



City Of Searcy Planning Commission

May 2nd, 2023

12:00 Noon

City Hall Chambers

Agenda:

1. Call to Order
2. Notice of a Quorum
3. Approval of April Minutes
4. Preliminary Plat – Peyton Crossing
5. Rezone (R-3 to PUD) 1600 East Market Avenue – Steve and Tammy Ghent **(PH)**
6. Rezone (U-T to C-4) 2709 Eastline Road – Eric Ferricher **(PH)**

Searcy Planning Commission

Meeting Minutes

May 2nd, 2023

The regularly scheduled meeting of the Planning Commission was held in the city hall chambers at 12:00 pm.

Commission Members Present:

Steve Jordan, Chairman
Larry DeGroat
Charles Green
Matt Boyd
Jim House
Jamie Mobley
Bill Patton
Mike Cleveland
Lisa Wray

City of Searcy Staff Present:

Madison Lee, Recording Secretary
Jeff Webb, Code Enforcement
Phil Watkins, Code Enforcement
Richard Stafford, City Planner
Mark Lane, City Engineer

Chairman Jordan called a notice of a quorum.

Approval of the Minutes

The next item on the agenda was the approval of the April minutes.

Commissioner Patton made a motion to approve the minutes as presented. Commissioner DeGroat seconded the motion. The motion was passed unanimously.

Preliminary Plat- Peyton Crossing

The next item on the agenda is a preliminary plat for Peyton Crossing. John Rogers with Crafton Tull was present to speak. Whataburger bought 14 acres and then subdivided lot 1 for the restaurant. They want to make it a 3-lot subdivision with a dedicated street off of Race Ave.

Commissioner Green made a motion to approve as presented. Commissioner Patton seconded the motion. The motion was unanimously.

Rezone (R-3 to PUD) 1600 E Market Ave

The next item on the agenda is a Rezone request for a property located on Market Ave. Steve Ghent was present to speak. Steve said the property was originally a single house that sat across six originally platted lots. Steve said he wants to change it to five lots so the lots will be larger and build the five houses. The city staff's only concern is how the access will be regarding the sewer, but that issue will be dealt with in the future.

Chairman Jordan opened the public hearing

No one from the public was present to speak

Chairman closed the public hearing

Commissioner Boyd made a motion to approve as presented. Commissioner DeGroat seconded the motion. The motion was passed unanimously.

Rezone (U-T to C-4) 2709 Eastline Road

The next item on the agenda is a re-zone request for a property on Eastline Road. Eric Ferricher was present to speak. Eric said he bought the property about one year ago, and he is currently renting out individual bays from a shop building that is on the property. Eric said he is wanting to rezone it to C-4 to possibly do more with the property in the future. All the surrounding properties are currently in zone C-4.

Chairman Jordan opened the public hearing
No one from the public was present to speak
Chairman closed the public hearing

Commissioner Green made a motion to approve as presented. Commissioner Mobley seconded the motion. The motion was passed unanimously.



Larry DeGroat, Secretary



City of Searcy Planning Commission

June 6th, 2023

12:00 Noon

City Hall Chambers

Agenda:

1. Call to Order
2. Notice of a Quorum
3. Approval of May Minutes
4. Conditional Use "Contractor or Utility Equipment Parking/Storage Yard in C-2" – Ferrell Stokes **(PH)**
5. Rezone UT to PUD – Ferrell Stokes **(PH)**
6. Rezone R-4 to C-2 – James Carr **(PH)**
7. Large Scale Development – Davidson Engineering for I DO Rentals
8. Final Plat – 2501 W Beebe Capps - Mark Watson
9. Amendment to the Land Development & Subdivision Regulations regarding Chapter 2, Boundary Street Improvements & Sidewalks – Richard Stafford **(PH)**
10. Set July meeting date
11. Adjournment

Searcy Planning Commission
Meeting Minutes
June 6th, 2023

This regularly scheduled meeting of the Planning Commission was held in the city hall chambers at 12:00 pm.

Commission Members Present:

Steve Jordan, Chairman
Larry DeGroat
Jamie Mobley
Lisa Wray
Bill Patton
Charles Green
Jim House
Mike Cleveland

City Of Searcy Staff Present:

Madison Lee, Recording Secretary
Jeff Webb, Code Enforcement
Phil Watkins, Code Enforcement
Richard Stafford, City Planner
Mark Lane, City Engineer

Not Present:

Matt Boyd

Chairman Jordan called a notice of a quorum.

Approval of May Minutes

The next item on the agenda was the approval of the May minutes.

Commissioner Green made a motion to approve the minutes as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.

Conditional Use "Contractor or Utility Equipment Parking/ Storage Yard in C-2- Ferrell Stokes

The next item on the agenda is a conditional use permit for a contractor or utility equipment parking/ storage space. Bear Davidson was present to speak on behalf of Mr. Stokes. Bear said the property is on Airport Loop and is next door to another conditional-use property that was approved a couple of months ago. Bear said we were not sure if we would need a conditional use, but since there is a chance the storage bays might be rented out to contractors and they might want to store equipment outside of their units, we wanted to proceed just in case. This proposed building is not yet built.

Chairman Jordan Opened the Public Hearing

No one from the public was present to speak

Chairman Jordan closed the public hearing

Commissioner Green made a motion to approve as presented. Commissioner DeGroat seconded the motion. The motion was passed unanimously.

Rezone UT to PUD – Ferrell Stokes

The next item on the agenda is a rezoning request for Ferrell Stokes. Bear will be speaking for Mr. Stokes. Bear said this property is on Veteran Blvd and is just south of Land O' Frost. They plan to build residential townhouses or condominiums. They will be in 4 groups of 4 homes, 16 total units. This rezone was tabled last month because there were some cloudy details on the deed. This approval is just for the zoning change and will still have to follow all other development and subdivision requirements prior to getting a permit. These units are on individual lots. Commissioner DeGroat asked if half street improvement will be done. He also asked about extending the sidewalk along the street all the way to the North property line. Bear said they plan to follow the half-street requirements and would be glad to extend that sidewalk north, but in doing so, there needs to be some consideration of an existing gravel drive the sidewalk would cross that accesses Land O'Frost's property. Commissioner Mobley had a question about the parking lots. Bear pointed out that there are garages on some of the units and the parking lots are for the units that don't have garages and overflow parking.

There was discussion on whether to hold the public hearing because it was already held the previous month before it was tabled. Bear asked to still hold it because they had advertised for a hearing this day as well.

Chairman Jordan opened the public hearing

Tim Louks- He asked if this will be a private gated community or if it will be open to the public. Bear confirmed that it will be open to the public. He said there will be a fence around the property but it will be open at the entrance.

Chairman closed the public hearing

Commissioner DeGroat made a motion to approve as presented. Commissioner Mobley seconded the motion. The motion was passed unanimously.

Rezone R-4 to C-2- James Carr

The next item on the agenda is a rezoning request for James Carr. Cord Cantrell was present to speak on behalf of Mr. Carr. Cantrell said this is a 4 ½ acre lot. He said it is surrounded by commercial and residential areas. Mr. Carr wants to turn the house on the property into a professional office setting and he has no plans for the rest of the lot.

Chairman Jordan opened the public hearing

Barbara Terry- Spoke against this rezone. She lives on South Spring next to the property. She likes the fact that it's an empty lot that adjoins her property and is concerned that commercial use will disturb the neighborhood.

Jason Shipman- Spoke against this rezone. He also lives on a neighboring property. He's concerned the commercial use will increase traffic and hurt the access to his property.

Chairman closed the public hearing

Richard Stafford said it's an interesting rezone because Mr. Carr's property is currently R-4 and surrounded by R-3 residential to the west and a little to the north, industrial (I-1) to the south, and C-4

along Main Street. After a discussion with Mr. Carr, the city advised him to rezone to C-2. With it being zoned C-2, there would be more residential flexibility, but not as intense commercial use as C-4. There was a question from Commissioner Cleveland about the small L-shaped piece of property that is currently zoned R-3 and if it's included in the request. It's a piece that Mr. Carr also owns. Since the property is divided into different tracts with separate legal descriptions on the survey provided, Commissioner DeGroat suggested that the Commission just rezone the front tract to C-2, while leaving the rest of the property R-4 residential. Discussion was had about what all Tract B included. Tract B does include the small L-shaped lot that is zoned R-3.

Commissioner Green made a motion to approve the rezone of Tract B as presented on the survey and leave the rest residential. Commissioner DeGroat seconded the motion. The motion was approved unanimously.

Large-Scale Development- Davidson Engineering for I DO Rental

The next item on the agenda is a large-scale development for I DO Rentals. Bear Davidson was present to speak. This property is at the corner of Evans DR and Eastline Rd. It's a large and small equipment rental business that is relocating. It's zoned C-4 which is appropriate for this type of business. The plan is a single-story building with two drives off Eastline Road with parking in front and large equipment stored in the rear and sides. This project is over two acres of land which is what triggered a large-scale development. Chairman DeGroat asked about sewer service. Bear said they are extending the sewer down an existing easement down Evans Drive.

Commissioner Green made a motion to approve as presented. Commissioner Mobley seconded the motion. The motion was passed unanimously.

Final Plat- 2501 W Beebe Capps Mark Watson

The next item on the agenda is a final plat for the Bethel Baptist Church. Mark Watson was present to speak. Mark said this was just a straightforward lot split. Mr. Watson is providing a letter of credit for the extension of sewer service to one of the lots. Chairman Jordan had concerns about letters of credit. During the Commission discussion, they agreed that moving forward the city needs to have a draft letter of credit for the applicant to use instead of them getting one themselves, but in this particular case the letter provided would be sufficient.

Commissioner DeGroat made a motion to approve as presented. Commissioner Moblèy seconded the motion. The motion was passed unanimously.

Amendment to the Land Development & Subdivision Regulations regarding Chapter 2, Boundary Street Improvements & Sidewalks- Richard Stafford

The next item on the agenda is technical updates to the Land Development & Subdivision regulations. Richard Stafford said there were some issues with a recent large-scale development project that brought these changes to the city's attention regarding Boundary Street Improvement requirements. Corrections were made to clarify the ambiguity regarding if improvements were required along the

property boundary or only the development areas. It is now clearly required to be the property boundary. It also added the option to provide a bond as an option for in-lieu payment instead of just a cash contribution. It also added two exceptions. Planning Commission may waive a portion or all of the boundary street requirements if the development isn't directly adjacent to a public right-of-way and there are existing improvements or buffers between the development and right-of-way. The second is at Council level. If there are no plans for the City to improve the rest of the road or there are no opportunities for other future developments to contribute, the Council may waive a portion or all of the requirements as well. The last change is regarding sidewalks. The proposed change now requires sidewalks in all commercial and residential developments and not just residential. It also provides an exception that if there are existing improvements or circumstances that would make the sidewalk unfeasible, then they can request the Planning Commission waive the requirement.

Chairman Jordan opened the public hearing

No one from the public was present

Chairman closed the public hearing

Commissioner Green made a motion to approve the amendments. Commissioner Patton seconded the motion. The motion was passed unanimously.

Set New Planning Commission Day

The next item on the agenda is to set a July meeting date. Since July's meeting would fall on Independence Day, a new meeting day was needed. It was decided for the meeting to be held on Wednesday, July 5, 2023. It was further discussed that because district court falls on Tuesdays and the City Attorney typically cannot attend Planning Commission meetings and because the Commission felt it would be beneficial to have the City Attorney present at the Planning Commission meetings, the Commission decided to change all meeting days to the first Wednesday of the month instead of Tuesday.

Commissioner Green made a motion to approve changing the meeting day to the first Wednesday of the month. Commissioner Patton seconded the motion. The motion was passed unanimously.

With there being nothing further, this meeting was adjourned.

A handwritten signature in black ink, appearing to read "Larry DeGroat", written over a horizontal line.

Larry DeGroat, Secretary



City of Searcy Planning Commission

July 5th, 2023

12:00 Noon

City Hall Chambers

Agenda:

1. Call to Order
2. Notice of a Quorum
3. Approval of May Minutes
4. Rezone R-1 to C-2 – First Security Bank **(PH)**
5. Large Scale Development -- First Security Bank Technology Center - John Rogers, Johnathan Nichols, Adam Hart
6. Final Plat – North Main Street – Michael Keever
7. Final Plat – Peyton Crossing – John Rogers
8. Adjournment

Searcy Planning Commission

Meeting Minutes

July 5th, 2023

This regularly scheduled meeting of the Planning Commission was held in the city hall chambers at 12:00 pm.

Commission Members Present:

Steve Jordan, Chairman
Larry DeGroat
Jamie Mobley
Charles Green
Jim House
Matt Boyd

City of Searcy Staff Present:

Madison Lee, Recording Secretary
Jeff Webb, Code Enforcement
Phil Watkins, Code Enforcement
Richard Stafford, City Planner
Mark Lane, City Engineer

Not Present:

Mike Cleveland
Jamie Mobley
Lisa Wray
Bill Patton

Chairman Jordan called a notice of a quorum.

Chairman Jordan will be voting on each agenda item at this meeting.

Approval of June Minutes

The next item on the agenda was the approval of the June minutes.

Commissioner Green made a motion to approve as presented. Commissioner DeGroat seconded the motion. The motion was passed unanimously.

Rezone R-1 to C-2 First Security Bank

The next item on the agenda is a Rezone for First Security Bank. Johnathan Nichols was present with SE Architects. This is a property that First Security has purchased. The other properties that were purchased are already zoned C-4. They are just trying to make the whole block zoned the same.

**Chairman Jordan opened the public hearing
No one from the public was present to speak
Chairman closed the public hearing**

Commissioner Green made a motion to approve as presented. Commissioner Boyd seconded the motion. The motion was passed unanimously

Large Scale Development- First Security Bank

The next item on the agenda is a Large Scale Development for First Security. Johnathan Nichols, Adam Hart, and John Rogers were present to speak. First Security Bank is looking to make the new technology building project a little bigger by adding more parking and landscaping. This proposed project will be

where the old technology building is along with the new property they just purchased to the North. With the closure of Vine Avenue, this allows the bank to integrate the property North of Vine Avenue into one continuous project to give a campus feel. This will be parking for employees and the community. Commissioner DeGroat had questioned the driveway on Race Avenue. He said there is not a divider like there was in the original design. Johnathan said he could talk to the owners about adding a divider on the Race Avenue entrance and exit. He said they were trying to avoid adding a divider there, but if need be they could work something out.

Commissioner DeGroat made a motion to approve this large-scale development with the restriction of right turns only, no left turns in or out. Commissioner Green seconded the motion. The motion was passed unanimously.

Final Plat- North Main Street- Michael Kever

The next item on the agenda is a final plat for a piece of property on north Main Street. Mr. Kever said they are purchasing this property and selling a small portion of it. This final plat is for the purposes of selling and having the property redrawn to see what portion of the land is being sold.

Commissioner Boyd abstained from voting.

Commissioner Green made a motion to approve as presented. Commissioner DeGroat seconded the motion. The motion was passed unanimously.

Final Plat – Peyton Crossing- John Rogers

The next item on the agenda is a final plat for Peyton Crossing. This is just a standard process to get a final plat after the preliminary plat. All the requirements for the final plat have been completed.

Commissioner DeGroat made a motion to approve as presented. Commissioner Green seconded the motion. The motion was passed unanimously.

With there being nothing further, this meeting was adjourned.

A handwritten signature in black ink, appearing to read 'Larry DeGroat', is written over a horizontal line.

Larry DeGroat, Secretary



City of Searcy Planning Commission

August 6th, 2023

12:00 NOON

City Hall Chambers

Agenda:

1. Call to Order
2. Notice of a Quorum
3. Approval of July Minutes
4. Rezone UT to C-4 – Mitchell Cook
5. Conditional Use – 210 W Center- Robert Cargile
6. Adjournment

Searcy Planning Commission

Meeting Minutes

August 2nd, 2023

This regularly scheduled meeting of the Planning Commission was held in the City Hall Chambers at noon.

Commissioner Members

Steve Jordan, Chairman
Charles Green
Mike Cleveland
Jim House
Bill Patton
Larry DeGroat
Matt Boyd
Lisa Wray

Present City Of Searcy Staff Present

Richard Stafford, City Planner
Phil Watkins, Code Enforcement
Mark Lane, City Engineer
Jeff Webb, Code Enforcement
William Grady, Fire Inspector

Not Present

Jamie Mobley

Chairman Jordan called a notice of a Quorum.

Approval of the Minutes

The next item on the agenda was the approval of August minutes. Commissioner Green made a motion to approve the minutes as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.

Rezoning UT- C4 – Mitchell Cook

The next item on the agenda was a rezoning request for Mitchell Cook. This property is on Quality Drive. Mitchell Cook was not able to attend the meeting. Richard Stafford said they have been in close contact with Mitchell's office and that the city would be able to answer any questions. Mitchell's new heavy equipment sales are what triggered this rezoning. That type of business is not allowed in UT. The only part getting rezoned is the equipment sales, the land that the mobile home sells is on is going to stay the same.

Chairman Jordan, opened the public hearing

No one from the public was present to speak

The chairman closed the public hearing

Commissioner Green made a motion to approve as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.

Chairman Jordan paused before the next agenda item to recognize a long-time member of the Planning Commission, Mr. Gerald Joyner. Mr. Joyner has recently passed away and Mr. Jordan, on behalf of the Planning Commission and the City of Searcy, wished to express thanks for his contributions and service to our community and that he will be missed.

Conditional Use- 210 W Center- Robert Cargile

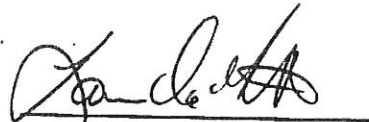
The next item on the agenda is a conditional use permit request. Robert Cargile was present to speak of this request. Robert said this house has been used as residential for many years. Then the property was used as a law office for a time. There is a prospective buyer who would like to live in the property again which requires a Conditional Use Permit in the C-2 Zone.

Chairman Jordan opened the public hearing

No one from the public was present to speak

Chairman Jordan closed the public hearing

Commissioner DeGroat made a motion to approve as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.

A handwritten signature in black ink, appearing to read "Larry DeGroat", written over a horizontal line.

Larry DeGroat, Secretary



City Of Searcy Planning Commission

September 6th, 2023

12:00 NOON

City Hall Chambers

Agenda:

1. Call to order
2. Notice of a Quorum
3. Approval of August Minutes
4. Discussion about Amending the Comprehensive Land Use Plan with Rezone requests-
Richard Stafford
5. Rezone – R-1 to C-2 – 510 North Apple Street – First Security Bank **(PH)**
6. Rezone – R-4 to R-1 – 1107 South Main Street – Jim Carr **(PH)**
7. Rezone – R-1 to C-4 – 1009 & 1010 Davis Drive – Hutcherson Land and Property **(PH)**
8. Conditional Use Permit – RV Park in a C-4 zone – 1009 & 1010 Davis Drive – Hutcherson
Land and Property **(PH)**
9. Large Scale Development- Proposed Hotel 128 North Rand Drive – Kazi Islam
10. Variance/Waiver Request- Curb and Gutter & Gravel Temporary Parking @ Ball Fields –
City of Searcy
11. Variance request – Finish Floor Elevation not 2 feet above BFE – Briarwood Apartments
12. Adjournment

Searcy Planning Commission

Meeting Minutes

September 6th, 2023

This regularly scheduled meeting of the Planning Commission was held in the City Hall Chambers at noon.

Commissioner Members

Steve Jordan, Chairman
Matt Boyd
Bill Patton
Lisa Wray
Charles Green
Jamie Mobley
Larry DeGroat
Jim House

Present City Staff Present

Madison Lee, Recording Secretary
Richard Stafford, City Planner
Phil Watkins, Code Enforcement
Jeff Webb, Code Enforcement
Mark Lane, City Engineer
William Grady, Fire Inspector
Will Moore, City Attorney

Not Present

Mike Cleveland

Chairman Jordan called a notice of a Quorum.

Approval of the Minutes

The next item on the agenda was the approval of the August Minutes. Commissioner Green made a motion to approve as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.

Amending the Comprehensive Land Use Plan and Rezone- Richard Stafford

The next item on the agenda is a discussion about amending the comprehensive land use plan with a rezoning request. Richard Stafford spoke for this agenda item. The state allows us to create zoning based on our comprehensive land use plan. Richard said he would recommend to update this plan. There are several out of date items shown on the current plan like the current planning boundary does not extend as far as it shows on the current map. This discussion was brought up this month due to a rezoning request on a property and the use does not match the land use plan. Richard said the first thing the staff should look at when presented with a rezone is the land use plan. If the commission approves a rezone that does not comply with what the land use plan shows, then amendment to the plan should be done before the approval of the rezone. This is just a policy tool used to make decisions on rezoning easier. Commissioner Jordan suggested that instead of having two separate votes, one for the amendment to the land use plan and the other being the rezone just have one vote for both. This means if you approve the rezone you are also approving the amending of the land use plan if needed.

Rezone- R-1 to C-2- 510 North Apple Street- First Security Bank

The next item on the agenda is a rezoning request for First Security Bank. Bear Davidson was present to speak on behalf of the bank. Bear said this property is directly behind the new gymnasium that Searcy Jr. High School built. This property is currently being used as a residential rental. First Security Bank purchased this property and would like to renovate it into office spaces. They are requesting it be rezoned to C-2 for general commercial use.

The Land Use plan would also need to be amended to Low Intensity Commercial.

Chairman Jordan opened the public hearing

Ernest Baker- Issues with the parking and potential increase in traffic

Roy Slaughter- Issues with parking and potential increase in traffic

Dava Havanian- Concerned about the school traffic and parking

Chairman Jordan closed the public hearing

Richard said the parking is appropriate for that size office building. It just was not zoned properly. In the future, if they decided to do any remodel or rebuild they would have to follow all ordinances no matter what business is there. **Commissioner Green made a motion to approve as presented. Commissioner Patton seconded the motion. Commissioner Mobley was opposed. Commissioner DeGroat was opposed. 5 commissioners in favor, 2 not in favor. This motion was passed.**

Rezone- R-4 to R-1 – 1107 South Main Street- Jim Carr

The next item on the agenda is a rezoning request for Jim Carr, this property is at 1107 S Main Street. Cord Cantrell was present to speak. Mr. Cantrell said that he was here about 3 months ago to rezone the front half of this property, and he was there to rezone the back half of this property. Mr. Cantrell said the hope is to rezone this property to R-1 and develop residential dwellings on the 2 acres of land that is open. The reasoning being requesting to rezone to R-1 is so that the property owner owners have more freedom to develop.

Chairman Jordan opened the public hearing

Ian Terry- Does not want Spring Street to be a thru street and does not want a large apartment complex

Sam Reynolds- Does not want Spring Street to be a thru street and does not want a large apartment complex

Dora Katelee- Does not want Spring Street to be a thru street and does not want a large apartment complex

Barbara Terry- Does not want a large apartment complex, she suggested a lower density used like duplexes. She also does not want Spring Street to be a thru street.

Chairman Jordan closed the public hearing

As discussed at a prior meeting, Spring Street right-of-way ended at Mr. Carr's property and if he wanted to open up Spring Street he is allowed to do so, no matter what the commission does. Richard mentioned that there is no other R-4 zoning around this property so he thinks it would be best if it was rezoned to a higher density residential. Due to the size of the lot, a large apartment complex is not possible, because of all the parking requirements that come with an apartment complex. R-1 is the only zoning that would allow a triplex, quadplex or any type of multifamily residential. With an R-2 zoning, they would only be allowed to develop a duplex or 2-unit residential.

The Commission discussed the proposal and the comments from the public. There was concern about density that would be allowed within the R-1 zone and if that was appropriate. The Commission then began a discussion on the ability to make a motion to deny and what the repercussions would be. If the request was denied, the applicant would not be allowed to come back for a request on this property for a year. What would happen then if no action was taken? Would the applicant then have to wait another year? The City Attorney, Will Moore, advised the Commission that some further study needed to be had on the topic of motions to deny, but said some action needed to be taken and if the Commission decided to table it, to place a time to take the request up again or the applicant's request would be left in perpetuity leaving the applicant no course to make any sort of appeal. Mr. Moore said tabling the item for a specified time could be an appropriate action. With further discussion, the commission decided to table this request for up to 90 days and come back with additional information or a new rezoning request. **Commissioner Green made a motion to table this with a request with the terms mentioned. Commissioner DeGroat seconded the motion. This motion was passed unanimously.**

Rezoning- R-1 to C-4- 1009 & 1010 Davis Drive- Hutcherson Land and Property

The next item on the agenda is a rezoning request from R-1 to C-4 at the property 1009 & 1010 Davis Drive. Liz Howell and Brian Hutcherson were present to speak. This property is directly across from the White County Fair Grounds.

The Land Use plan would also have to be amended to Open Display Commercial

Chairman Jordan opened the public hearing

Ryland Lauen- Ryland said that he was present on behalf of the White County Fair Association. He said they have no issue with the rezone, they would just like to protect the fairgrounds.

Carl Reya- He talked about what the use of the property could be in the future if the rezone passed. He does not want to see a mobile home park there.

Chairman Jordan closed the public hearing

The staff had no issues with the rezone. **Commissioner Green made a motion to approve this rezone as presented. Commissioner House seconded the motion. The motion was passed unanimously.**

Conditional Use Permit- RV Park in a C-4 zone- 1009 & 1010 Davis Drive

The next item on the agenda is a conditional use permit for 1009 & 1010 Davis Drive. Again Liz Howell and Brian Hutcherson were present to speak. This conditional use permit will allow an RV park to be in a C-4 zone.

Chairman Jordan opened the public hearing

No one from the public was present to speak

Chairman Jordan closed the public hearing

The staff had no issues with the application. **Commissioner DeGroat made a motion to approve as presented. Commissioner Mobley seconded the motion. The motion was passed unanimously.**

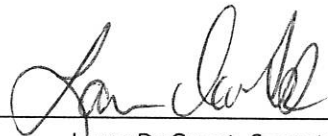
Large Scale Development- Proposed Hotel 128 N Rand Drive- Kazi Islam

The next item on the agenda was large-scale development for a proposed hotel on Rand Drive. Kazi Islam and Johnathan Hope were present to speak. Mr. Hope said they have submitted plans and followed all design codes required by the city. Mark Lane said there were a few minor issues that would

not be hard to fix and those items could be updated during the permitting stage. **Commissioner Green made a motion to approve as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.**

Variance/ Waiver Request Curb and Gutter & Gravel Temporary Parking @ Ball Fields- City Of Searcy
The next item on the agenda is a variance/ waiver request for the City of Searcy ball fields. The city would like to waive the curb and gutter and gravel temporary parking at the ball fields. Richard said temporary parking is needed in the area to the south of the ball fields. With the planning going on for the new athletic sports complex, the city does not want to spend any unnecessary money since they will be moving locations. **Commissioner Mobley made a motion to approve as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.**

Variance Request- Finish Floor Elevation not 2 feet above BFE- Briarwood Apartments
The next item on the agenda is a variance request to waive the requirement for the finish floor elevation to be at least 2 feet above the base flood elevation at the Briarwood Apartments. Will Moore the City's attorney said that the people who purchased the property had their attorney reach out and ask to waive the base flood elevation requirements. Their intent is to remodel the buildings. That way they did not have to completely rebuild 3 of the buildings on the property and bring their finished floors to the required elevation above the BFE. **Commissioner Green made a motion to approve as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.**



Larry DeGroat, Secretary



**City Of Searcy
Planning Commission**

October 4rd, 2023

12:00 NOON

City Hall Chambers

Agenda:

1. Call to order
2. Notice of a Quorum
3. Approve of September Minutes
4. Conditional Use Permit Amendment- 1504 Airport Loop- Ferrell Stokes
5. Large-Scale Development – Carmichael Center Dog Park & Basketball
Expansion
6. Discussion on updating the Comprehensive Land Use Plan
7. Adjournment

**Searcy Planning Commission
Meeting Minutes
October 4th, 2023**

This regularly scheduled meeting of the Planning Commission was held in the City Hall Chambers at noon.

Commissioner Members Present

Steve Jordan, Chairman
Charles Green
Mike Cleveland
Larry DeGroat
Lisa Wray

Not Present:

Bill Patton
Jim House
Matt Boyd
Jamie Mobley

City Staff Present

Madison Lee, Recording Secretary
Richard Stafford, City Planner
Jeff Webb, Code Enforcement
Mark Lane, City Engineer
Phil Watkins, Code Enforcement
Will Moore, City Attorney
William Grady, Fire Inspector

Chairman Jordan called a notice of a Quorum.

Approval of the Minutes

The next item on the agenda was the approval of the September Minutes. Commissioner Green made a motion to approve as presented. **Commissioner DeGroat seconded the motion. The motion was passed unanimously.**

Conditional Use Permit Amendment- 1504 Airport Loop- Ferrell Stokes

The next item on the agenda is a conditional use permit amendment for Ferrell Stokes for a property on the Airport Loop. Richard Stafford was present to speak on behalf of Mr. Stokes. Richard said back in June 2023 Mr. Stokes got a conditional use permit. His original intent was to have storage units fenced in with a gate and possibly use the property for utility equipment and materials. At the time, when the original conditional use permit was obtained, Mr. Stokes was okay with the paving requirements. Since the approval he has decided to only rent the spaces to contractors for storage of their equipment and materials. Mr. Stokes plans fall between two different use types, contractor storage, and self-storage. With self-storage being accessible by the public it must be paved but we have allowed gravel for contractor storage yards before. This request is that there be a condition added to the already existing Conditional Use permit, to say as long as the units are being rented out to contractors to store equipment and other materials that he can gravel the area. If at any time the storage units are used for personal storage, he would be required to pave the area. **Commissioner Green made a motion to**

approve as presented. Commissioner Cleveland seconded the motion. The motion was passed unanimously.

Large Scale Development- Carmichael Center- Dog Park and Basketball Expansion

The next item on the agenda is a large-scale development for the expansion of the basketball courts and dog park at the Carmichael Center. Richard spoke on behalf of the City. This project is over 2 acres, which is what triggered us to come to the Planning Commission. Richard said they were going to take out the amphitheater and the road leading to it. They also plan to repair the sidewalks by the building if it is in the budget to do so. They plan to expand the parking lot to the west with a new basketball court around the parking. The dog park will run down to the creek, starting where the existing amphitheater is. The area will also be fenced in. **Commissioner DeGroat made a motion to approve as presented. Commissioner Green seconded the motion. The motion was passed unanimously.**

Discussion on updating the Comprehensive Land Use Plan

The next item on the agenda is a discussion about updating the comprehensive land use plan. Richard said this discussion was brought up last month. Before we rezone a property we need to make changes to the land use plan if it does not match what the rezone request is. Richard said there are some areas that are zoned weird. For example, the Searcy schools are currently zoned residential. They will most likely never be anything but school property. If the City ever wanted to update those zones, they would first need to update the Land Use Plan. Our current land use plan is about 13 or 14 years old and needs to be updated entirely before any discussions on rezoning properties happens. In order to update the Land Use Plan, the Planning Commission must make the request to Council and it be approved. The request would be to allow the Planning, Growth, and Transportation Committee to begin the process. **Commissioner Green made a motion to make a recommendation to the City Council to allow the Planning and Growth & Transportation Committee to study the Comprehensive Land Use Plan. Commissioner DeGroat seconded the motion. The motion was passed unanimously.**

With there being nothing further, this meeting was adjourned.



Larry DeGroat, Secretary



**City Of Searcy
Planning Commission – Special Meeting**

October 9th, 2023

10:00 am

City Hall Chambers

Agenda:

1. Call to order
2. Notice of a Quorum
3. Request approval of a material that is not on the allowed materials list in
the commercial façade requirements – Briarwood Apartments
4. Adjournment

**Searcy Planning Commission
Special Meeting Minutes
October 9th, 2023**

This special meeting of the Planning Commission was held in the City Hall Chambers at 10:00 am.

Commissioner Members Present

Steve Jordan, Chairman
Charles Green
Mike Cleveland
Larry DeGroat
Matt Boyd

Not Present:

Bill Patton
Jim House
Lisa Wray
Jamie Mobley

City Staff Present

Madison Lee, Recording Secretary
Richard Stafford, City Planner
Jeff Webb, Code Enforcement
Mark Lane, City Engineer
Phil Watkins, Code Enforcement
Will Moore, City Attorney
William Grady, Fire Inspector

Chairman Jordan called a notice of a Quorum.

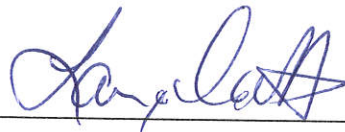
Request approval of vinyl siding as a street frontage façade material – Briarwood Apartments

Owner of Briarwood Apartments, Mike Judge has requested to use vinyl siding on the building that face Beebe Capps. Vinyl siding is a material that is not approved in the façade regulations. Mr. Judge could not be in attendance at the meeting, so Richard Stafford spoke about the request. Chairman Jordan asked why this could not have been done at the regular meeting the previous week. Mr. Stafford said the staff was not aware the owner intended to use vinyl siding until a preconstruction meeting the day after the regular Planning Commission meeting and this is an effort to expedite the remodel process. The staff has no issues with the vinyl siding and feel it will be an improvement over what's there and because the rest of the buildings are going to have new vinyl siding, which we do not control, it would make for good continuity. Commissioner Green asked about setting a bad precedence. Commissioner DeGroat pointed out that there was already precedence set with the original metal siding that was allowed from the previous owner. Mr. DeGroat asked about the ability to place a stipulation on the approval that all the siding should match. Commissioner Boyd asked about the eastern most building that can be seen from Beebe Capps and why this wouldn't be included. Mr. Stafford said because there is other property between it and Beebe Capps and another building could be built which would be between it and Beebe Capps, it is not considered adjacent to right-of-way. Mr. Boyd also expressed concern without having a drawing to see what exactly they're proposing. Could it also be multiple colors? Mr. Stafford said the owner's intentions, that were expressed to staff, were for all materials to match with the exception of the breezeways. The breezeways would remain the wood siding with a fresh coat of paint. Commissioner Cleveland said the vinyl siding will look a lot better than the metal that's there now. Jeff Webb pointed out that T11 wood siding that's under the current metal siding is an

approved material and could be left as is and in its current condition. Mr. Cleveland asked for more input from Mr. Webb and Phil Watkins to get their opinion of the material. Mr. Webb said his opinion is the Commission should allow him to put up the vinyl because it's an improvement to what's existing and because the existing material is an approved material it could remain exactly as is without any approvals. Mr. Jordan suggested could the Commission also add the stipulation about the vinyl being the same color. Mr. Boyd again expressed his concern about approving this without having an exact plan to look at. **Commissioner DeGroat made a motion to approve the vinyl siding with the contingencies that the owner use the same material and color throughout the complex excluding breezeways. Commissioner Green seconded the motion. *The motion was passed four (4) to one (1) with Commissioner Boyd voting against.**

**(Please note and let these minutes reflect that the day of the meeting and in the recording, the Commission thought the motion needed to be passed by the majority of the Planning Commission as a whole, which would take five (5) yes votes, and because there were only four (4) yes votes the motion did not pass. After the meeting had adjourned and upon further discussion with Chairman Jordan, the City Attorney, and the City Planner, it was recognized that this vote only required the majority of those present to pass. Therefore, because there was a proper quorum established with five (5) of nine (9) Commissioners present, the motion passed with four (4) yes votes against one (1) no vote.)*

With there being nothing further, this meeting was adjourned.

A handwritten signature in blue ink, appearing to read "Larry DeGroat", written over a horizontal line.

Larry DeGroat, Secretary



**City Of Searcy
Planning Commission**

November 1st, 2023

12:00 NOON

City Hall Chambers

Agenda:

1. Call to order
2. Notice of a Quorum
3. Approval of October Regular Meeting and October Special Meeting Minutes
4. Large-Scale Development – Academy Sports – Davidson Engineering
5. Preliminary Plat – Saddlebrook Estates Phase 3 – Davidson Engineering
6. Amendment to PUD and Final Plat Request – Legacy Park Phase 5C – Dr. David Burks
(Public Hearing)
7. Rezone R-1 to C-4 – 505 South Elm Street – Thomas Ritchie **(Public Hearing)**
8. Discussion of Building Façade Regulations – Commissioner DeGroat
9. Adjournment

Searcy Planning Commission

Meeting Minutes

November 1st, 2023

This regularly scheduled meeting of the Planning Commission was held in the City Hall Chambers at 12:00 noon.

Commissioner Members Present:

Chairman, Steve Jordan

Mike Cleveland

Lisa Wray

Bill Patton

Jim House

Larry DeGroat

City Of Searcy Staff Present:

Madison Lee, Recording Secretary

Richard Stafford, City Planner

Mark Lane, City Engineer

Phil Watkins, Code Enforcement

William Grady, Fire Inspector

Jeff Webb, Code Enforcement

Not Present:

Matt Boyd

Charles Green

Jamie Mobley

Chairman Jordan called a notice of a Quorum

Approval of October Regular and Special Meeting Minutes

The next item on the agenda was the approve of the October regular and special meeting minutes.

Commissioner DeGroat made a motion to approve as presented. Commissioner Cleveland seconded the motion. The motion was passed unanimously.

Large Scale Development and Final Plat - Academy Sports- Davidson Engineering

The next item on the agenda is a Large Scale Development and final plat for Academy Sports & Outdoors. Richard Stafford said that 2 votes are required for the Large Scale Development and Final Plat. Bear Davidson was present to speak on behalf of this project. Bear said this is going to go just south of Joanna Street, directly south of Old Navy. The plans that were provided show the drainage, landscape, and site plan. Bear said that they have address all staff comments and feels they have made corrections as needed. Mr. Degroat asked if there were half-street improvements. Bear said there is currently curb and gutter but to meeting the half-street requirements they will be adding sidewalks. There was a question by Mr. Jordan about where the drainage would be routed. Bear said that all the drainage would be routed to the existing detention pond, but they also added a small detention pond on the back of the property. **Commissioner DeGroat made a motion to approve the Large Scale Development as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.**

There was a brief presentation of the Final Plat by Bear Davidson. The intent is to provide the legal boundary for Academy Sports property.

Commissioner Patton made a motion to approve the final plat as presented. Commissioner Wray seconded the motion. The motion was passed unanimously.

Preliminary Plat- Saddlebrook Estates Phase 3- Davidson Engineering

The next item on the agenda is a preliminary plat for the Saddlebrook estates phase 3. Bear Davidson was present to speak on behalf of this agenda item. Bear said this is a preliminary plat for the remaining acreage in the Saddlebrook subdivision. There is about 18 acres that are undeveloped. When they built the first 2 phases they left 2 dead end streets for future developments. Bear said they have extended the south side and made a hammerhead turn around for fire truck. They also created 5 lots for homes. On the south west side, they have created a cul-de-sac. In the cul-de-sac there will be 3 lots for homes and 2 larger partials of land. He said there are two roads names Sugarcreek, because when the houses were first built they planned on connecting the streets. If the plat is approved today, we are going to go to the council to see if we can get the name of one of the roads changed. **Commissioner DeGroat made a motion to approve this plat as presented. Commissioner House seconded the motion. The motion as approved unanimously.**

Amendment to PUD and Final Plat request- Legacy Park Phase 5C- Dr. David Burks

The next item on the agenda is an Amendment to an existing PUD and a Final Plat request. Dr. David Burks was present to speak on behalf of this request. Dr. Burks said they are adding a small number of lots to Legacy Park. He said they going to reduce some of the parking to make the lots bigger. The houses will be similar to the size the other Legacy Park houses. The houses will face Woodruff Street and the garage will be entered through the parking lot. Commissioner DeGroat had a question about the parking requirements. Richard Stafford said all the parking requirements are met.

Chairman Jordan opened the public hearing

Mark Holms – Concerned because that’s a green space where his child plays and there’s not a lot of other green space in the area.

Sam Billingsley – He is in favor of this development because he feels it would be good for the development and there are greenbelts in the area where children can play.

Chairman closed the public hearing

There was some discussion of where the greenbelts were that the public comments were addressing.

Commissioner Patton made a motion to approve this request as presented. Commissioner House seconded the motion. The motion was passed unanimously.

Rezone R-1 to C-4- 505 South Elm Street- Thomas Ritchie

The next item on the agenda is a rezone request. Thomas Ritchie was present to speak. Thomas said for as long as he could remember this property has been used for commercial use, but is currently zoned residential. He said he is here to get it zoned commercial.

Chairman Jordan Opened the public hearing

No one public was present

Chairman closed the public hearing

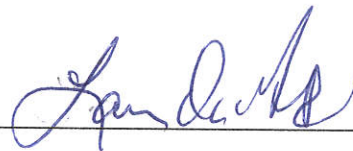
Commissioner DeGroat made a motion to approve the rezone and land use plan change as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.

Discussion of Building Façade Regulations- Commissioner DeGroat

Mr. DeGroat led discussion about a potential change to the façade regulations. His point was the we’re really beginning to see the 8’ turn back on the side façades and feels like they’re beginning to look unsightly. He said the original intent was to limit metal buildings, but now maybe it needs to be taken a step further and getting rid of the 8’ and change to anything that was visible from the street. Mr. Jordan

agreed that the original intent was to limit the metal buildings and the 8' was better than what we had without being too strict. He also agreed that we should look into making that change. More discussion was had between Mr. Degroat and Jordan about what views should be included. Mr. Jordan then asked Mr. Stafford what the procedure would be. Mr. Stafford suggested that this be included in other proposed changes to the Zoning Code that staff were planning on bringing to Planning Commission next month. Mr. Jordan asked if it required Council approval and Mr. Stafford answered that because it's a change to the Zoning Code, it did require Council approval. Mr. Patton asked if this applied only to commercial or was this industrial. His concern was some buildings that were commercial, but metal buildings with gravel lots, particularly along the old highway that it might not be appropriate to hold them to those same standards. Mr. Degroat suggested that those situations, applicants could come to Planning Commission and apply for Conditional Use. Mr. Jordan asked Mr. Stafford for clarification on the requirement that if an applicant met the requirements it would be approved by staff, but if the façade material did not meet the requirements, the applicant could come to planning commission for an approval of a material not on the approved list. Mr. Stafford answered yes. Mr. Cleveland was concerned about what does visible from the street mean and that sounded like a judgement call and who would be the one to decide. More discussion was had about visibility and concern about what that means. They agreed that they would discuss more when staff brought the proposed change next month.

With there being nothing further, this meeting was adjourned.

A handwritten signature in blue ink, appearing to read "Larry Degroat", written over a horizontal line.

Larry Degroat, Secretary



**City Of Searcy
Planning Commission**

December 6th, 2023

12:00 NOON

City Hall Chambers

Agenda:

1. Call to order
2. Notice of a Quorum
3. Approval of November Meeting Minutes
4. Rezone U-T to C-4 – 2721 W Beebe Capps – John Berkheimer, Hudson Brewer (**Public Hearing**)
5. Conditional Use Permit – Accessory Building larger than 1,200 sf in R-4 – 8 Blackberry Road – Grant Pryor (**Public Hearing**)
6. Large-Scale Development – Freeway Storage – Brent Shelor, Nature’s Angle
7. Request to waive curb and gutter requirements along Janet Drive Extension – 2204 S. Benton Ave. – Bear Davidson, Davidson Engineering
8. Request to waive sidewalk requirements along Janet Drive Extension – 2204 S. Benton Ave. – Bear Davidson, Davidson Engineering
9. Discussion of Zoning Code Amendments – Richard Stafford
10. Adjournment

Searcy Planning Commission

Meeting Minutes

December 6th, 2023

This regularly scheduled meeting of the Planning Commission was held in the City Hall Chambers at 12:00 noon.

Commission Members Present:

Steve Jordan, Chairman
Mike Cleveland
Charles Green
Larry DeGroat
Jim House
Matthew Boyd
Bill Patton
Lisa Wray
Jamie Mobley

City of Searcy Staff Present:

Richard Stafford, City Planner
Madison Lee, Recording Secretary
Phil Watkins, Code Enforcement
William Grady, Fire Inspector
Jeff Webb, Code Enforcement

Chairman Jordan called a notice of a Quorum.

Approval of November Minutes

The next item on the agenda is the approval of November minutes. **Commissioner DeGroat made a motion to approve the minutes as presented. Commissioner Boyd seconded the motion. The motion was passed unanimously.**

Rezone U-T to C-4- 2721 W Beebe Capps

The next item on the agenda is a rezone request for a property at 2721 W Beebe Capps Expressway. The request is to rezone from U-T to C-4. John Berkheimer and Hudson Brewer were present to speak. This is the church property next to the Dollar General on West Beebe Capps. John said that they plan to remodel the church building and turn it into office spaces.

Chairman opened the public hearing

No one from the public was present

Chairman Jordan closed the public hearing

Commissioner Green made a motion to approve the rezone as presented. Commissioner Patton seconded the motion. The motion was passed unanimously.

Conditional Use Permit- Accessory Building 8 Blackberry Rd

The next item on the agenda is a conditional use permit request for an accessory building. Grant Pryor was present to speak on behalf of this agenda item. Grant said this accessory building will sit behind the house that he is currently building. The reason for the request is because the accessory building is larger than 1200 square foot in a R-4 zone. He said that there will be no living quarters, but there is a kitchenette and bathroom. The shop will be all the same materials as the house as shown on the plans. The commission members discussed the actual square footage of the shop and there was discussion on whether or not this shop would be considered to be living quarters. Mr. DeGroat pointed out that in our accessory building regulations that buildings with kitchen and bathroom facilities are considered a

dwelling unit. According to the code if a breezeway was added to connect the shop and the home then Mr. Pryor would not have to get a conditional use permit, but he did not want to do that. That is why he is present and trying to get a conditional use. Mr. Jordan pointed out that having a kitchen and bathroom in the structure isn't necessarily a bad thing. Bear Davidson, who has been working with Mr. Pryor, agreed that our accessory building regulations does say that about having a kitchen and bathroom, but pointed out that there are multiple examples all over town that have bathroom and kitchen facilities and this is no different from those. He again pointed out that if a breezeway was built Mr. Pryor wouldn't even have to request this conditional use. Mr. DeGroat fears that if approved, it could create multi-family scenarios around town. The City Attorney, Will Moore, said he felt the spirit of the accessory structure regulations were not created to stop structures like this from being built and said that the proposed changes to discuss later in the meeting would address some of these issues.

Chairman opened the public hearing

No one from the public was present to speak

Chairman closed the public hearing

Commissioner Boyd made a motion to approve as presented. Commissioner Green seconded the motion. The motion was passed 7-1 with Mr. DeGroat voting against.

Large Scale Development- Freeway Storage

The next item on the agenda is a large-scale development for Freeway Storage. The applicant was also requesting to not construct sidewalks on Hubach St., half-street improvements along Park Ave. and asking for an allowance of a non-approved façade material. Brent Shelor with Nature Angle was there to present this agenda item. Mr. Shelor said that there is already a freeway storage in a building across the street. They are proposing to add an exterior 60,000 square foot storage structure by the existing one. The current lot is vacant and used for semi-truck parking. The sidewalks on Poplar Ave would be installed, but felt there would not be enough room for one along Hubach and that it connected to no other sidewalks. There was also discussion about the metal siding that will be used on the buildings. Mr. Stafford said in the past the Commission has approved a different type of decorative metal panel, but not this particular one. This metal panel would mimic wood. Shelor said that the siding that is shown in the pictures would be the type they use; it might be a different shade but it will still look like the wood. Commission was concerned about a gray color might look like a plain metal building. There was concern about waiving the sidewalk requirement because this is new and the idea behind it is to try to get sidewalks all over the city. There was some discussion about waiving the sidewalks along Hubach for this development, but instead requesting the applicant to build sidewalk across the street on property they also own. They also are required to do half-street improvements along Park, but are asking for that to be waived as well because of the difficulty to construct. The City Engineer was not present to answer questions about the half-street improvements. **Commissioners took no action because of the lack of information regarding the three waiver requests.**

Request to waive Curb and gutter and sidewalk requirements – Janet Drive Extension

The next item on the agenda is a request to waive the curb and gutter requirements along Janet Drive Extension. Bear Davidson was present to speak on behalf of this agenda item. Bear said that he is going to discuss both of these agenda items together, but asked to vote separately. Bear said that owner of Creekwood Motors wanted to extent Janet Drive to attach to his property at the dead end. The current right-of-way ends just past the ending of the existing roadway. This would take dedicating the necessary right-of-way to the city if this were to get constructed. The owner of Creekwood Motors is in

discussions with the current property owner and that if they were to construct the extension, that the current property owner, Taylor Farms, would dedicate the right-of-way because it would benefit both parties. Currently, there is a building that is accessible through his dealership, in the future he would like to rent that building out and not have to access the rear property through the front property. Bear said this is a 300-foot extension, and they would like to waive the curb and gutter and sidewalk requirements. On the side closest to the highway, it does not make sense to add sidewalks because of how close the street is to the fence and drainage along the highway. Also, the nearest sidewalk is on Beebe Capps near Harding University. So there really would not make sense to have a small stretch of sidewalks when there are not any other sidewalks to attach to for miles. The closest curb and gutter is down by the Toyota dealership and this would not connect to it. Bear said there is not any engineering reason for the curb not to be installed. There is consistent fall and the distance would not require any drain inlets. Discussion was had if the Commission decided to waive the sidewalks now, would any future development adjacent to this extension be required still to construct sidewalks. The Commissioners discussed including a statement like that in their motion. **Commissioner DeGroat made a motion to waive the requirements for sidewalks with stipulation that any future development would still be required to comply with all development regulations. Commissioner Patton seconded the motion. The motion was passed unanimously. The commission decided to take no action on the waiver for curb and gutter requirements.**

Rezone request for Property on Main Street- Cord Cantrell

The next item on the agenda is a rezone request for a property on N Main St. Cord Cantrell was present to speak on behalf of this agenda item. Cord said back in the Summer the Commission approved a rezone for the front half of this property for commercial use. Then they came back to rezone the back half of the property to a higher density residential use, from R-4 to R-1, and the request was tabled for 90 days. Now that the 90 days is up, they are back requesting to rezone the back half of the property from R-4 to R-2 instead. R-2 allows two-unit residential. This agenda item does not require another public hearing since there was already one on the previous request which was a change to a more intense use zone than this current request. **Commissioner Boyd made a motion to approve this rezone. Commissioner House seconded the motion. The motion was passed unanimously.**

Discussion of Zoning Code Amendments

The next item on the agenda is a discussion of the zoning code amendments. Richard Stafford spoke on behalf of this agenda item. Richard said there are several different amendments included and that the staff would like to bring these types of amendment requests to the Commission on a yearly basis. Some of the amendments are just clarification and some are new regulations. This was just a discussion on the amendment. The Commission was running short on time, so Richard just ran through each of the proposed amendments

The first item for discussion was the principal structure on lot and allowing one efficiency unit along with the principal structure. This would make an allowance for a mother-in-law quarters or pool house that had both a kitchenette and bathroom. Mr. DeGroat brought up the point about someone could build an accessory building in the back yard, rent it out, and double the rental amounts someone could collect making it a multi-unit development. Bear Davidson spoke that he has done multiple lot splits in order to get around that rule and can be done by anyone if you have enough acreage to do so. That seems to bring up a problem that someone could circumvent the code just by platting. The concept of having a small apartment either for a family member or to rent doesn't seem to be that detrimental. There was

discussion about if it would create issues with short-term rentals. Richard made the point that someone could rent out every bedroom of their house individually as a short-term rental right now, so his opinion is that doesn't have much bearing on the discussion. Mr. Patton brought up the idea of covenants. That some neighborhoods could address some of the issues that arise with those restrictions, but could it make it hard when the city would allow something, someone comes and gets a permit, but the covenants don't allow it. Richard said there has already been an instance of that with an accessory building setback. Mr. DeGroat brought up what happens when someone who uses it one way that everyone thinks is great, then sells it and wants to use it in another way. The other reason for this change is the fact that if someone connects the subordinate structure with a breezeway, they would be allowed to build it as large as they want and put as many living spaces in it they wanted because it's just part of the main structure and that didn't make much sense to staff.

The next couple amendments were some clarifications and titles addition.

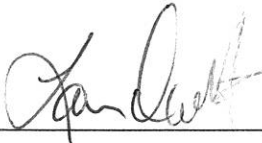
The dumpster enclosure amendment adds a material requirement as well. Mr. DeGroat asked if it would be retroactive? It would not. Mr. Patton asked about potentially adding a requirement for gates on the enclosures. Mr. Stafford said he would speak with Todd Phillips, the Sanitation Director, and get his opinion and how that might affect his drivers.

There were some more title changes and changing terms. There was a redundant section about accessory buildings and proposing to remove it.

Digital asset mining adds a use definition and adds them to the use chart making them a conditional use in all commercial, industrial and UT zones. That allows the Commission to see each proposal and accept or deny on a case by case basis.

Time for Commissioners was running short, so Richard just quickly ran through the remaining amendments without any more comment or discussion so the Commissioners could look them over in greater detail before the next meeting for further discussion. Those included amendments to the façade requirements, fences, and signage.

With there being nothing further, this meeting was adjourned.



Larry DeGroat, Secretary