



City of Searcy *Planning Commission*

DECEMBER 6TH, 2022
12:00 NOON
CITY HALL CHAMBERS

Agenda:

1. Call to Order
2. Notice of a Quorum
3. Approval of November Meeting Minutes and Special Meeting
4. Large-Scale Development- Murphy Oil 3509 E Race Ave
5. Final Plat- Peyton Crossing Addition- 3900 E Race Ave
6. Conditional Use Permit- Bear Davidson 1300 Airport Loop **(PH)**
7. Rezone- Will Moore- 2705 Eastline Rd **(PH)**
8. Large Scale Development- Hammerhead Contracting 221 Eastline Rd
9. Final Plat – Belmont Estates – Clay Hite
10. Adjournment

Searcy Planning Commission

Meeting Minutes

December 6th, 2022

This regularly scheduled planning commission meeting was held in the Chambers at the City Hall at noon.

Commission Members Present:

Jim Wilbourn
Jamie Mobley
Jim House
Bill Patton
Lisa Wray
Larry DeGroat

City of Searcy Staff Present:

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

Commissioners Not Present:

Steve Jordan, Chairman
Mike Cleveland
Charles Green

In absence of Chairman Jordan, Commissioner Wilbourn presides as chairman for this meeting.

Approval of Minutes

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

Large Scale Development- Murphy Oil 3509 E Race Ave

The next item on the agenda is a large-scale development for Murphy Oil USA. Cody Moore was present to speak on behalf of Murphy Oil. Moore said this is a teardown and rebuild of the Murphy Oil USA gas station. This new building will be 1400 square feet with 4 parking spaces and additional parking under the canopy. There will be 16 pumping stations. **Commissioner Patton made a motion to approve as presented. Commissioner DeGroat seconded the motion. The motion was passed unanimously.**

Final Plat- Peyton Crossing

The next item on the agenda is a final plat for Peyton Crossing. John Rodgers was present to represent. John said Whataburger is purchasing all 14 acres, but Whataburger only needs a small portion of it. The intent is to create a single lot for the restaurant. The city staff said it follows all the requirements for an incidental subdivision except there is no sewer on-site at the moment. They are currently exploring working with Searcy Water to extend the gravity main along Race Ave. Otherwise, their plan will be to use a pump station and run a force main across their property to access sewer to the north. The plat will not be signed until the sewer decision is made and either the sewer has been installed or a bond put

up for its construction. **Commissioner Mobley made a motion to approve the plat with the condition it will not be recorded until the sewer has been constructed or a bond put up for its construction. Commissioner House seconded the motion. The motion was passed unanimously.**

Conditional Use Permit- 1300 Airport Loop

The next item on the agenda is a conditional use permit for Jerry Joyner. Bear Davidson was present to speak on behalf of Mr. Joyner. Bear said this conditional use permit would be used on a property off of Airport Loop. The proposed building would be used for office space and storage for utility equipment. The exterior storage will be behind a fence not on the street face. Since it is zoned C2 this type of use is required to get a conditional use permit.

Commissioner Wilbourn opened the public hearing

Letain Devore could not make it to the meeting but she asked Richard to say a few things on her behalf. She said she does not have any problem with the utility equipment as long as it's inside a storage shed. She does not want the parking lot to be full of equipment.

Commissioner Wilbourn closed the public hearing

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

Rezone- 2705 Eastline Rd

The next item on the agenda is a re-zone for a property on Eastline Rd. Will Moore was present to speak on behalf of this request. This property is currently zoned UT and Will said they are wanting to re-zone it to C4. This area is surrounded by C4.

Commissioner Wilbourn opened the public hearing

Karen Foster- Her concern about this rezone was if this rezone were passed, how would it impact their property? The City Staff and Commissioners assured her that this rezone will not impact their specific property in any way.

Commissioner Wilbourn closed the public hearing

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

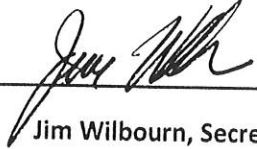
Large-Scale Development- Hammerhead Contracting

The next item on the agenda is a large-scale development for Hammerhead Contracting. No one was present to speak on behalf of this agenda item. Richard Stafford explained this large-scale development is for storage buildings just south of the new Tractor Supply building. The only outstanding item the City Staff was requesting of Hammerhead were the drainage calculations for the site. Otherwise, there were no issues with the plans. The approval will be contingent upon the approval of the drainage calculations by the City Engineer. **Commissioner DeGroat made a motion to approve. Commissioner Patton seconded the motion. The motion was passed unanimously.**

Final Plat- Clay Hite

The next item on the agenda is a final plat for Clay Hite. Adam Whitlow was present to speak on behalf of this agenda item. Adam said they have met all the requirements to submit this final plat. The only

thing that is not complete is the sewer pump station and they are waiting on Entergy to run their power lines through the conduit that has been installed. A bond was placed with the City Engineer to ensure these things get completed. **Commissioner Patton made a motion to approve. Commissioner House seconded the motion. The motion was passed unanimously.**



Jim Wilbourn, Secretary