

CITY OF GREEN  
Planning Department Review  
PLANNING & ZONING COMMISSION

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*November 20, 2024*

**Item 24-36**

**Plat to Vacate Conway Dr**

(D. Gray & M. Weymouth, Motley 7 Brew, LLC)

Location: Conway Dr. at 3705 Massillon Road

Plat to Vacate

**PLANNING DEPARTMENT**

This Plat to Vacate is coming back to the Planning & Zoning Commission with a revised survey. The revised survey will “split” the land evenly to the property to the north (approximately .2623 acres) and the two properties to the south, Conrad’s and CVS.

The applicant is presenting a plat to vacate Conway Drive located between Massillon Road (S.R. 241) and CVS Drive. Due to the City’s Massillon Road South Corridor project, which installed two roundabouts along Massillon Road, Conway Drive is no longer needed for transportation purposes. The vacated portions of right-of-way would retain a utility easement to the City of Green, but the land ownership would transfer to the adjoining northern and southern property owners.

The applicant for this project is Motley 7 Brew, LLC who has an interest in locating a 7 Brew coffee facility on the property to the north of the vacated Conway Drive (Owned by Pearl Forest LLC). Note that this facility is not proposed at this time and will be required to go through the City’s site plan review process for approval at a later time. South of Conway Drive are two property owners, both of which have been notified and agree to accept ownership of the vacated land. Conrad’s Tire Facility has a majority of the frontage, approximately 223’ for a total vacated area as noted. The CVS parcel owned by “ECC Green OH LLC” has approximately 54’ of frontage for a total area as noted. The entire portion to be vacated is approximately 0.5246 acres which was dedicated in 2013 as part of the CVS Drive Plat.

Due to the new access management on Massillon Road Conway Drive is essentially obsolete as a transportation network. The City’s reservation of a utility easement ensures the necessary access and maintenance for potential future utilities such as water, sanitary sewer, electric, gas, and telecommunication lines.

The Planning & Zoning Commission is being asked to make a recommendation to City Council for the proposed vacation plat.

**DESIGN REVIEW BOARD**

No review required.

**ENGINEERING**

No review required.

**FIRE**

No review required.

**ZONING**

No review required.

**STAFF RECOMMENDATION**

Staff recommends a favorable recommendation to City Council for acceptance of the plat to vacate Conway Drive.