



CITY OF CONWAY, ARKANSAS PLANNING COMMISSION

May 18, 2026 • 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

May 18, 2026

PLANNING COMMISSION

Ethan Reed, Chair
Alexander Baney, Vice-Chair
Mark Ferguson, Secretary
Jensen Thielke
Brooks Davis
Keena Haygood
Cassidy D Cook
Kevin Gambrill
Lori Quinn
Grace Rains

The Conway Planning Commission makes recommendations to the City Council on public hearing items. There are no public hearing items on this agenda.

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 an accessory structure >160sf for property located at 2310 Sanders St (VAR-0426-0056)

Adjourn.

Call to Order [Planning Commission] and Roll Call.

Finding of a Quorum.

Approval of Minutes. April 20, 2026

Adjourn.

Approx. 436ft S of the intersection of Sanders St and Alford St

APPLICANT/AUTHORIZED AGENT

Daniel Jacquez, Covington Construction
1053 Front St
Conway, AR 72032

OWNER

Covington Development LLC
1053 Front St
Conway, AR 72032



SITE

Location. 2310 Sanders St. ±436ft south of the intersection of Sanders St and Alford St, then ±320ft east along the access drive. Lot 5, Meadows Commercial Subdivision.

Site Area. ±1.59 acres.

Current Zoning. C-3 (Highway Service & Open Display District).

Existing Structures. An approximately 6,254sf commercial restaurant structure.

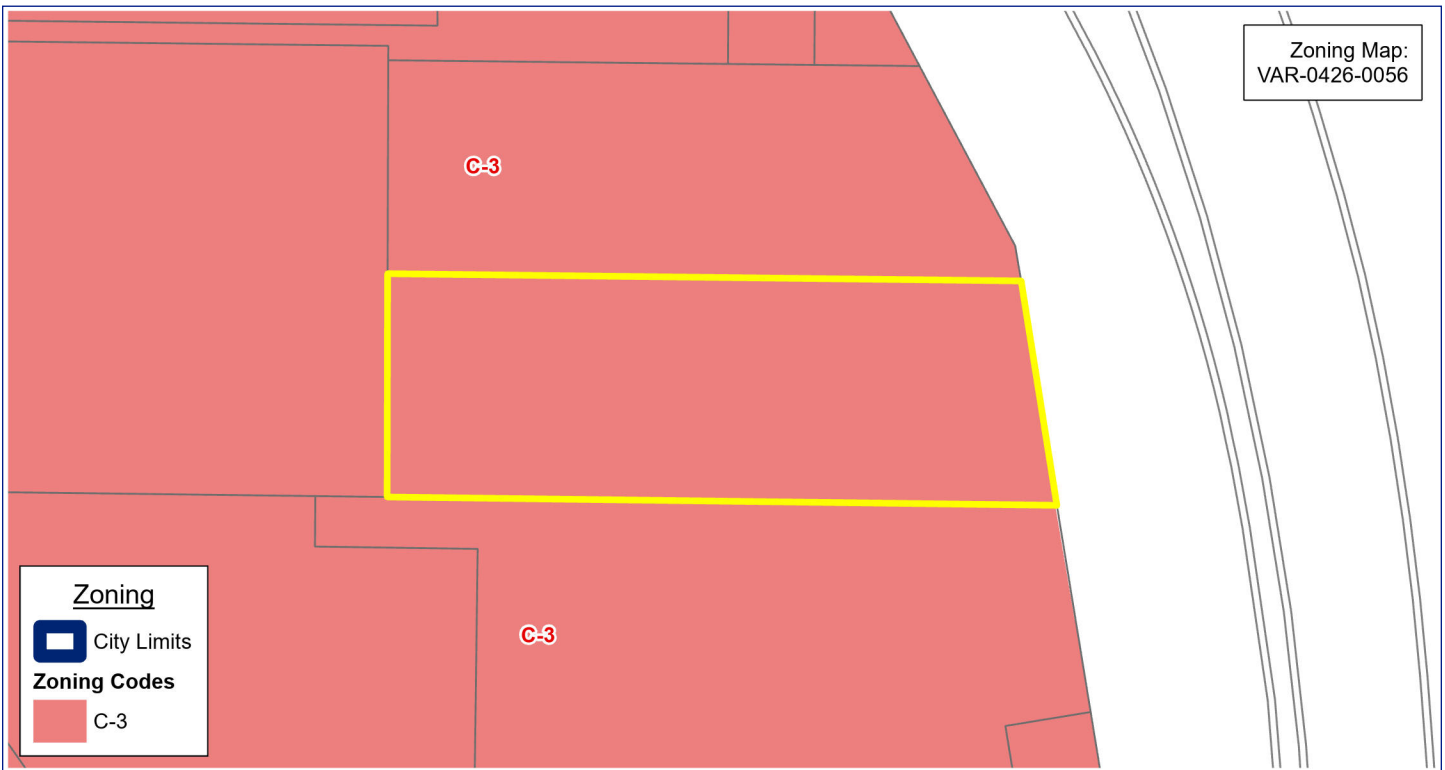
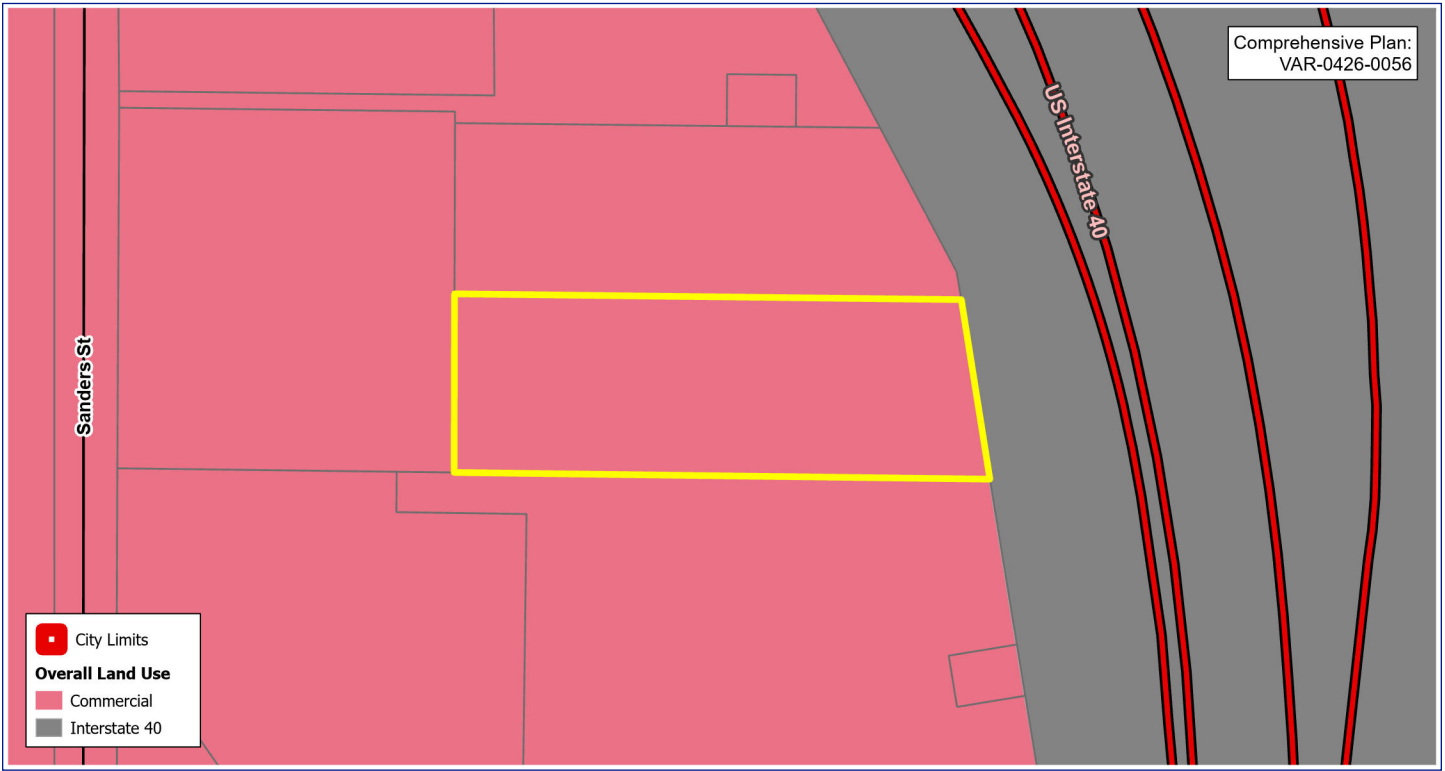
Overlay. This project is not under any overlay districts. This location falls within both the Lower Ridge and Old Morrilton Corridor studies, but this location is not affected by the plans detailed in either study.

Requested Zoning Variance. To allow a commercial accessory structure to exceed the 160 square foot maximum.

General Overview. 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 existing dumpster enclosure on site will be removed, except the easternmost wall, which will serve as screening of the structure from the interstate.

Zoning Code. §502.1.D.1- Total area of commercial accessory building(s) shall not be larger than one hundred sixty (160) square feet.

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Approx. 436ft S of the intersection of Sanders St and Alford St

Basis of Variance Review. 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.”

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.

STAFF COMMENTS

- 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.

Should the Commission choose to approve the variance request, **Planning staff proposes the following conditions:**

1. The applicant shall obtain all necessary permits from the Permits and Inspections Department.
2. The accessory structure shall be painted or cladded 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.

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>160sf Commercial Accessory Structure

VAR-0426-0056

I.A

Approx. 436ft S of the intersection of Sanders St and Alford St



View of project location facing E



View of project location facing N



View of subject property facing E



View of project location



Property adjacent to the N



Adjacent property to the E

APPENDIX

The following items, which do not require public hearings or Planning Commission action, have been reviewed and approved by the Director of Planning & Development and are being reported to the Planning Commission as required by the Zoning Code and Subdivision Ordinance.

Development Review Approvals

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

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

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