

July 20, 2026

The regular meeting of the Conway Planning Commission was held, in person, Monday, July 20th at the Conway City Hall. The following members, being a quorum, were present and acting; Alexander Baney, Mark Ferguson, Jensen Thielke, Cassidy Cook, Lori Quinn and Grace Rains. Ethan Reed, Keena Haygood and Kevin Gambrill were absent.

Minutes from the June 15th meeting were approved on a motion made by Lori Quinn and seconded by Cassidy Cook. Passed 6-0, with the chairman voting.

I. Public Hearings

A. Rezone property at Donnell Ridge Rd & Old Military Rd from R-1 to R-2 (REZ-0626-0082)

Lauren Hoffman, Planner, explained it is most likely the intent of the applicant to rezone this parcel of land from R-1 to R-2 for duplex development. Later phases of the subdivision are intended for additional single-family development. Platting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code. Detention needs, access requirements, and subdivision design will be accounted for in the review of the Drainage Report and Street and Drainage Plans that are reviewed during the preliminary plat process. Preliminary plat approval by Planning Commission is required prior to infrastructure improvements. The current rezoning request, which was included as a part of a larger annexation, was annexed into the city limits of Conway as R-1 at the February 25, 2025, City Council meeting. The portion of Fox Ridge Subdivision Ph 1 that was rezoned to R-2 was approved by the City Council at their May 13, 2025, meeting. Abutting land uses are predominantly rural, agricultural, and a 94-lot single-family residential subdivision proposed to the west with other rural single-family residences in the vicinity. Higher density zoning is prevalent on the west side of Old Military Rd. The Comprehensive Plan indicates the parcels as Single-Family. The requested zoning conforms.

Bobby French (1021 Front St, Conway, AR) spoke in favor of the request.

Daniel Kneese (3585 Donnell Ridge Rd, Conway, AR) spoke in opposition of the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Cassidy Cook and seconded by Jensen Thielke passed 6-0, with the chairman voting.

B. Rezone property at 32 Eve Ln from A-1 to R-1 (REZ-0626-0083)

Lauren Hoffman, Planner, explained it is the intent of the applicant to rezone this platted lot from A-1 to R-1 and replat to create 2 lots. The current parcel is ±0.67 acres and zoned A-1. The final plat for Golden Meadow Subdivision was filed May 24, 1984. This subdivision was included in a ±974-acre annexation into the City of Conway on December 26, 1989, zoned A-1 by O-89-38 and predates the modern Zoning Code and Subdivision Regulations. Rezoning this lot to R-1 requires 60' street frontage and 6,000-sf lot minimums for both newly created lots. Both new lots can meet these standards. A similar rezoning request was made in 2017 when the abutting northern landowner rezoned to R-1 and split the lot to create a second lot. That rezone was approved by O-17-09. Abutting land uses are all single family. The Comprehensive Plan indicates the property as Single-Family. The request conforms. Platting will be required and shall align with the City of Conway Subdivision Regulations and Conway Zoning Code.

Bobby French (1021 Front St, 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

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approve the request. A motion to approve made by Jensen Thielke and seconded by Cassidy Cook passed 6-0, with the chairman voting.

C. Rezone property at 141 Conway Blvd from S-1 to R-2 (REZ-0626-0086)

Rebecca Alexander, Planner, explained it is the intent of the applicant to rezone the parcel from S-1 to R-2. These properties were historically zoned R-2A but were rezoned in October 2015 to S-1 (O-15-107) by Central Baptist College (CBC) for the purpose of using the site for the College's activities, such as athletics practice areas. As that site has not undergone any permanent development to make the site a part of the college's campus and CBC has sold the property, the requested rezone to R-2 is appropriate. The properties do not meet the requirements for their current S-1 zoning, which require a minimum lot size of one acre. Adjacent uses include a single-family residence to the north, east, and west; and a duplex to the south; To the southeast, across Conway Blvd, are three R-2A lots which are under a Conditional Use Permit allowing up to 12 units per acre (CUP-0825-0102); development for that use has not yet begun. Lots on this block were historically platted as 11,150sf, with 50' of street frontage; this is comparable to the R-2 zone under current zoning standards. (Some lots, including Lot 14 of this request, were as small as 23' wide.) The zoning in this area is mostly S-1 and R-2A; the nearest R-2 zoning can be found at the diagonally adjacent block to the southwest. A rezone to R-2A would be more consistent with the zoning in the area; however, the R-2A zone requires lots for duplexes to be a minimum of 100' wide, whereas R-2 requires only 50'. Development in the area has trended slightly towards higher-density residential developments; within the adjacent block to the east, there are three developments under Conditional Use Permits allowing between 12 and 18 units per acre (one of which is the aforementioned development which has not started). Should there be any intention to construct a new structure(s), the site will have to undergo Historic District Commission review prior to the issuance of building permit(s). Construction of any additional primary dwellings would require the property to be subdivided in accordance with the Conway Subdivision Ordinance.

Bobby French (1021 Front St, Conway, AR) spoke in favor of the request.

Sharon Walter (116 Oliver St, Conway, AR) spoke in opposition of the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Mark Ferguson and seconded by Lori Quinn passed 6-0, with the chairman voting.

D. Rezone property at 125 Conway Blvd from S-1 to R-2 (REZ-0626-0084)

Rebecca Alexander, Planner, explained it is the intent of the applicant to rezone the parcel from S-1 to R-2. This property was historically zoned R-2A but was rezoned in October 2015 to S-1 (O-15-107) by Central Baptist College (CBC) for the purpose of using the site for the College's activities, such as athletics practice areas. As that site has not undergone any permanent development to make it a part of the college's campus and CBC has sold the property, the requested rezone to R-2 is appropriate. The property does not meet the requirements for its current S-1 zoning, which requires 150' of street frontage and a minimum lot size of one acre. Adjacent uses include a single-family residence to the north; a single-family home to the south; vacant property to the west. To the east, across Conway Blvd, are three R-2A lots which are under a Conditional Use Permit allowing up to 12 units per acre (CUP-0825-0102); development for that use has not yet begun. Lots on this block were historically platted as 11,150sf, with 50' of street frontage; this is comparable to the R-2 zone under current zoning standards. The zoning in this area is mostly S-1 and R-2A; the nearest R-2 zoning can be found at the diagonally adjacent block to the southwest. A rezone to R-2A would be more consistent with the zoning in the area; however, the R-2A zone requires lots for duplexes to be a minimum of 100' wide, whereas R-2 requires only 50'. A rezone to R-2 will grant the possibility for the site to be subdivided and support two duplexes. Development in the area has trended slightly towards higher-density residential developments; within the adjacent block to the

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east, there are three developments under Conditional Use Permits allowing between 12 and 18 units per acre (one of which is the aforementioned development which has not started). Given the existing prominence of duplexes in the area, as well as the location's proximity to downtown, a duplex development under R-2 standards is an appropriate use of the site. Construction of a second duplex or single-family home under R-2 standards would require the property be subdivided in accordance with the Conway Subdivision Ordinance. Because this property is within the OCDOD Transition Zone, there are no side setback requirements (O-25-108, Section 7B). As such, the existing duplex could remain as long as fire separation requirements can be met. Should there be any intention to construct a new structure(s), the site will have to undergo Historic District Commission review prior to the issuance of building permit(s).

Bobby French (1021 Front St, Conway, AR) spoke in favor of the request.

Sharon Walter (116 Oliver St, Conway, AR) spoke in opposition of the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Lori Quinn and seconded by Cassidy Cook passed 6-0, with the chairman voting.

E. Rezone property at 113 Conway Blvd from S-1 and R-2A to R-2 (REZ-0626-0085)

Rebecca Alexander, Planner, explained it is the intent of the applicant to rezone the parcels from S-1 and R-2A to R-2. These properties are in their historic configuration, with Lot 21 to the north and Lot 22 to the south; until recently, the lots were merged via deed and later split again into a west parcel and an east parcel. What was previously the east parcel has maintained its historic R-2A zoning; what was the west parcel was rezoned in October 2015 to S-1 (O-15-107) by Central Baptist College (CBC) for the purpose of using the site for the College's activities, such as athletics practice areas. As that site has not undergone any permanent development to make it a part of the college's campus and CBC has sold the property, the requested rezone to R-2 is appropriate. These properties are presently split-zoned; for both lots, the eastern 128' is zoned R-2A and the western 105' is zoned S-1. The properties do not meet the requirements for S-1 zoning, which requires 150' of street frontage and a minimum lot size of one acre. Adjacent uses include a duplex to both the north and south, and vacant property to the west. To the east, there is a single-family home. To the northeast, there are three R-2A lots which are under a Conditional Use Permit allowing up to 12 units per acre (CUP-0825-0102); development for that use has not yet begun. Lots on this block were historically platted as 11,150sf, with 50' of street frontage; this is comparable to the R-2 zone under current zoning standards. The zoning in this area is mostly S-1 and R-2A; the nearest R-2 zoning can be found at the diagonally adjacent block to the southwest. A rezone to R-2A would be more consistent with the zoning in the area; however, the R-2A zone requires lots for duplexes to be a minimum of 100' wide, whereas R-2 requires only 50'. A rezone to R-2 will grant the possibility for the site to be subdivided and support two duplexes. Development in the area has trended slightly towards higher-density residential developments; within the adjacent block to the east, there are three developments under Conditional Use Permits allowing between 12 and 18 units per acre (one of which is the aforementioned development which has not started). Should there be any intention to construct a new structure(s), the site will have to undergo Historic District Commission review prior to the issuance of building permit(s).

Bobby French (1021 Front St, 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. A motion to approve made by Cassidy Cook and seconded by Jensen Thielke passed 6-0, with the chairman voting.

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F. Rezone property at 800 S Donaghey Ave from S-1 to C-2 (REZ-0626-0089)

Tara Jackson, Assistant Director, explained it is the intent of the applicant to rezone the parcel from S-1 to C-2. The 4.11-acre site sits on the corner of the intersection of two major arterial roads, Dave Ward Dr and S Donaghey Ave. Historically, the site was used for religious activities. Religious activities are allowed by right in the S-1 district. Approximately 1 acre of the site was used by the church for its building and parking. The building is now vacant as the parish has relocated to another site on the same block. The Comprehensive Plan designates the site as multi-family. The current S-1 zoning is not in conformance with the Comprehensive Plan. Much of this area south of Dave Ward Dr is reserved for multi-family use by the Comprehensive Plan, however the plan does not reflect the extent of commercial development which has occurred along this portion of Dave Ward Dr in recent years. The site was zoned Institutional in 1987. The Institutional zoning was applied through a Zoning Map amendment, (O-87-24). At that time, the adjacent districts were zoned to R-1 (One-Family Residential), O-2 (Quiet Office District) and R-2. The adjacent property to the east is zoned S-1 and a church operates on site. One property to the north across DWD was zoned to C-2 in 2012. A Maverick service station and convenience store currently operates at this location via a Conditional Use Permit. The O-3 zoned property to the north was rezoned from R-1 in 2021. The C-3 district to the west was rezoned from R-1 to C-3 in 1996 and the western O-1 district was rezoned from R-1 in 1998. There is a CUP associated with the O-1 district to allow Retail General and Hotel; Multi-family (24 units/acre). Currently these sites are occupied by a bank, clinic, and mixed-use development. The R-2 zoning district across Silver Springs Road was given this designation via O-87-24. This is the same ordinance which established the subject property's current Institutional zoning designation. The applicant wishes to rezone the property to C-2. According to the Zoning Code, commercial districts are: Designed to encourage stable and efficient areas to meet the needs for commercial goods and services; Shall provide sufficient space, at appropriate locations near established residential areas for retail and service trade; Cater to receiving shopping needs of occupants of nearby residential area; and Provide sufficient and appropriate space to meet anticipated future need for planned commercial developments. Specifically, the C-2 district: Provides use areas for retail trade and personal service enterprises designed to serve surrounding residential neighborhoods; Should depend on neighborhood business and less on larger service areas outside the neighborhood; Shall generally be located at arterial or collector street intersections and should be within walking distance of area neighborhoods; and There should be a mixture of uses (residential and commercial) to aid integration with established developments. Given the mix of commercial and residential uses in the area and the proximity to major arterials, a zoning designation of C-2 is in conformance with the intent of C-2 district per the Zoning Code. If developed for commercial activities, development standards shall be governed by the City of Conway Zoning, Subdivision and Building Code regulations.

Kurt Daniels (8 East Main St, Wentzville, MO), Brent Rohrer (63 Kings Hwy, Conway, AR), and Carolyn Lewis (1001 McNutt Rd Lot 241, Conway, AR) spoke in favor of the request.

Joshua Draper (826A S Donaghey Ave, Conway, AR), Jascha Tribett (2035 Foster Dr, Conway, AR), and Richard Siebenmorgen (2319 Hermes Dr, Conway, AR) spoke in opposition of the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve made by Jensen Thielke and seconded by Grace Rains passed 6-0, with the chairman voting.

G. Conditional use permit to allow Automobile Wash Service use in a C-2 zoning district for property located at 800 S Donaghey Ave (CUP-0626-0090)

Tara Jackson, Assistant Director, explained an Automobile Wash Service is not allowed by right in a C-2 district. It is allowed via a Conditional Use Permit. The Comprehensive Plan designates the site as multi-family. Much of this area south of Dave Ward Dr (DWD) is reserved for multi-family use by the

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Comprehensive Plan, however the plan does not reflect the extent of commercial development which has occurred along this portion of DWD in recent years. There is a concurrent minor subdivision application review in process (SUB-0626-0087). The applicant has proposed splitting the 4.11 acres into two lots: Lot 1 (1.54 acres) and Lot 2 (2.57 acres). The site is located along the Dave Ward Drive Access Management Plan. Per the plan: All intersections must be 300 feet apart (This applies to driveways, public streets, and private streets); The applicant has indicated retention of an existing curb cut along DWD; and The curb cut is approximately 200ft from the intersection of DWD and S Donaghey Ave. To utilize the existing DWD curb cut, the applicant must apply for an amendment to the DWD Access Management Plan. This requires concurrence from the City of Conway Planning Department, Metroplan, and the Arkansas Department of Transportation. Access is further regulated by Article IX of the Conway Zoning Code which stipulates that along Major Arterials, driveways shall be placed at least 250 feet from other driveways or intersections and that no driveways may be placed within 125 feet of a property line adjoining another property, unless placed at the property line and subject to a joint access agreement. Additionally, properties with less than 300 feet of street frontage along a major arterial shall be required to have joint access with an adjoining property. When properties abut 2 public streets, access from the public street of lower classification shall be utilized unless the property has at least 250 feet or more of street frontage along the major arterial. DWD and S Donaghey Ave are both Major Arterials. Silver Springs Circle is the public street of lower classification. Access is proposed on both DWD and Silver Springs Circle. The site has 190.28' of frontage along DWD. The closest driveway to the east of the proposed access on DWD is 214'. The site has 347.64' of frontage along S Donaghey Ave. Because it has only 347' of frontage on S Donaghey, it is not feasible to place a driveway 250' from both the intersection of DWD and S Donaghey and the intersection of S Donaghey Ave and Silver Springs Circle. The applicant is not proposing any access from S Donaghey Ave. The applicant is proposing cross-access along DWD through SUB-0626-0087 (approval pending). The Zoning Code prescribes the following for the Automobile Wash Service Use, *"Automobile wash service establishments shall provide paved parking space on the lot for not less than five (5) automobiles plus stacking space for no less than ten (10) vehicles. Where any such use is located on a zoning lot abutting an R district and where any part shall be built along such line, any entrance to such establishment, or exist therefrom shall be by way of a major street"*. The proposed site is separated from an R-2 district by Silver Springs Circle. The change in use from a church to an Automobile Wash Service will be significant in terms of traffic within the site. However, due to the current traffic counts in the area and the commercial uses on adjacent properties, it is not anticipated that the proposal will not have a significant impact on the area.

Kurt Daniels (8 East Main St, Wentzville, MO) spoke in favor of the request.

Shelia Isby (1985 Springwood Dr, Conway, AR), James Dillon (1940 Springwood Dr, Conway, AR), and Joshua Draper (826A S Donaghey Ave, Conway, AR) spoke in opposition of the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to table the request. A motion to table made by Cassidy Cook and seconded by Grace Rains passed 6-0, with the chairman voting.

H. Conditional use permit to allow Retail-High Impact use in a RU-1 zoning district for property located at 1550 E Dave Ward Dr (CUP-0626-0088)

Lauren Hoffman, Planner, explained there is an existing Conditional Use Permit (CUP-1124-0141) issued to the site granting mini-warehouse in the RU-1 zoning district (issued January 28, 2025). That conditional use permit is set to expire July 28, 2026, as building permitting has not commenced (condition #14). Site development review on this project was originally applied for in January of 2025, but due to inactivity with the review, the applicant withdrew that application. In March of this year the applicant reached out about reconvening the project with changes in design and updating the land use to allow flex tenant rental space. Conditional Use Permit (CUP-1124-0141) will be revoked in the event this property receives the requested use permit approval. The applicant intends to develop the site with ±41,233-sf of enclosed RV mini-storage across 4 buildings with 10,000sf of flex space proposed along E Dave Ward Dr. Storage units will be

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accessible 24 hours a day and the tenant flex space hours will be limited to 7:30am to 8:00pm, daily. Mini-warehouse & Retail-High Impact uses are not allowed by right in the RU-1 zone but are allowed with a conditional use permit. The Zoning Code defines Retail – High Impact as, *“A facility and surrounding yard providing sale of retail products or personal services to the general public. Such facilities are generally located along major highways and are designed to serve people in automobiles. Special display and outdoor storage requirements may be required.”* The Comprehensive Plan designates the area as Single-Family. The Conway Zoning Code defines the RU-1 District as, *“A restricted manufacturing zone for clean and quiet industries that are in proximity to residential development. The regulations are intended to provide structures and operations that completely confine noise, odor, dust and glare of operation within an enclosed building. The uses in this zone do not create excessive demands for facilities for sewage, water, gas, electricity, and similar services.”* Abutting area uses are agricultural, residential, or commercial and consist of a single-family home to the north across Southerland Rd, vacant land to the east and out of City Limits to the south, and commercial development to the west in the form of office space.

Mark Rickett (1425 Victoria Ln, Little Rock, AR) spoke in favor of the request.

Greg Smith (28 Southerland Rd, Conway, AR) spoke in opposition of the request.

The public hearing was closed and presented to the Commission for discussion to which they concluded to approve the request. A motion to approve the Conditional Use Permit with the below modified conditions was made by Lori Quinn and seconded by Cassidy Cook passed 6-0, with the chairman voting.

CONDITIONS

1. Mini-storage buildings shall only be allowed for enclosed mini-storage use.
2. For Retail – High Impact uses located within the flex tenant building fronting E Dave Ward Dr, the **following uses are prohibited:**
 - Aircraft parts: sales, service rental, or repair, including air frames and engines
 - Armored car service
 - Auto glass or muffler shop
 - Automobile accessory tire or battery stores without tire recapping
 - Automobile body shop
 - Automobile service station, not including motor repair or painting
 - Automobile wash service, including self-service
 - Bus garage and equipment maintenance
 - Taxicab garaging & maintenance
 - Tire recapping
3. Any outside storage of vehicles, boats, trailers, RVs, etc. shall be prohibited. Automotive and truck renting is not allowed.
4. No outside display of any retail products or personal services is permissible.
5. No noise, odor, or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the site.
6. Office hours will be limited to 7:30am to 8:00pm, daily. Storage units will be accessible 24 hours a day.
7. Development standards not addressed through [CUP-0626-0088] 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-0626-0088].
8. Proposed fencing shall be masonry or ornamental metal materials. Fencing type and placement shall be approved by Planning Staff prior to installation.
9. Landscaping shall meet all requirements of Article 10 of the Zoning Code. This shall additionally include a minimum of one canopy tree planted every 15 feet along the Southerland Rd frontage. Existing mature trees of 8” in diameter or more at breast height within the 20’ landscape buffer along Southerland Road shall be incorporated into the landscape plans.



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10. All signage shall be permitted and installed in accordance with the Conway Sign Code. No illuminated signage shall be installed along or facing Southerland Rd.
11. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
12. The conditional use approval shall become null and void if construction for the use does not commence within 18 months from the date of approval of this permit.
13. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

I. ANNOUNCEMENTS/ADDITIONAL BUSINESS

A. Commissioner Resignation

Anne Tucker, Director, announced that Brooks Davis has resigned from the Planning Commission.

B. Next Meeting

The next Planning Commission meeting will be at 5:30 PM on August 17th at Conway City Hall.

ITEMS NOT REQUIRING PLANNING COMMISSION ACTION

A. Development Review Approvals

1. (SDR-0323-0043) Las Delicias at 714 Harkrider St
2. (SDR-0526-0061) Covington Warehouses at 1319 Covington Park Dr

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

1. (P2026-00032) Oak Grove PUD
2. (P2026-00033) Lisa Landing Lot 3 Replat
3. (P2026-00034) Reedy Road Estates

Adjournment

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

Approved:

2026 Chairman, Ethan Reed