

May 18, 2026

The regular meeting of the Conway Planning Commission was held, in person, Monday, May 18th at the Conway City Hall. The following members, being a quorum, were present and acting: Ethan Reed, Mark Ferguson, Jensen Thielke, Keena Haygood, Cassidy Cook, Kevin Gambrill and Grace Rains. Alexander Baney, Brooks Davis, and Lori Quinn were absent.

Minutes from the April 20th meeting were approved on a motion made by Cassidy Cook and seconded by Jensen Thielke. Passed 7-0, with the chairman voting.

There being no further business to conduct, the Planning Commission meeting was adjourned by the chairman.

The regular meeting of the Conway Board of Zoning Adjustment was held, in person, Monday, May 18th at the Conway City Hall. The following members, being a quorum, were present and acting: Ethan Reed, Mark Ferguson, Jensen Thielke, Keena Haygood, Cassidy Cook, Kevin Gambrill and Grace Rains. Alexander Baney, Brooks Davis, and Lori Quinn were absent.

I. Variance Review

A. Request for zoning variance to allow an accessory structure >160sf for property located at 2310 Sanders St (VAR-0426-0056)

Rebecca Alexander, Planner, explained the applicant is proposing to construct or install a detached pre-engineered metal building (PEMB) to serve as a smokehouse. The proposed structure is 512sf and will be required to meet all requirements of the Zoning and Fire codes (i.e. setbacks, fire separation) as part of the permitting process. 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 of 512sf, which is an increase of 352sf. 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."*

Adjacent properties include various hotels to the north, west, and southwest and a Tractor Supply to the south. The proposed location of the smokehouse/accessory structure is in the place of the present dumpster enclosure. The intention is to relocate the dumpster enclosure to the west in the place of three existing parking spaces. The existing enclosure and its materials will be removed. The proposed accessory structure will be required to meet all setbacks and lot coverage requirements for the C-3 zone and the requirements for accessory structures. The design of the structure shall complement that of the existing primary structure. To achieve this, the applicant has proposed a two-tone coloring, with a light grey for the upper portion and a dark grey for the lower portion, as well as black coloring for the doors. 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.

Jason Covington (2400 Robinson Ave, 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 Cassidy Cook and seconded by Grace Rains passed 7-0, with the chairman voting.

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CONDITIONS

1. The applicant shall obtain all necessary permits from the Permits and Inspections Department.
2. The accessory structure shall be painted or clad in such a way that complements the existing primary structure on-site (two-tone façade with light gray on top and dark gray on bottom; doors and trim painted black).
3. The variance shall become lapsed and void if construction for the accessory structure has not begun within 18 months of approval of this variance.

I. ANNOUNCEMENTS/ADDITIONAL BUSINESS**A. Next Meeting**

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

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION**A. Development Review Approvals**

1. (SDR-0426-0051) Summit Missionary Housing Post SDR at 1365 Sherwood Ln
2. (SDR-0326-0029) Orso Vista Phase III at 375 Denison St
3. (SDR-0326-0025) Fountaine Bleau Phase II Post SDR at 300 Bruce St
4. (SDR-0226-0017) Lewis Ranch Retail Center at 720 S Amity Rd

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

1. (P2026-00020) Lot 1R and 7R Wesley-Simon Replat
2. (P2026-00022) C.A.C Replat
3. (P2026-00023) Orchard Hill Subdivision Phase 4, Lot 4 Replat

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Cassidy Cook and seconded by Grace Rains.

Approved:

2026 Chairman, Ethan Reed