



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

November 17, 2025 • 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

November 17, 2025

PLANNING COMMISSION

Lori Quinn, Chair
Ethan Reed, Vice-Chair
Mark Ferguson, Secretary
Alexander Baney
Jensen Thielke
Jay Winbourne
Brooks Davis
Cassidy D Cook
Kevin Gambrill

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 **11 25, 2025.**

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 reduced side yard setback for property located at 2085 Old Morrilton Hwy (VAR-1025-0117)

Adjourn.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. October 20, 2025

I. Subdivision Review*

A. Request for subdivision ordinance waiver to allow a reduced road radius (SUB-0725-0083)

II. Public Hearings**

A. Request for conditional use permit to allow religious activities and general retail in the I-3 zoning district for property located at 700 S German Ln (CUP-1025-0121)

III. Announcements/Additional Business

- A. Adoption of 2026 Calendar
- B. Election of Officers for the 2026 term
- C. Additional items as decided by the Commission

Adjourn.

The following item is for
consideration by the
BOARD OF ZONING ADJUSTMENT
consisting of the members of
the
Planning Commission

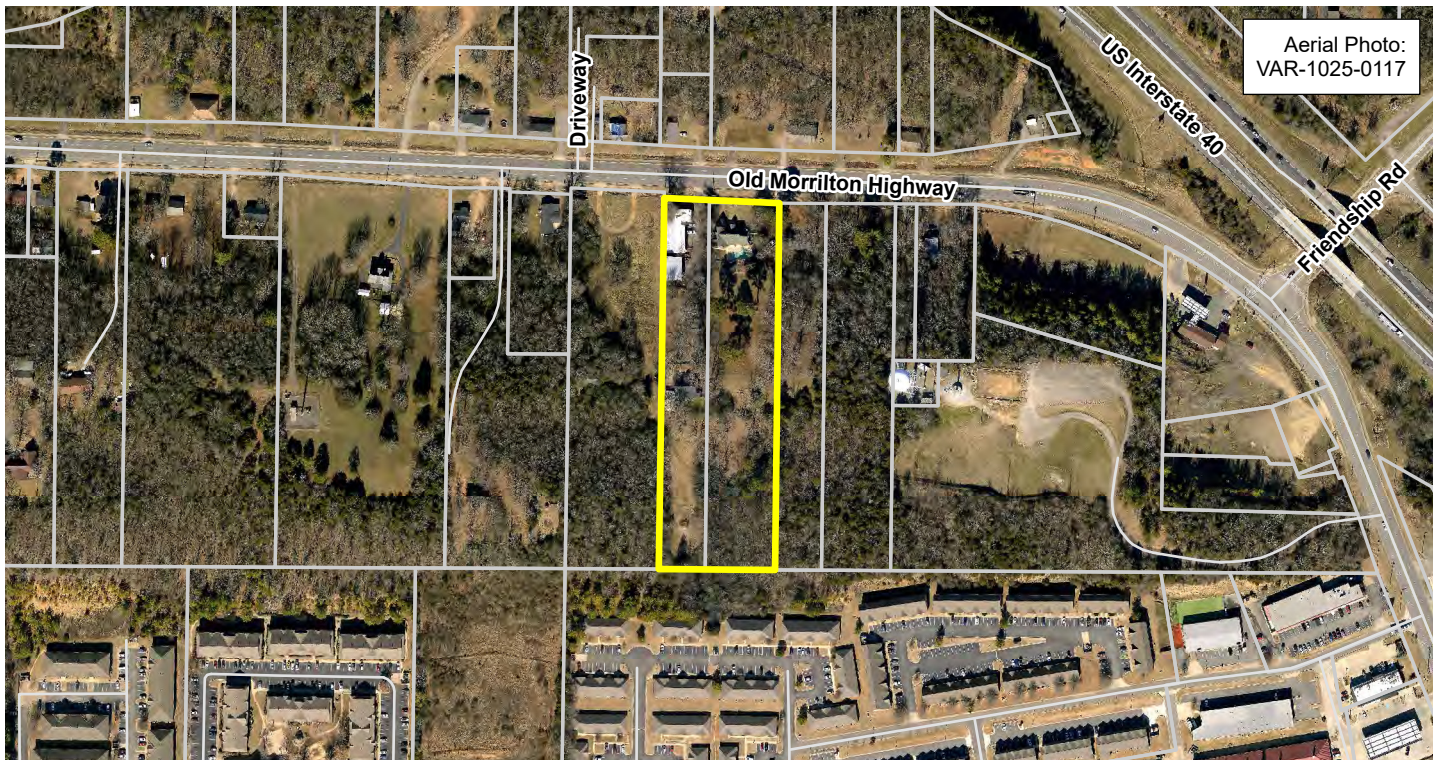
S side Old Morrilton Hwy, approx 1,370' W of the intersection with Friendship Rd

APPLICANT/AUTHORIZED AGENT

Dodd Harmon
Harmon Surveying, Inc
2310 Ginger Kerry Ln
Conway, AR 72034

OWNER

Bernard and Mary Thines
2045 Old Morrilton Hwy
Conway, AR 72032

**SITE DATA**

Location. 2085 Old Morrilton Hwy.

Site Area. 2.00 acres +/-.

Current Zoning. R-2 (Low Density Residential District).

Existing Structures. 2,258 sf single family home, storm cellar, storage building in rear of lot.

Overlay. None

Requested Zoning Variances:

1. Allow reduced side setback from 6' to 3'4". This is a variance of 2'8".
2. Allow for rear storage building in utility easement. Building encroaches into easement by roughly 5'.

General Overview. The applicant is replatting 2045 and 2085 Old Morrilton Hwy into two newly configured lots. The existing home and buildings were constructed prior to the 1977 annexation of this property and prior to the adoption of the subdivision ordinance.

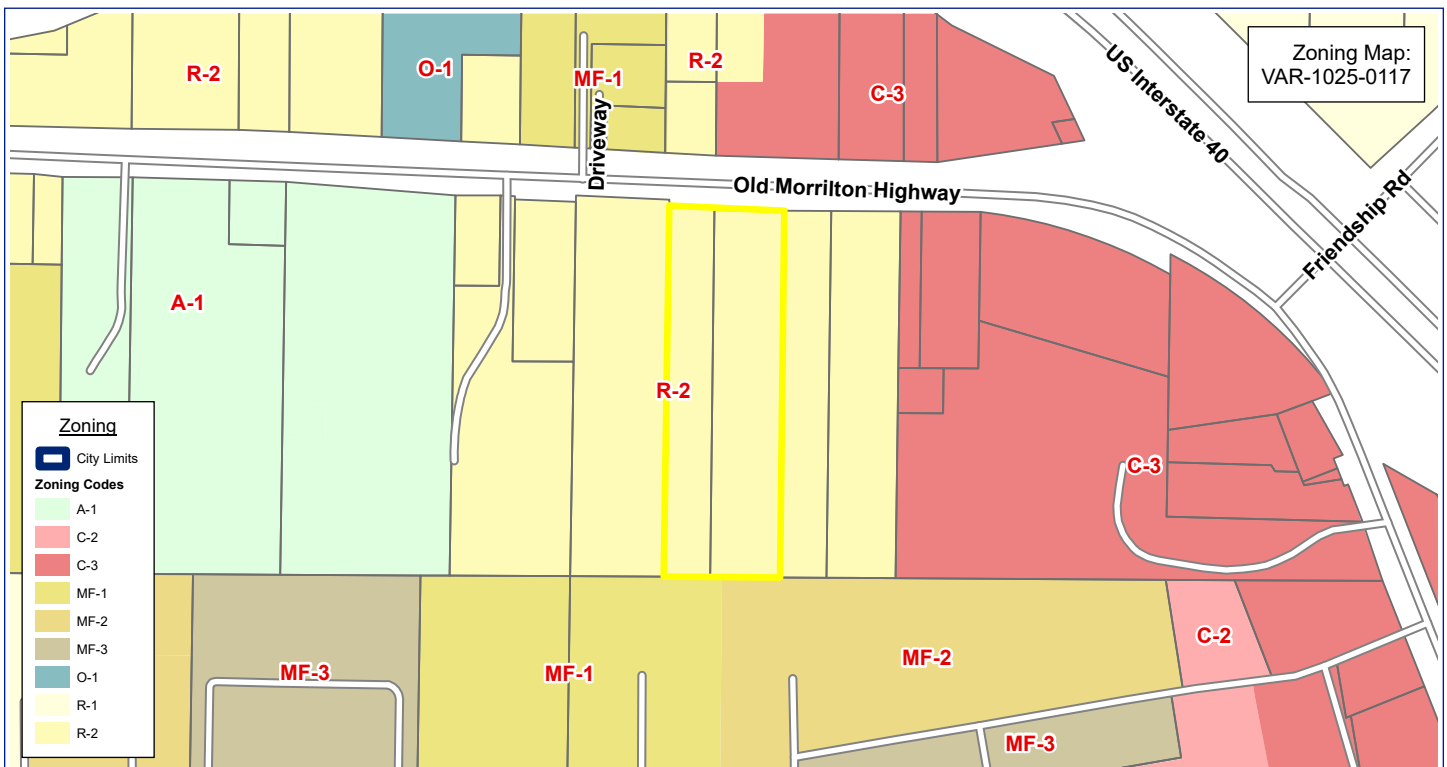
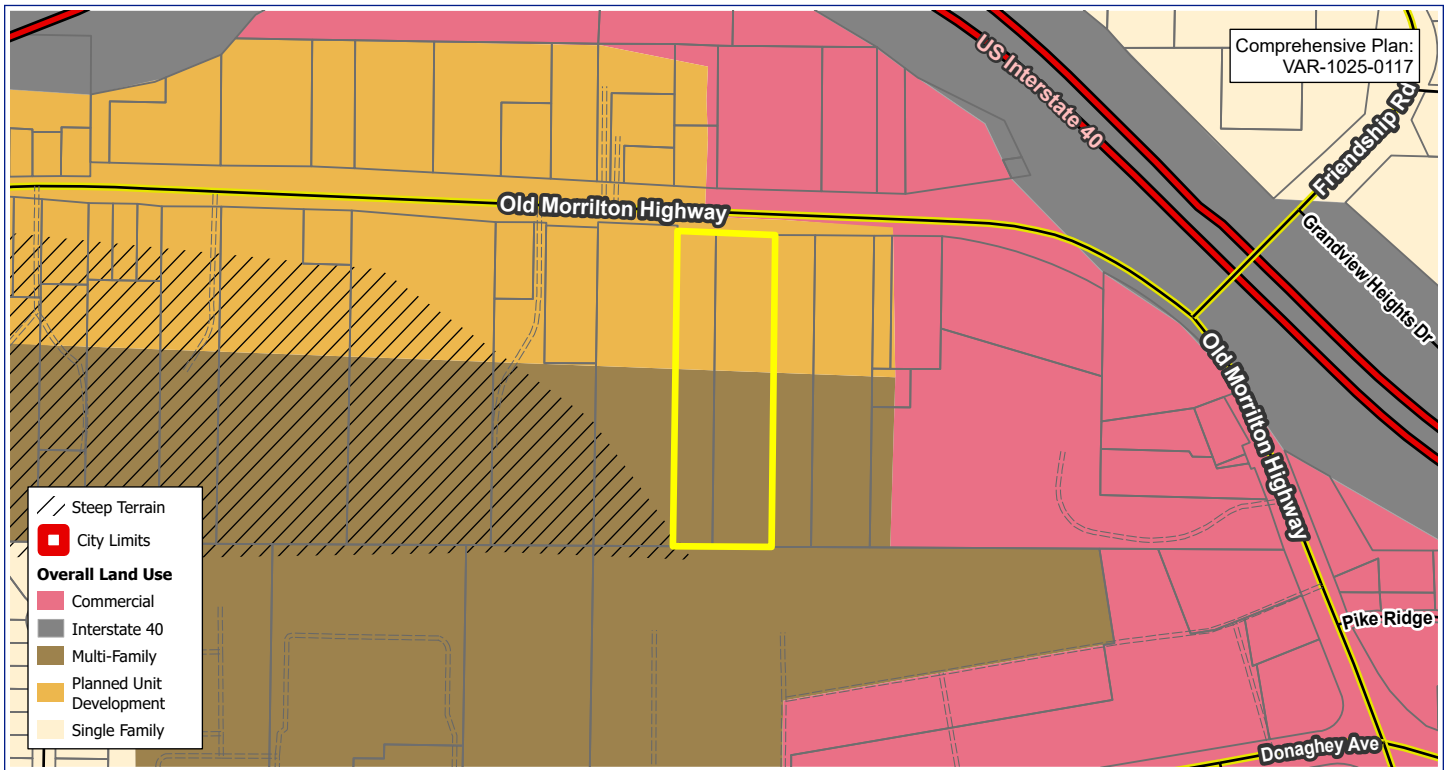
Zoning Ordinance Regulations.

R-2 zoning district requires:

Minimum Lot Area: Single Family – Detached, 6,000 sf.

Setbacks: Front-25', Interior-6', Exterior-25', Rear-20'.

S side Old Morrilton Hwy, approx 1,370' W of the intersection with Friendship Rd



S side Old Morrilton Hwy, approx 1,370' W of the intersection with Friendship Rd

Basis of Variance Review

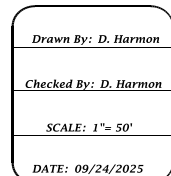
The Planning Commission acting as the Board of Zoning Adjustment, should only grant zoning variances if strict enforcement of the zoning ordinance will cause undue hardship due to circumstances unique to the individual property. Variances should only be granted when it is demonstrated that such action will be in keeping with the spirit and intent of the ordinance. The Commission may impose conditions in granting a variance to ensure compliance and to protect adjacent property.

STAFF COMMENTS

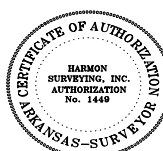
- The necessity for a variance is to bring the lots into conformance and allow for the lots to be replatted into two newly configured lots.
- The need for a variance is the result of an existing building within the required 6' side setback and a separate building within the 15' utility easement.
- Conway Corporation has reviewed the structure in the easement and given approval of the building's location.
- Fire has reviewed and approved this variance, allowing it to be brought before the Board of Zoning Adjustment.
- The adjacent lot to the west, when/if developed, will be required to follow setbacks as required by the zoning code (6').
- Staff expects granting this variance will result in little to no harm for adjacent property.

If the variance is to be considered for approval, Staff would have the Board of Zoning Adjustment consider the suggested conditions below, on the basis that they would allow for the subject properties to remain as such or one day be redeveloped and would not likely result in harm to adjacent property. Suggested conditions of approval:

1. The variance granted is specifically for the structures addressed 2065 and 2085 Old Morrilton Hwy.
2. The first variance allowed is 2'8". This will place the structure 3'4" from the west side setback at its closest point.
3. The second variance allowed is the rear building extending into the utility easement roughly 5'.
4. Any buildings in easements will be required to be removed at the owner's expense if access is needed.
5. The variance permit shall become effective with the filing of the plat.
6. In the event the structures are removed, any new development shall conform to all City of Conway codes and ordinances.



• landfill/environmental • boundary • ALTA • construction • topographic •



Revisions

S side Old Morrilton Hwy, approx 1,370' W of the intersection with Friendship Rd



Building in setback



Buildings in setback as seen from Old Morrilton Hwy



View of subject property facing S



Subject property and property adjacent to the W



Property adjacent to the N



Subject property and property adjacent to the E

The following is for
consideration by the CONWAY
PLANNING COMMISSION

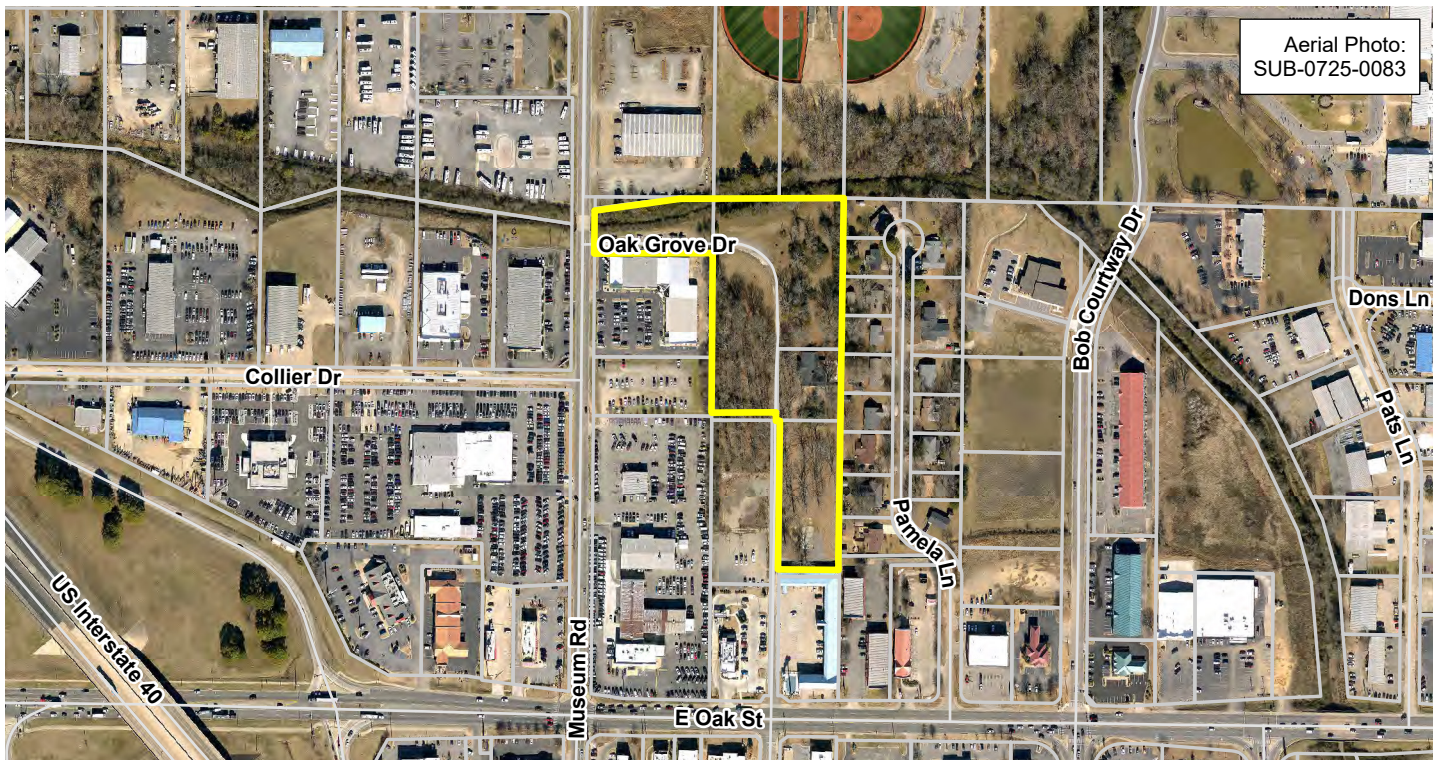
Approx 340' N of the intersection of E Oak St and Oak Grove Dr

APPLICANT/AUTHORIZED AGENT

Garrett Rich; Phillip Lewis Engineering
23620 I-30
Bryant, AR 72022

OWNER

Grant Webb; ABG Group, LLC
18 Cobble Hill Rd
Little Rock, AR 72211



SITE DATA

Location. 1 & 3 Oak Grove Dr; approximately 340 feet north of the intersection of E Oak St and Oak Grove Dr.

Site Area. ±6.52 acres.

Current Zoning. PUD (Planned Unit Development) for duplex development.

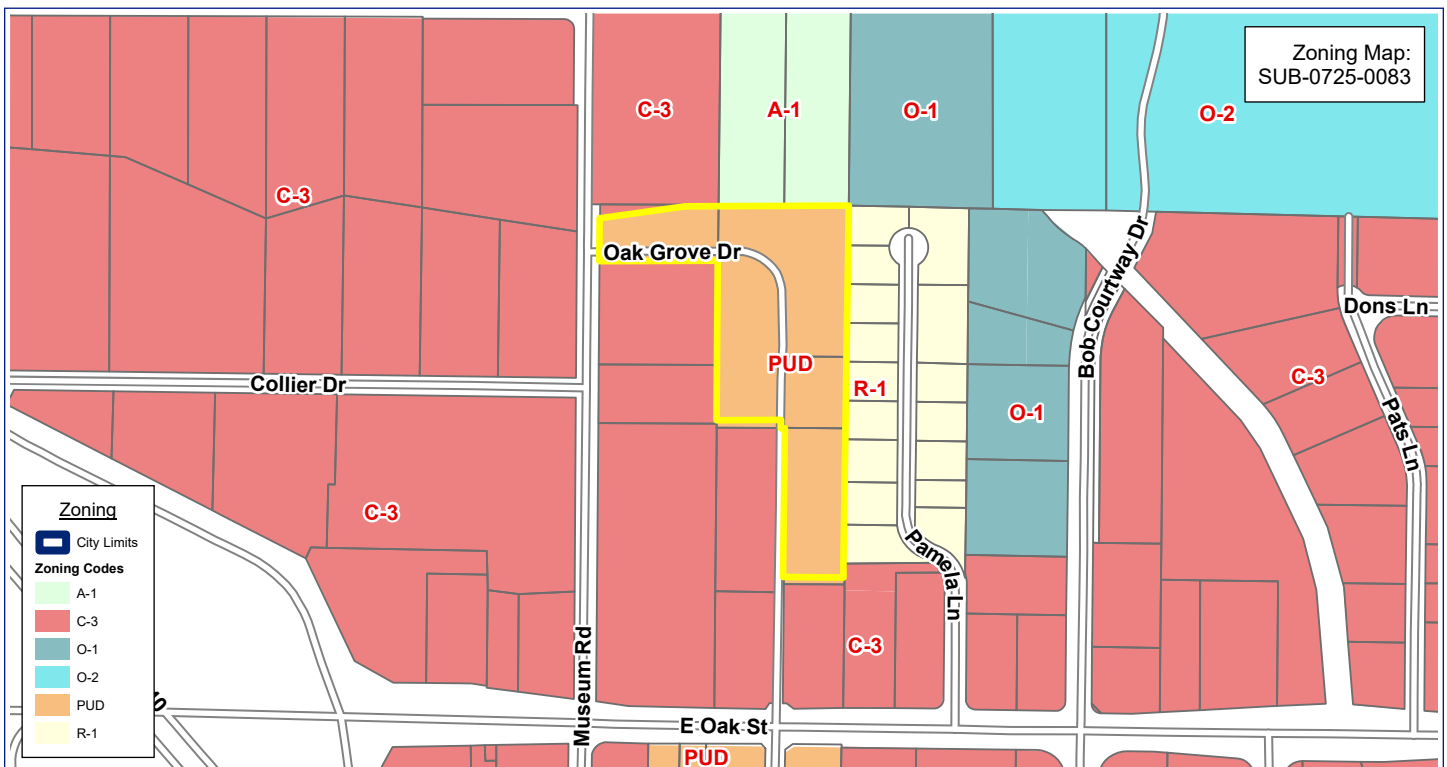
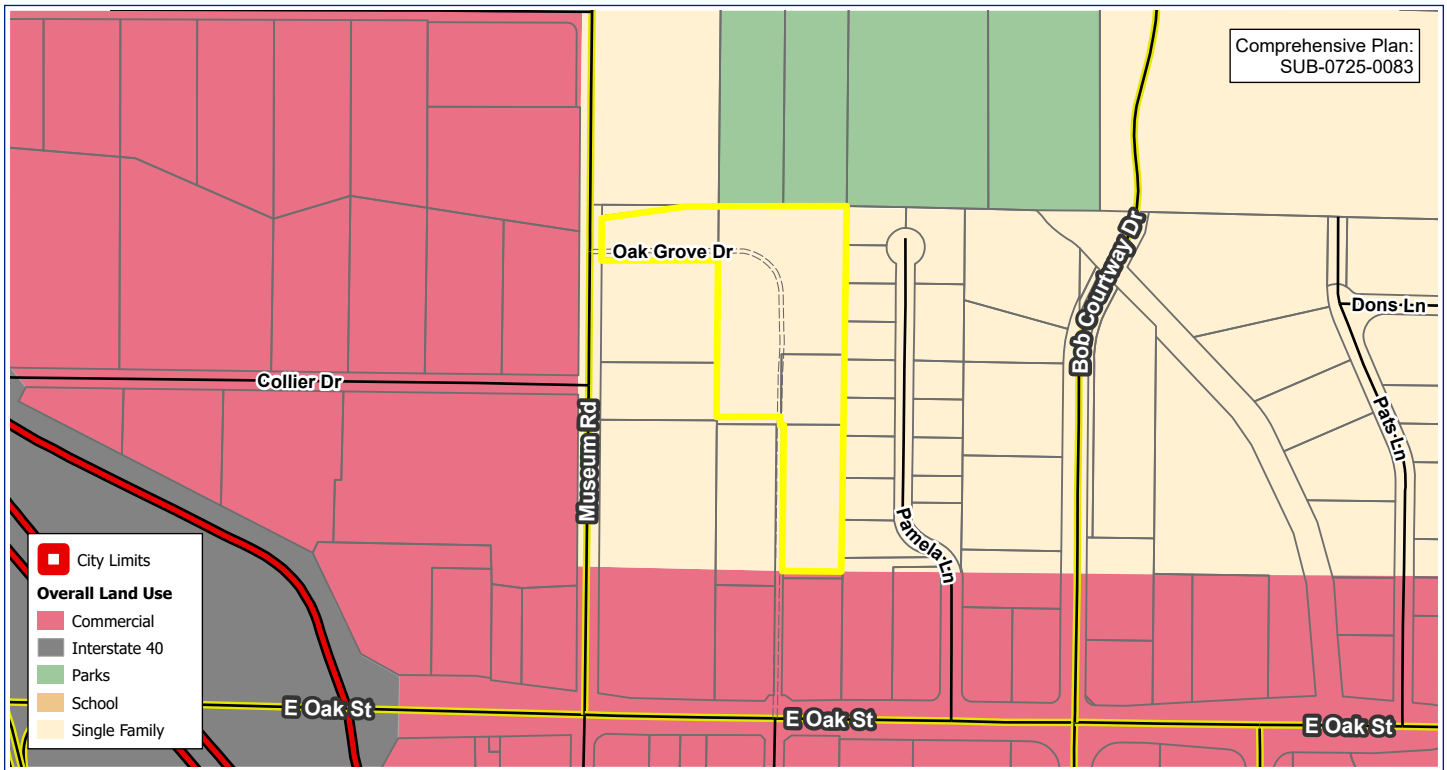
Exiting Structures. A 3,219sf single-family home at 3 Oak Grove Dr.

Overlay. Oak Street Ahead Corridor Plan. Plan proposes medium density residential infill along Oak Grove Dr.

REQUEST

The applicant is requesting a waiver to the Subdivision Regulations to allow a road radius in Oak Grove PUD subdivision to be 53'. Per the City of Conway Standard Details for Roadway & Drainage Construction, the minimum horizontal centerline curve radius is 100'. This request is being presented to the Planning Commission due to the deviation from the Subdivision Regulations which requires roadway design standards to conform to the City of Conway Standard Details for Roadway & Drainage Construction. Any deviation from the Subdivision Regulations requires Planning Commission approval.

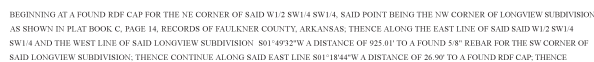
Approx 340' N of the intersection of E Oak St and Oak Grove Dr



Approx 340' N of the intersection of E Oak St and Oak Grove Dr

STAFF COMMENTS

- Oak Grove Dr will be a private street, maintained by a Property Owners Association, as required as part of the PUD Final Development Plan.
- **Waiver Requested; Planning Commission action is required for the following:**
Article IV: Sec. 5(A)(11)) of the City of Conway Subdivision Regulations states, *"Roadway design standards shall conform to the City of Conway Standard Details for Roadway & Drainage Construction."*
- The applicant requests a waiver to the Subdivision Regulations to allow a road radius of 53' in the Oak Grove PUD subdivision. The required radius is 100'.
- The City Engineer and City of Conway Department of Transportation have reviewed the request and concur with the need for a waiver.



Approx 340' N of the intersection of E Oak St and Oak Grove Dr



View of subject property looking E



View of subject property looking E



View of subject property looking S



View of subject property looking N



Adjacent property to the S



Looking S down Museum Rd

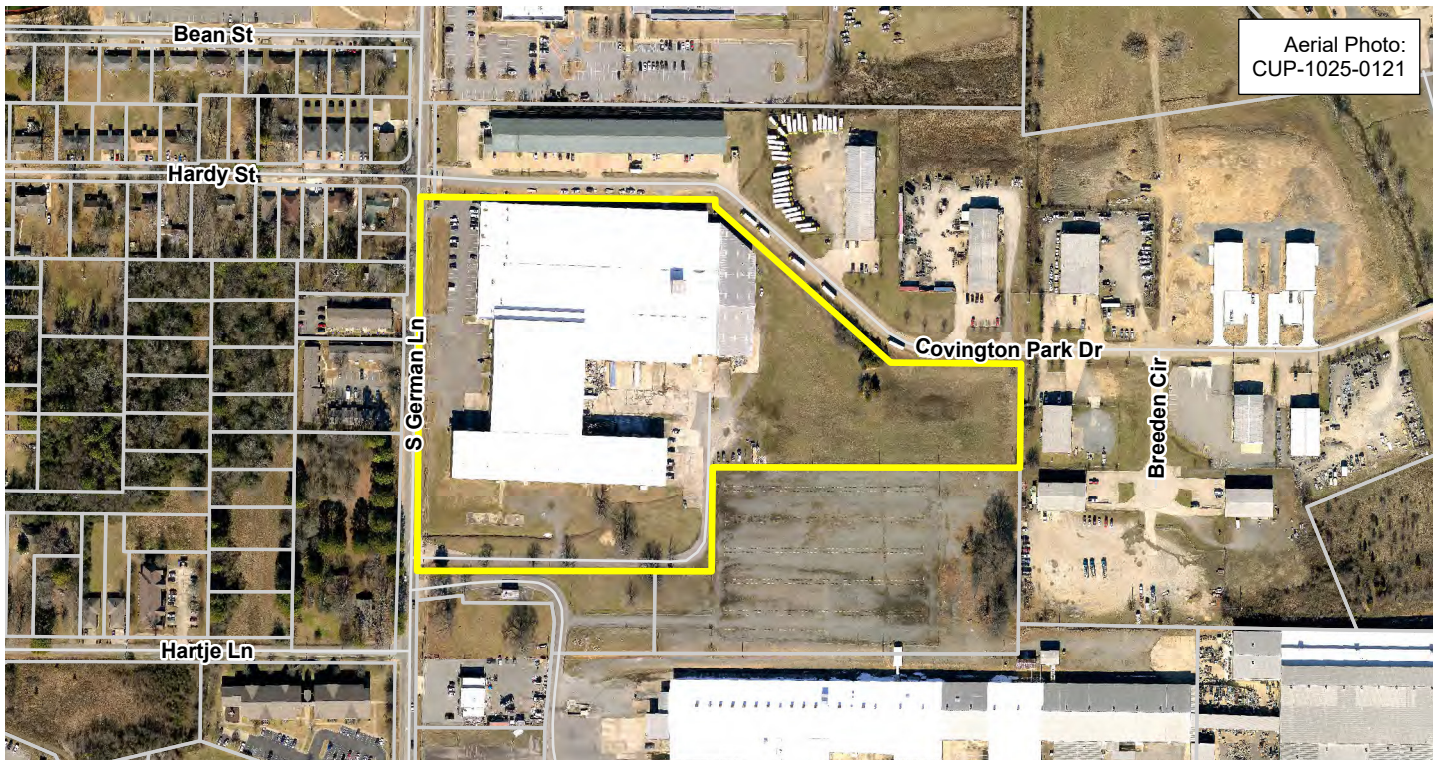
Approx 1800' S of the intersection of DWD and S German Ln

APPLICANT/AUTHORIZED AGENT

Jason Covington
Covington Construction
1053 Front St
Conway, AR 72032

OWNER

Covington Sturgis Road Complex, LLC
1053 Front St
Conway, AR 72032



SITE DATA

Location. 700 S German Ln.

Site Area. 16.45 acres±.

Current Zoning. I-3 (Intensive Industrial District).

Adjacent Zoning. North: I-3; South: I-3; East: I-3; West: R-2 (Low Density Residential District), MF-3 (Multi-Family District).

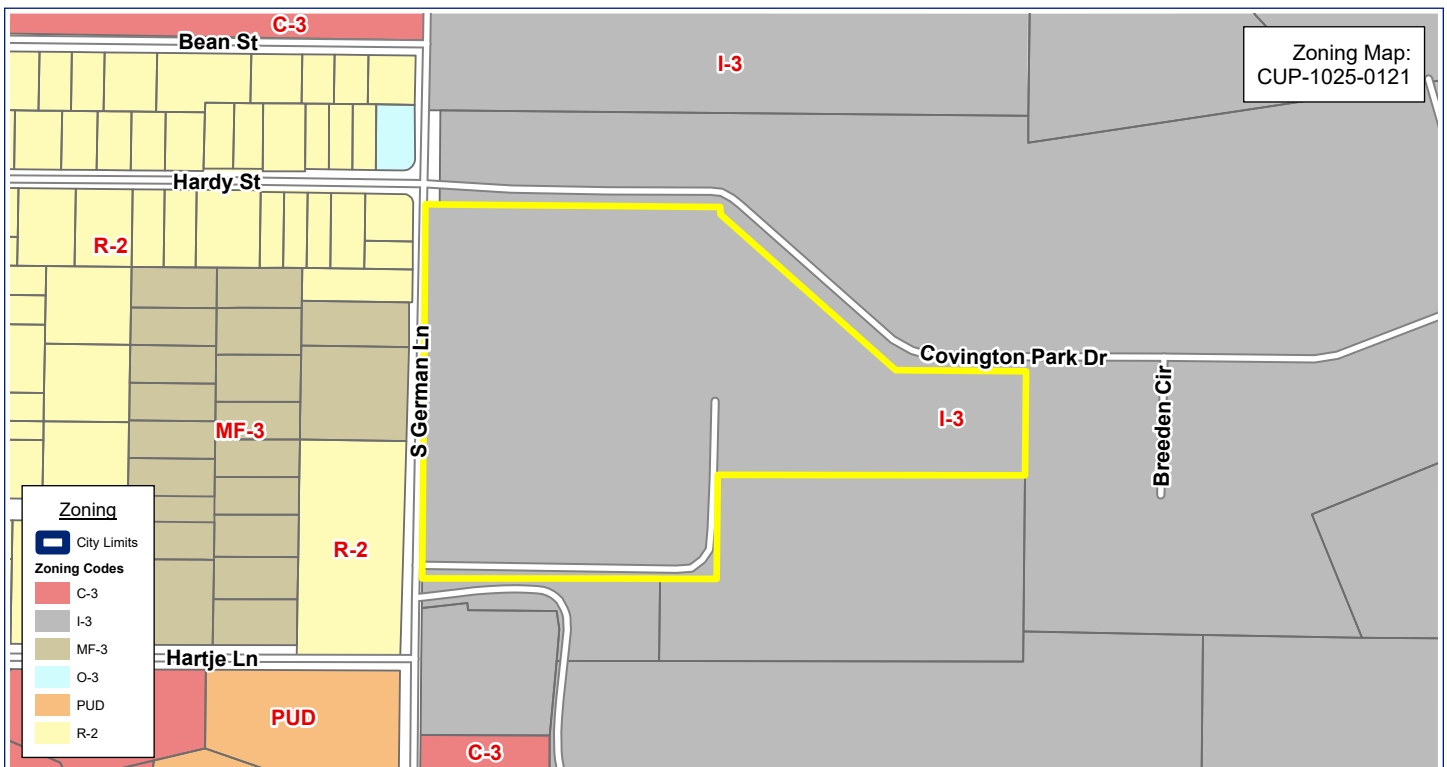
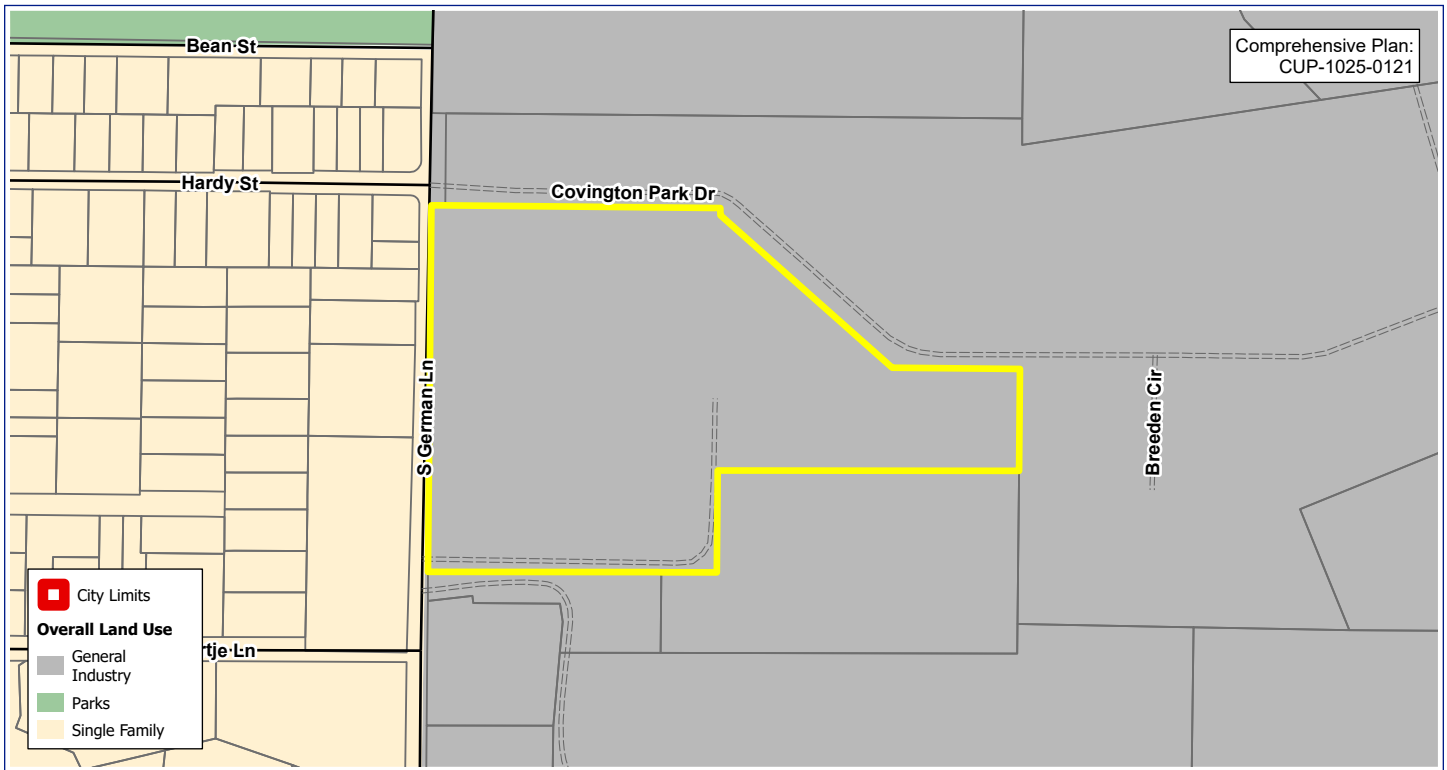
Existing Structures. 254,170 sf multi-tenant building, mainly warehousing.

Overlay. None.

Requested Conditional Use Permit. To allow for religious activities and general retail in the I-3 zoning for the entire site.

Comprehensive Plan. General Industry.

Approx 1800' S of the intersection of DWD and S German Ln



Approx 1800' S of the intersection of DWD and S German Ln

Projected Traffic Impact. This applicant is requesting conditional use approval for a new church located in I-3 zoning. The church expects between 15-30 members from 9 am to noon on Sunday, and 5:00 pm to 6:30 pm Wednesday. Traffic impact will be minimal with slight traffic increases Sunday morning and Wednesday evening.

The applicant is also seeking conditional use approval for general retail located in I-3 zoning. The applicant has 10 office suites within an area of 12,500 sf. This approximate traffic volume is 136 average daily trips. Future expansion of retail could potentially change this volume.

Flood\Drainage. No areas are within any regulated floodplains or floodways.

Utilities. The site will be served by Conway Corp for all utilities.

Street Improvement. No improvements planned at this time.

DESCRIPTION OF PROJECT

This applicant is requesting conditional use approval for a church in the I-3 zoning district. The church is looking to serve a congregation of up to 30 people. The applicant is also requesting conditional use approval for general retail. They currently have 10 office suites at the front of the building.

STAFF COMMENTS

- The applicant is proposing a religious facility at 700 S German Ln. as well as requesting general retail use for the site.
- The zoning is I-3.
- This property is located near a variety of uses including commercial, industrial, residential, and multi-family.
- The church will occupy Suites 105 & 106 in a space of 2,026 sf.
- There are currently 10 suites occupying a total of 12,500 sf.
- As conditioned, the Conditional Use Permit would likely not negatively impact adjacent properties and will allow for appropriate redevelopment of the property.

CONDITIONS

Should the Commission choose to approve the conditional use, Planning Staff proposes the following conditions:

1. The conditional use permit is limited to religious activities and general retail.
2. The church shall not expand beyond Suites 105 & 106.
3. The conditional use permit for general retail encompasses the existing structures on the site.
4. General retail shall not expand beyond the structures currently located on site.
5. All signage shall be permitted and installed in accordance with the Conway Sign Code.
6. Any changes to or expansion of the approved use shall require an amended or new conditional use permit.
7. The conditional use permit shall expire if the use ceases for a consecutive period of greater than 18 months.

Covington Sturgis Road Complex, LLC

1053 Front St. Conway, AR 72032
(501) 329-3357 Fax (501) 329-2538

October 16, 2025

Planning & Development Department
City of Conway
1111 Main Street
Conway, AR 72032

RE: Conditional Use Permit
700 S. German Ln.

Conditional Use Permit: Applying for Religious Activity Use and Retail Use.

Covington Sturgis Road Complex, LLC would like to apply for conditional use permit for the property listed above, to allow a church (Conway Missionary Baptist Church) to meet at this property. They have 1 employee, and 15 to 30 people meet at their Church. Church services are Sunday 9:00 AM – 12:00 PM, 5:00 PM – 6:30 PM and Wednesday 5:30 PM – 7:30 PM. The Church occupies Suite 105 & 106 in a space of 2,026 sq ft, that includes two restrooms, two offices, a break area and a meeting area of approximately 750 sq ft.

We would like to get a Conditional Use Permit for Retail at this location for future tenants as we have ten office suites on the front of this building in an area of 12,500 sq ft or five percent of the building. The building is 254,170 sq ft that is mostly warehouse space. The property is zoned I-3.

Sincerely,

Jason Covington, Member
Covington Sturgis Road Complex, LLC

Approx 1800' S of the intersection of DWD and S German Ln



View of subject property facing E



View of subject property facing SE



View of rear side of subject property



Adjacent property to the W



Adjacent property to the NE



Property adjacent to the N



1111 Main Street • Conway, AR 72032
T 501.450.6105 • www.conwayarkansas.gov

2026 Conway Planning Commission Schedule

Application Deadline	Review Comments Available to Applicant	Revisions Deadline	Staff Report Published	Planning Commission Meeting
December 18, 2025 ¹	December 31, 2025	January 8, 2026	January 15, 2026	January 20, 2026 ²
January 16, 2026	January 28, 2026	February 5, 2026	February 12, 2026	February 17, 2026 ³
February 13, 2026	February 25, 2026	March 5, 2026	March 12, 2026	March 16, 2026
March 20, 2026	April 1, 2026	April 9, 2026	April 16, 2026	April 20, 2026
April 17, 2026	April 29, 2026	May 7, 2026	May 14, 2026	May 18, 2026
May 15, 2026	May 27, 2026	June 4, 2026	June 11, 2026	June 15, 2026
June 18, 2026 ⁴	July 1, 2026	July 9, 2026	July 16, 2026	July 20, 2026
July 17, 2026	July 29, 2026	August 6, 2026	August 13, 2026	August 17, 2026
August 21, 2026	September 2, 2026	September 10, 2026	September 17, 2026	September 21, 2026
September 18, 2026	September 30, 2026	October 8, 2026	October 15, 2026	October 19, 2026
October 16, 2026	October 28, 2026	November 5, 2026	November 12, 2026	November 16, 2026
November 20, 2026	December 2, 2026	December 10, 2026	December 17, 2026	December 21, 2026

- Conway Planning Commission meetings are held the 3rd Monday of each month at 5:30pm.
- All meetings are held in the City Council Chambers of Conway City Hall, 1111 Main Street.
- All applications/submissions are due by 3:00pm on the submission deadline date. The Planning & Development Department receives submissions for planning and subdivision review via the Civic Access Portal at the following link. [APPLY ONLINE](#).
- Incomplete applications will be deferred to another month's agenda. (*refer to applications checklists*)
- The Planning Commission Meeting date associated with the Application Deadline is the earliest an item can be considered by the Planning Commission if Staff determines that all comments have been addressed.
- All comments on public hearing items, received by 4:30pm on the day of the meeting, will be forwarded to the Planning Commission via email. To submit a comment or if you have questions please contact Planning Staff by email at planning@conwayarkansas.gov or by phone at (501) 450-6105.

¹ Submission deadline moved due to City Employee Appreciation Event

² Meeting moved due to Martin Luther King Jr. Day observance

³ Meeting moved due to Presidents' Day observance

⁴ Submission deadline moved due to Juneteenth observance

In accordance with Conway Planning Commission By-Laws, Article II, Section B, *"The Commission shall elect each November, from its membership, a Chair, a Vice-Chair, and a Secretary for terms of one (1) calendar year. Officer terms shall run from January to December."*

Chair: _____

The Chair shall preside at all meetings and hearings of the Commission, shall sign all approved minutes and other appropriate documents on behalf of the Commission, and, in coordination with Planning staff, be responsible for the orientation and training of new members.

Vice-Chair: _____

The Vice-Chair assumes all duties of the Chair in the Chair's absence.

Secretary: _____

The Secretary, in coordination with staff, is responsible for monitoring the minutes of each meeting, maintaining a copy of the by-laws for the Commission, maintaining a record of the current membership including terms of office, maintaining a record of the organization of the Commission, and the distribution of conflict of interest forms at the appropriate time.