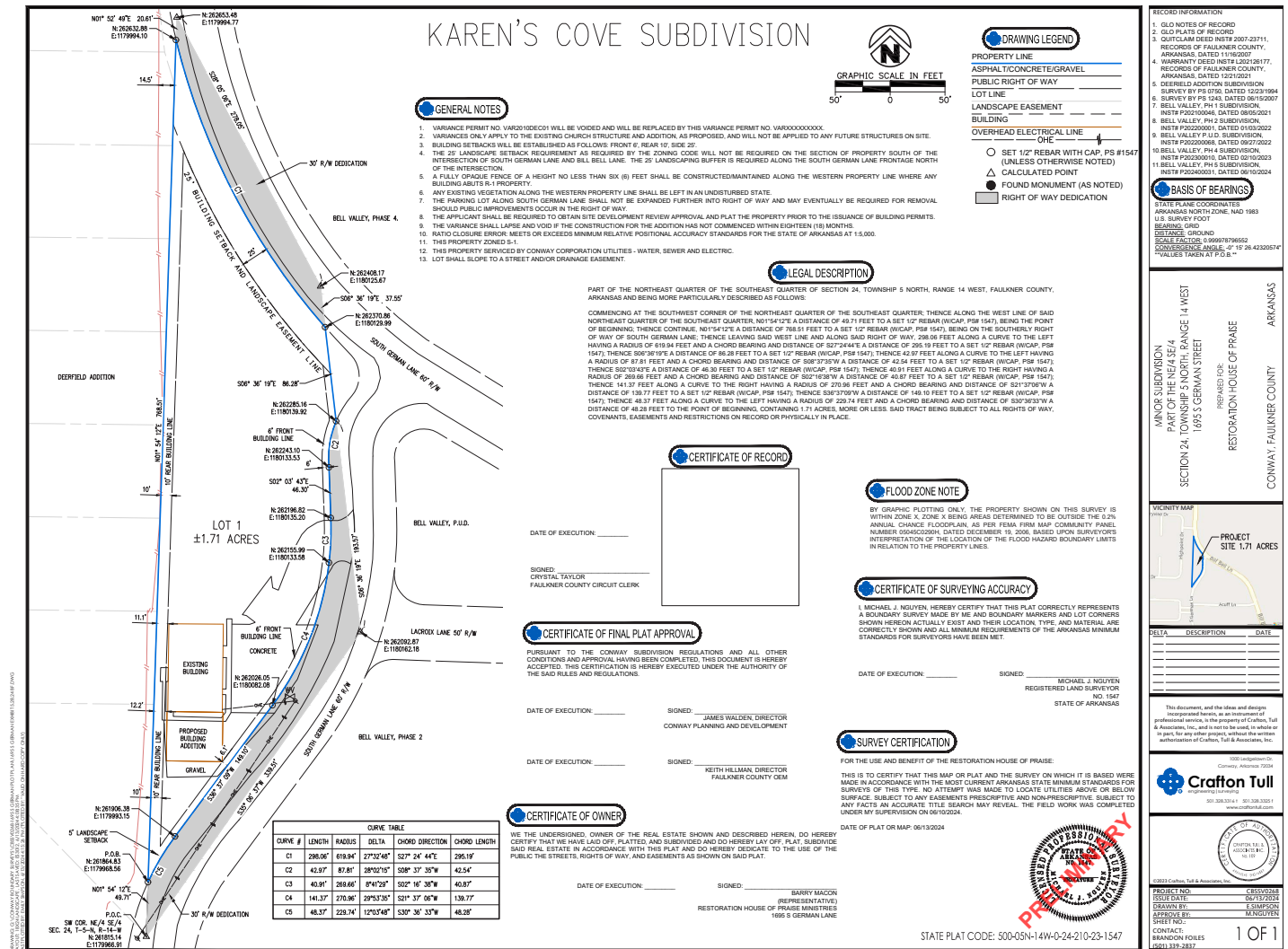
1. Variance Permit No. VAR2010DEC01 will be voided and will be replaced by this variance permit.
2. Variances only apply to the existing church structure and addition, as proposed, and will not be applied to any future structures on site.
3. Building setbacks will be established as follows:
  - Front: 6 feet
  - Rear: 10 feet
  - Side: 25 feet
4. The 25' landscape setback requirement as required by the Zoning Code will not be required on the section of property south of the intersection of S German Lane and Bill Bell Lane. The 25' landscaping buffer is required along the S German Ln frontage north of the intersection.
5. A fully opaque fence of a height no less than six (6) feet shall be constructed/maintained along the western property line where any building abuts R-1 property.



W of the intersection of S German Ln, Lacroix Ln, and Bill Bell Ln

6. Any existing vegetation along the western property line shall be left in an undisturbed state.
7. The parking lot along S German Ln shall not be expanded further into right of way and may eventually be required for removal should public improvements occur in the right of way.
8. The applicant shall be required to obtain site development review approval and plat the property prior to the issuance of building permits.
9. The variance shall lapse and void if the construction for the addition has not commenced within eighteen (18) months.







Permit No. **VAR-0524-0067**  
GL: 051424SE

# VARIANCE PERMIT

## City of Conway, Arkansas

PROPERTY DESCRIPTION/ADDRESS/LOCATION: 1695 S German Lane, more particularly described as:

PART OF THE NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 24, T5N, R14W, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  AND RUNNING THENCE NORTH BY 34 DEGREES 2 MINUTES EAST A DISTANCE OF 339.8 FEET TO A POINT IN THE COUNTY ROAD RIGHT OF WAY; THENCE NORTH BY 7 DEGREES 39 MINUTES WEST A DISTANCE OF 317.4 FEET TO A POINT IN THE COUNTY ROAD RIGHT OF WAY; THENCE NORTH BY 31 DEGREES 21 MINUTES WEST A DISTANCE OF 282.7 FEET TO A POINT ON THE WEST LINE OF SAID NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; THENCE SOUTH 838.8 FEET TO THE POINT OF BEGINNING.

### VARIANCE GRANTED:

1. Reduced minimum lot depth to varied dimensions due to lot configuration — 100-foot requirement.
2. Request for a reduced front setback (6-foot) — 25-foot requirement.
3. Request for reduced rear setback (10-foot) — 25-foot requirement.
4. Reduced landscaped setback parallel to street (5 foot-25 foot) — 25-foot requirement.

### CONDITIONS:

1. Variance Permit No. VAR2010DEC01 will be voided and will be replaced by this variance permit.
2. Variances only apply to the existing church structure and addition, as proposed, and will not be applied to any future structures on site.
3. Building setbacks will be established as follows:
  - Front: 6 feet
  - Rear: 10 feet
  - Side: 25 feet
4. The 25' landscape setback requirement as required by the Zoning Code will not be required on the section of property south of the intersection of S German Lane and Bill Bell Lane. The 25' landscaping buffer is required along the S German Ln frontage north of the intersection.
5. A fully opaque fence of a height no less than six (6) feet shall be constructed/maintained along the western property line where any building abuts R-1 property.
6. Any existing vegetation along the western property line shall be left in an undisturbed state.



Permit No. **VAR-0524-0067**  
GL: 051424SE

7. The parking lot along S German Ln shall not be expanded further into right of way and may eventually be required for removal should public improvements occur in the right of way.
8. The applicant shall be required to obtain site development review approval and plat the property prior to the issuance of building permits.
9. The variance shall lapse and void if the construction for the addition has not commenced within eighteen (18) months.

June 17, 2024

Date of Board of Zoning Adjustment meeting granting variance

Rebekah Fincher, Chairman 2024  
Conway Planning Commission (acting as Board of Zoning Adjustment)





View of subject property looking S



View of subject property looking N



Proposed addition location



Property adjacent to the E



Property adjacent to the SE



Property adjacent to the NE

**The following items are for consideration by**  
**the**  
**CONWAY PLANNING COMMISSION**



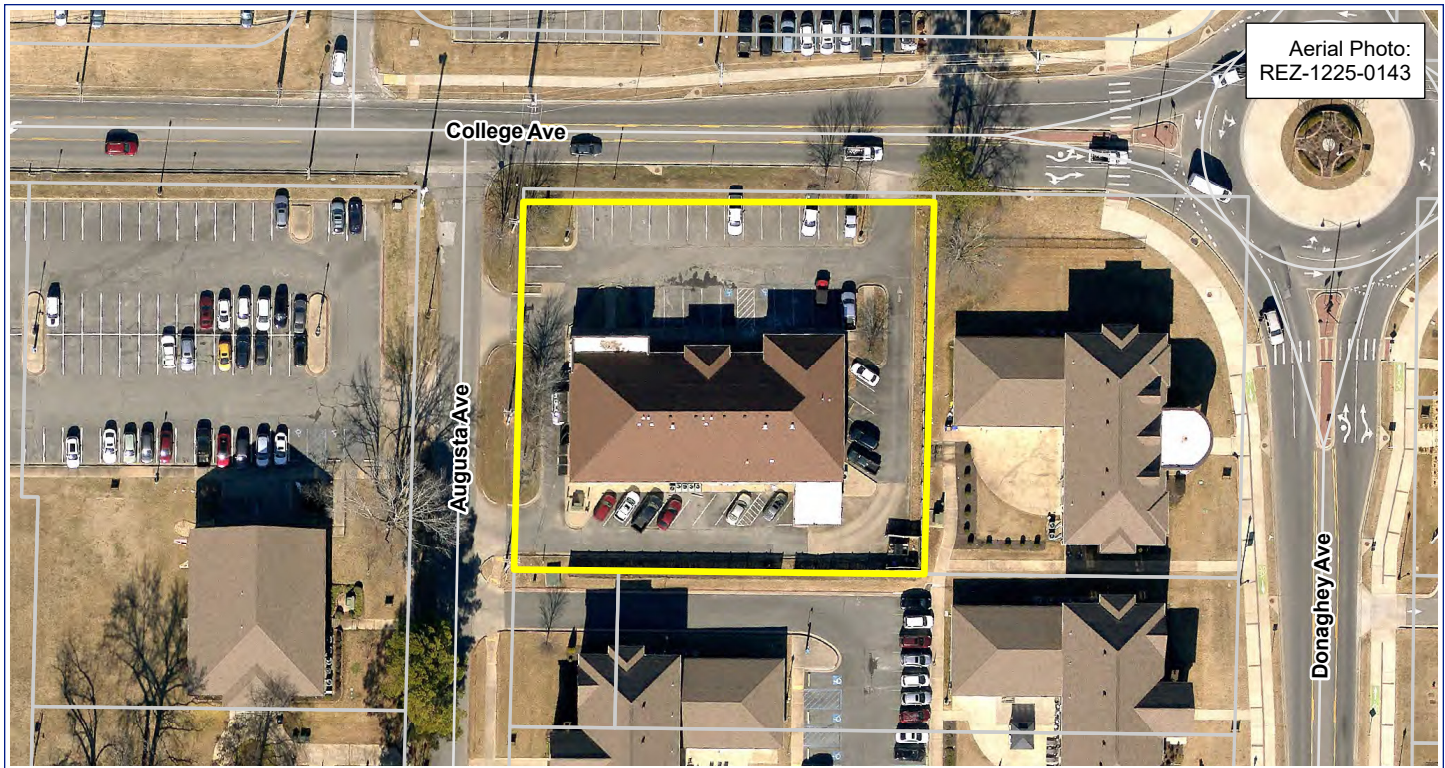
Approx. 120ft W of the roundabout at College Ave and Donaghey Ave

**APPLICANT/AUTHORIZED AGENT**

Knowles Adkisson  
2405 Prince St  
Conway, AR 72034

**OWNER**

4 HIMS, LLC  
1402 Quail Creek Dr  
Conway, AR 72032

**SITE DATA**

**Location.** 2125 College Ave. Approximately 120ft west of the roundabout at College Ave and Donaghey Ave; the southeast corner of the intersection of College Ave and Augusta Ave.

**Site Area.** ±0.67 acres.

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

**Requested Rezoning.** C-2 (Neighborhood Commercial District).

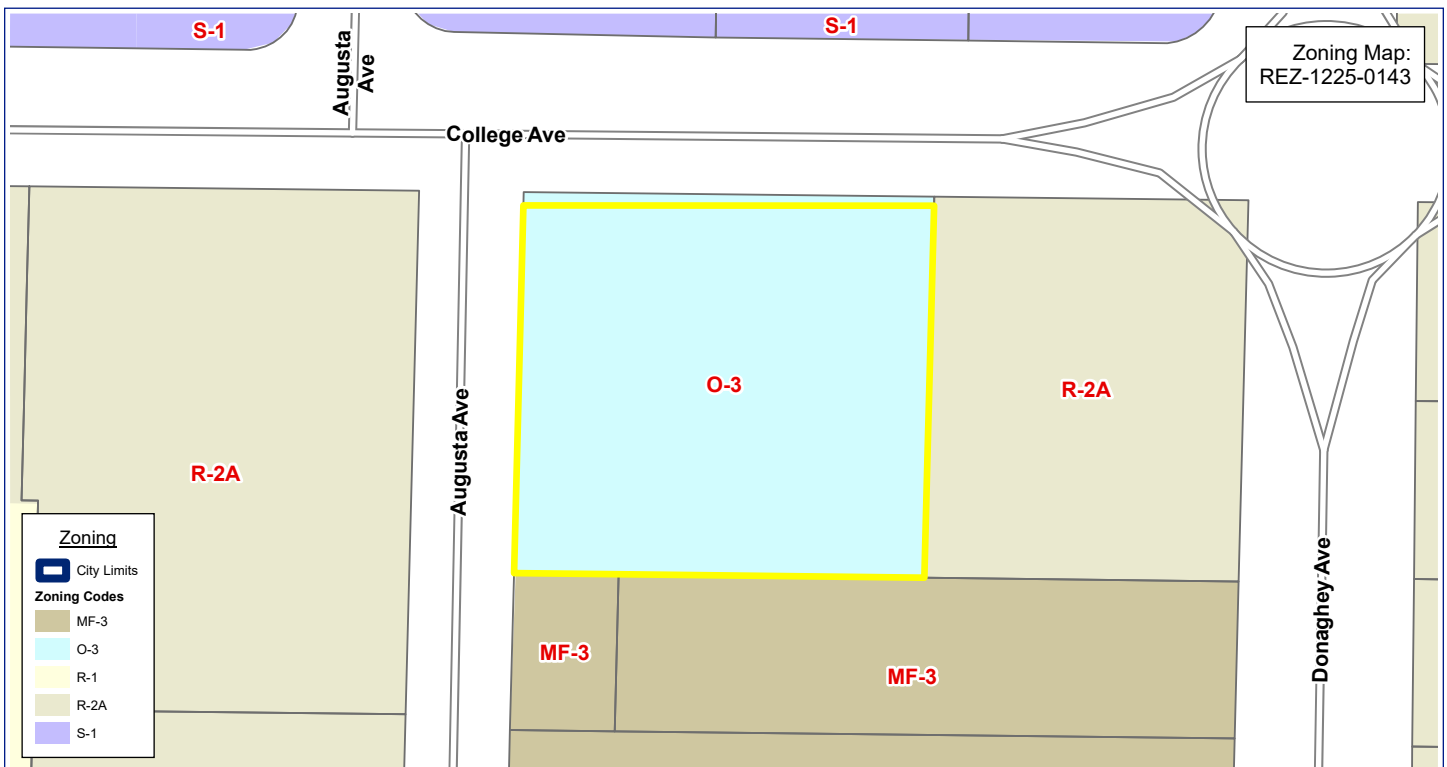
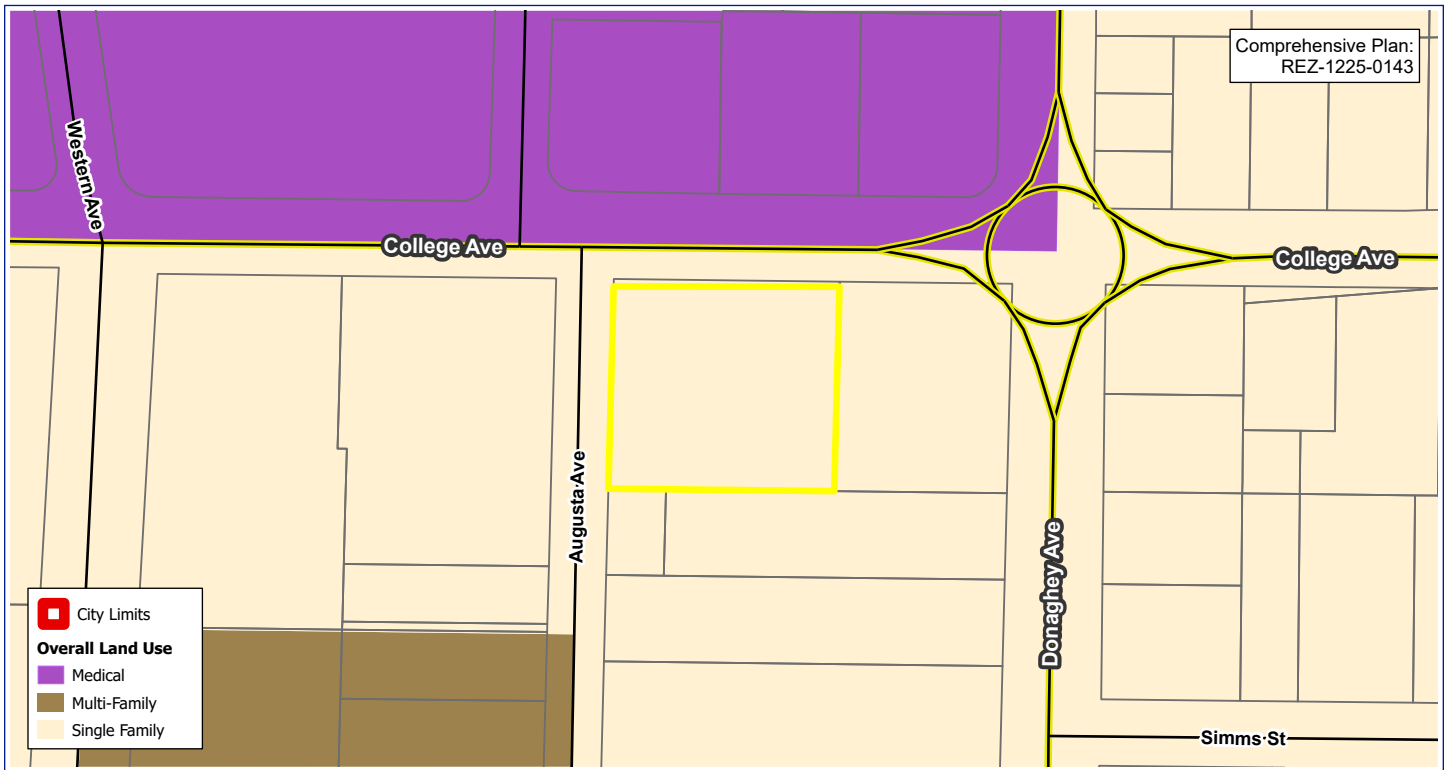
**Adjacent Zoning.** North: S-1 (Institutional District); East, West: R-2A (Two Family Residential District); South: MF-3 (Multi-Family District).

**Existing Structures.** A 7,596-sf shopping center building.

**Overlay.** Old Conway Design Overlay District—Suburban Zone.

**Comprehensive Plan.** Single-Family.

Approx. 120ft W of the roundabout at College Ave and Donaghey Ave





Approx. 120ft W of the roundabout at College Ave and Donaghey Ave

**Projected Traffic Impact.** With the applicant requesting the rezoning to C-2, traffic counts will most likely increase as C-2 zones tend to generate more traffic than O-3 zones. The highest, allowed by right, traffic generating use in the C-2 zone would be a restaurant or medical clinic. Based off the size of the existing building dimensions, multiple combined neighborhood commercial uses could generate up to 413 vehicle trips per weekday. Any newly established businesses would be wholly contained to existing leasable space.

**Current Traffic Counts.** 15,000 ADT west of Western Ave on the Conway Regional Medical Center campus.

**Flood/Drainage.** The site is not located within any FEMA Special Flood Hazard zones.

**Utilities.** All services appear present at the site.

**Master Street Plan.** College Ave – Minor Arterial (80' ROW); Augusta Ave – Collector (60' ROW).

**Street Improvement.** None proposed at this time.

## STAFF COMMENTS

- It is the intent of the applicant to rezone this parcel of land from O-3 to C-2 for commercial development. It is Planning Staff's understanding that the requested rezone will allow more freedom with lease options for the shopping center while also allowing the existing Pharmacy with Drive Thru to operate by right, not via a conditional use permit. The applicant has proposed such uses as retail, food service, gym, and other business uses.
- The property was rezoned from R-2A to O-3 in October of 1999 and at that time, the request was made due to the property no longer being desirable as residential due to adjacent offices and the hospital. The lot was vacant and direct abutting uses were a single-family home to the east, 2 homes to the west across Augusta Ave, and land to the north acquired by Conway Regional for redevelopment. There was also a Conditional Use Permit (No.1235A) granting Pharmacy with Drive-Thru approved at the site in December of 2005.
- The Zoning Code designates the purpose of the O-3 district to:
  - Provide conversion of older structures no longer useful, serviceable, or desirable in present use to office use and to provide appropriate locations for offices which are in proximity to both residential and nonresidential zones.
- The C-2 district provides:
  - Use areas for retail trade and personal service enterprises designed to serve surrounding residential neighborhoods. Such a district should depend chiefly on neighborhood business and less on larger service areas outside the neighborhood and shall generally be located at arterial or collector street intersections and should be within walking distance of area neighborhoods.
- The property is bound by a Collector street to the west and Minor Arterial street to the north, which aligns with general location requirements for C-2 district guidelines.
- General uses allowed by right in the C-2 zone are clothing/antique store, art gallery, bakery, bank, beauty shop, childcare facility, clinic, pharmacy, restaurant (dine in only), food store, hardware store, gym, laundromat, office, and retail—restricted uses as defined by the Zoning Code.
- Abutting land uses today are Multi-Family to the south and R-2A to the east in the form of sorority housing for UCA; Institutional uses to the north for the Conway Regional Medical Center campus, and UCA owned property to the west across Augusta Ave developed for a Greek Village.
- The Comprehensive Plan indicates the property as Single-Family. A large majority of the property in this area is indicated as Single-Family, but as the area has been redeveloped, it would no longer be attractive or appropriate for single-family land use. Due to such diverse adjacent land uses and higher street classifications, the zoning request would allow neighborhood commercial uses within walking distance to much of the adjacent higher density developments.

Bryce Richardson, Brick Real Estate  
2405 Prince Street  
870-530-7262  
bryce@brycerichardson.com

12/5/2025

Ms. Anne Tucker, Director  
City of Conway Planning and Development  
1111 Main Street  
Conway, Arkansas 72032

Re: 2125 College Avenue Rezoning

Dear Ms. Tucker,

Please accept this letter with attachments as our formal request to rezone 2125 College Avenue from its current zoning of O-3 to the planned zoning of C-2. This property is owned by 4 HIMS, LLC, for which I am the authorized agent.

The property is partly occupied by a pharmacy business. By rezoning to C-2, we believe that we can retain the current tenant while expanding the leasable uses of the building to include retail, food service, physical activity, and other business types. Given that the neighboring properties immediately to the east and south of this parcel are presently zoned multi-family zoned residential, this request should be more conducive to the neighborhood by offering expanded amenities to residents of neighboring properties.

We do not anticipate a need to renovate the exterior of the building to attract these potential tenants. For this reason, we do not believe this zoning change will negatively impact neighboring properties.

We look forward to presenting this project at the January 20, 2026 Conway Planning Commission meeting. The publication, signage, and notices shall be forthcoming on or before the January 5 deadline. Please contact me if I can be of further assistance.

Sincerely,

Bryce Richardson



Approx. 120ft W of the roundabout at College Ave and Donaghey Ave



View of subject property looking SE



View of subject property looking E



College and Donaghey roundabout



Adjacent properties to the S



Properties adjacent to the W



Adjacent property to the S



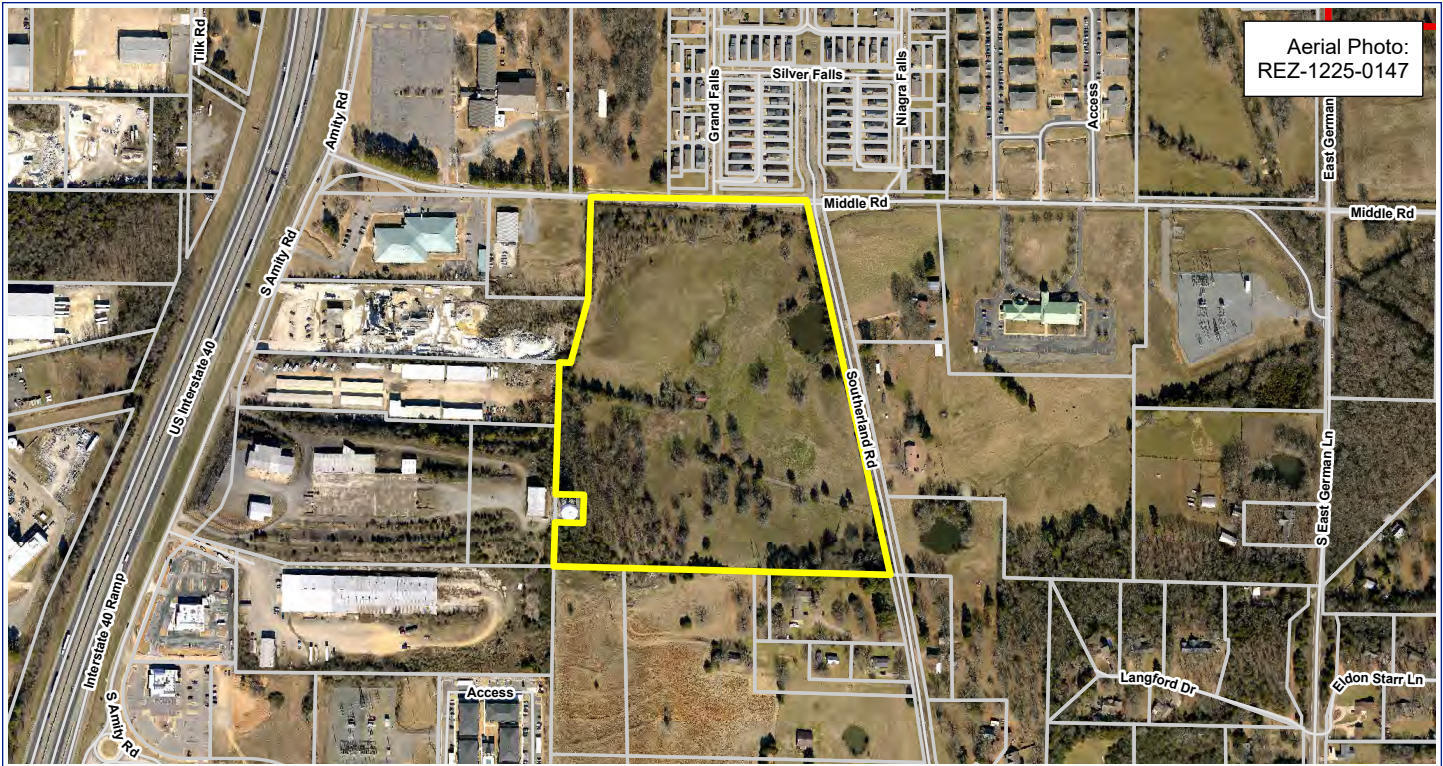
Approx. 950ft E of the intersection of S Amity Rd and Middle Rd

## APPLICANT/AUTHORIZED AGENT

Roy Andrews, Holloway Engineering  
200 Casey Dr  
Maumelle, AR 72113

## OWNER

Eagle 13 LLC  
13 Kings PL  
Quitman, AR 72131



## SITE DATA

**Location.** 51 Southerland Rd. At the southwest corner of the intersection of Middle Rd and Southerland Rd, approximately 950ft E of the intersection of S Amity Rd and Middle Rd.

**Site Area.** ±31.52 acres.

**Current Zoning.** A-1 (Agricultural District).

**Requested Rezoning.** R-1 (One-Family Residential District).

**Adjacent Zoning.** East: A-1; South: A-1 & MF-2 (Multi-Family District); West: I-1 (Intermediate Industrial District) & A-1; North: A-1 & PUD (High density, single family Planned Unit Development).

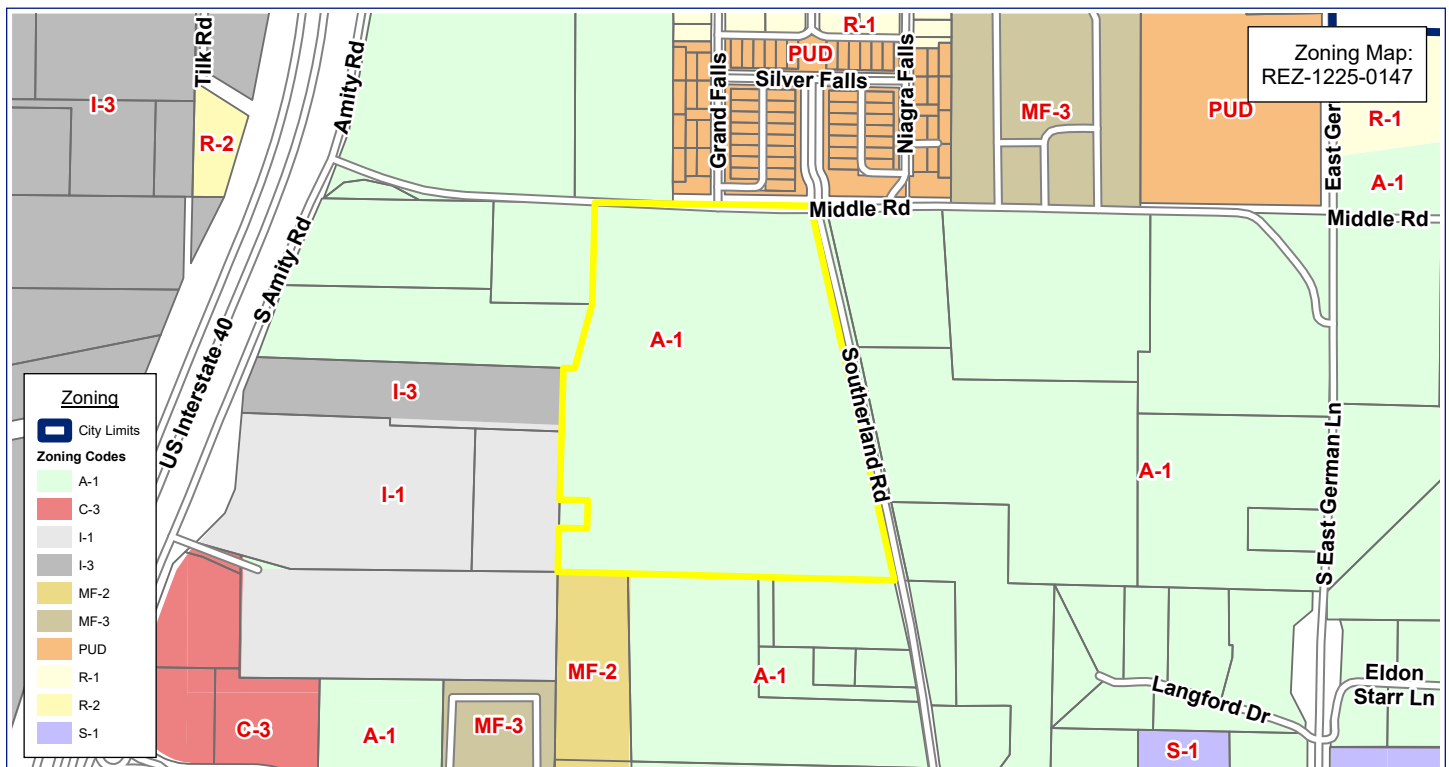
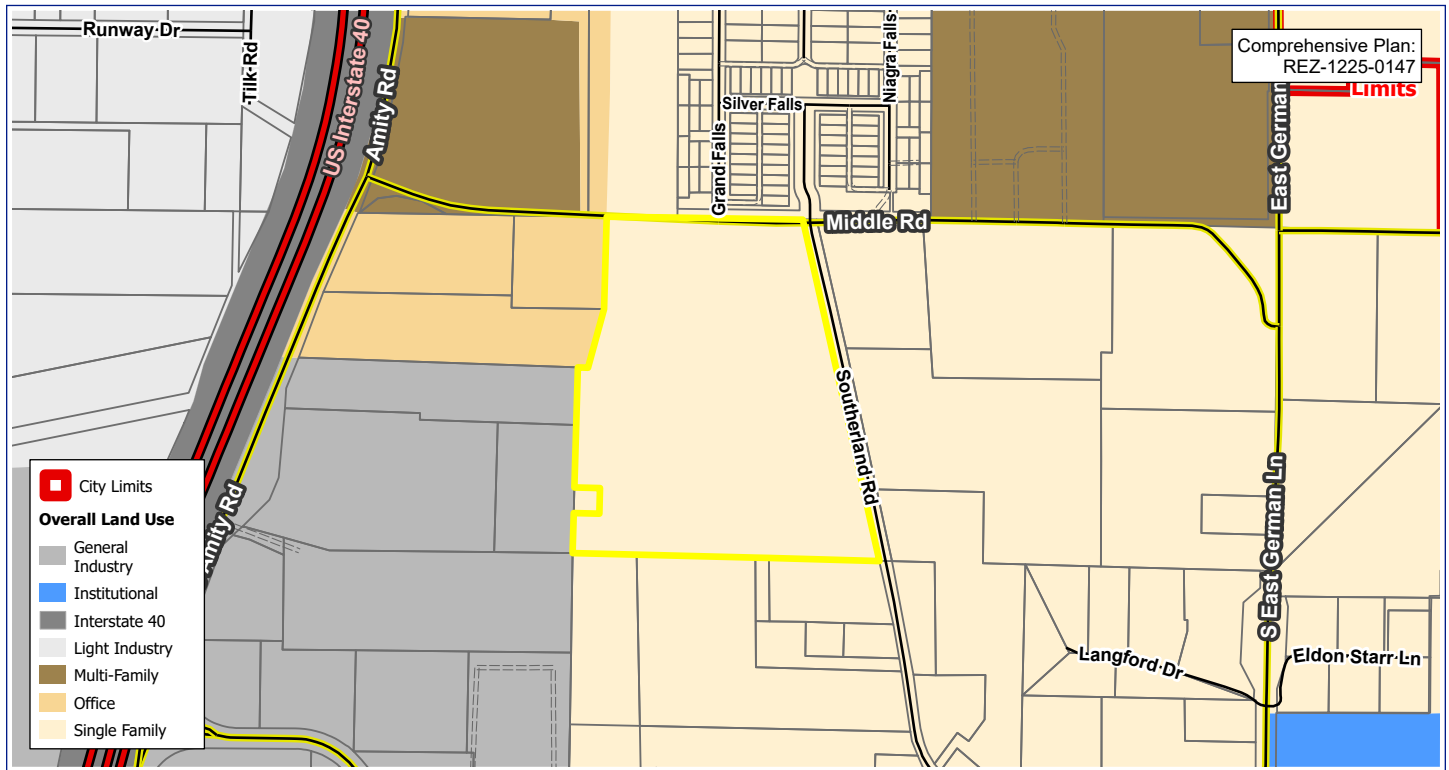
**Existing Structure.** Outbuilding.

**Overlay.** None.

**Comprehensive Plan.** Single Family.

**Projected Traffic Impact.** A rezone to R-1 could result in a maximum of 183 single-family homes with an estimated traffic generation of 1,759 vehicle trips per weekday. Trips would be distributed onto Middle Rd and Southerland Rd.

Approx. 950ft E of the intersection of S Amity Rd and Middle Rd



Approx. 950ft E of the intersection of S Amity Rd and Middle Rd

**Current Traffic Counts.** 3,200 ADT near the northwest corner of the property.

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

**Utilities.** The developer will need to coordinate future extension of utilities with Conway Corp.

**Master Street Plan.** Middle Road – Minor Arterial (80' ROW); Southerland Rd – Collector (60' ROW).

**Street Improvement.** There is a roundabout planned at the southern termination of Southerland Road and Dave Ward Drive.

#### **STAFF COMMENTS**

- The A-1 Zoning District is designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved.
- The R-1 Zoning District is designed to provide quiet, low-density areas for single family living and related recreational, religious, and educational facilities protected from all commercial and industrial activity. The R-1 district is characterized by single-family homes on large lots (minimum 6,000sf).
- The site is adjacent to a mix of zoning districts with various densities and different intensity of use types:
  - Intermediate Industrial (I-1)
  - Multi-Family (MF-2 and MF-3)
  - Agricultural (A-1)
  - Single-family, Planned Unit Development (PUD)
  - One-Family Residential (R-1)
- The current use pattern is characterized as a transition between light industrial and commercial along S Amity Road and E Dave Ward (minor and major arterials) towards residential along local and collector street classifications.
- The Comprehensive Plan designates the area as Single-Family.
- The maximum number of lots that could be developed on site is 183. It is unlikely that the site will be developed to this capacity given the need for a detention area, site topography, typical easement requirements, and an existing electrical easement.
- There is a concurrent 96 lot, major subdivision application under review for the site (SUB-1225-0148). In review is a standard R-1 subdivision consisting of lots over 6,000sf in area meeting the minimum lot width (60ft) and lot depth (100ft) requirements. The preliminary plat shows an internal street system accessed via Middle Rd and Southerland Rd. Also shown are Open Space tracts and right-of-way dedication.
- Any subdivision of the land into smaller lots will require adherence to the Conway Subdivision Ordinance and the Conway Zoning Code, which includes, but is not limited to, the approval of:
  - Street and drainage plans in accordance with the Drainage Criteria Manual and Transportation Standard Details
  - Required lot coverage, setbacks, easements
  - Street right-of-way dedication
- An R-1 zoning designation would not likely result in harm to adjacent property.



Approx. 950ft E of the intersection of S Amity Rd and Middle Rd



View of subject property facing S from Middle Rd



View of subject property facing N



View of subject property facing SW



Adjacent property to the E



Intersection of Middle Rd and Southerland Rd



Adjacent property to the N across Middle Rd

## APPENDIX

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*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.*

### **Development Review Approvals**

- (SDR-1025-0128) Braums Post-SDR at 2505 Prince St
- (SDR-0325-0048) McDonald's at 1955 E Oak St

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

- (P2025-00069) Maxwell Villas Subdivision
- (P2026-00004) Lot 7 Replat of Orchard Hill Subdivision Phase II