

June 15, 2026

The regular meeting of the Conway Planning Commission was held, in person, Monday, June 15th at the Conway City Hall. The following members, being a quorum, were present and acting: Ethan Reed, Alexander Baney, Mark Ferguson, Jensen Thielke (arrived during the Public Hearing), Keena Haygood, Cassidy Cook, Kevin Gambrill, Lori Quinn and Grace Rains. Brooks Davis was absent.

Minutes from the May 18th meeting were approved on a motion made by Cassidy Cook and seconded by Alexander Baney. Passed 8-0, with the chairman voting.

I. Public Hearings

A. Request for a conditional use permit to allow a Bookstore/Stationery Store in an O-3 zoning district for property located at 703 Donaghey Ave (CUP-0526-0066)

Rebecca Alexander, Planner, explained the applicant is requesting a conditional use permit to allow a Bookstore/Stationery Store in an O-3 zoning district. The site has been used as a childcare facility/preschool since 2020; prior to that, it was used as a medical clinic since at least 2007 according to available street view data. The Stationery Store and Bookstore uses are not allowed by right in the O-3 zone but are allowed via conditional use permit. There is an existing conditional use permit (No. 1396, USE2020JAN01) at the site granting the Childcare Facility use with 3 conditions that were approved by City Council on January 28, 2020. This conditional use permit will be voided and replaced with this new permit. The Zoning Code definition for Book and Stationery Store is, *"A facility for the sale of books, pamphlets, paper, pens, ink, and associated items; not involving wholesale distribution."* The Comprehensive Plan identifies this property as Medical. Most of the uses in the area to the West and South are Medical uses. This property has operated as a non-medical use since 2020, and the abutting property to the North since at least 2015.

Eric Kindsfater (17 Cobalt Cv, Greenbrier, 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 Alexander Baney passed 9-0, with the chairman voting.

CONDITIONS

1. Operating hours are limited to 8:00 AM – 8:00 PM, Monday through Saturday.
2. Development standards not addressed through CUP-0526-0066 review shall be governed by the City of Conway Zoning, Subdivision, and Building Code regulations to the extent they are not in conflict with the intent or text of CUP-0526-0066. All signage shall conform to the Conway Sign Code.
3. No zoning variance which would be required due to the commencement of the conditional use may be considered.
4. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
5. The conditional use approval shall become null and void if the use is not commenced within 18 months from the date of approval of this permit.
6. The conditional use permit shall expire if the use ceases for a consecutive period greater than 18 months.

I. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. Next Meeting

The next Planning Commission meeting will be at 5:30 PM on July 20th at Conway City Hall.



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ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

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

1. (P2026-00028) Plant Outlet Replat
2. (P2026-00030) Prince Street Plaza Lots 1, 2, & 3
3. (P2026-00031) Lobo Properties Replat

Adjournment

There being no further business to conduct, the meeting was adjourned by unanimous vote on a motion made by Lori Quinn and seconded by Alexander Baney.

Approved:

2026 Chairman, Ethan Reed