



**City Of Searcy
Planning Commission**

February 7, 2024

12:00 NOON

City Hall Chambers

Agenda:

1. Call to order
2. Notice of a Quorum
3. Approval of January Meeting Minutes
4. Large-Scale Development – Hutcherson RV Park – Davidson Engineering
5. Conditional Use Permit – Accessory Building in R-3 – Davidson Engineering (PH)
6. Rezone – PUD to C-4 – 1162 Veterans Blvd – Davidson Engineering (PH)
7. Discussion of Zoning Code Amendments – Richard Stafford (PH)
 - a. Administrative and clerical changes
 - b. Fences
 - c. Accessory Dwelling Unit
 - d. Dumpsters
 - e. Digital Asset Mining
 - f. Commercial Design Standards
 - g. Signs
8. Adjournment

Searcy Planning Commission
Meeting Minutes
February 7th, 2024

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
Matt Boyd
Mike Cleveland
Jim House
Jamie Mobley
Larry DeGroat

City of Searcy Staff Present:

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

Not Present:

Lisa Wray
Bill Patton
Charles Green

Chairman Jordan called a notice of a quorum.

Approval of the January Minutes

The next item on the agenda was the approval of the January Minutes. Commissioner DeGroat made a motion to approve with the correction of a few typos. Commissioner Mobley seconded the motion. The motion was passed unanimously.

Large Scale Development- Hutcherson RV Park- Davidson Engineering

The next item on the agenda is a request for a large-scale development. Bear Davidson was present to speak on behalf of this agenda item. This property was rezoned last year to its current zoning C-4 and received a conditional use permit. With the purpose of constructing a RV Park. Since the site is over 2 acres, we must submit our large-scale development plans. Bear said there is a restroom/wash area facility located in the middle of the property. There is also a building at the front of the property that is existing and is currently being remodeled. This home will be used as a short-term rental. The dumpster will be located at the front of the property and an ice machine. Bear said Davis Dr is currently in design to be reconstructed by the city. Since the city has already said they will be doing the improvements, they did not add half street improvements to the plans. The driveway into the park and the access road will be paved but the RV parking spots will be gravel. **Commissioner Boyd made a motion to approve as presented. Commissioner House seconded the motion. The motion was passed unanimously.**

Conditional Use Permit- Accessory Building in R-3- Davidson Engineering

The next item on the agenda is a conditional use permit request for an accessory building in a R-3 zone. Bear Davidson spoke on behalf of this agenda item. The proposed accessory building is located on Country Club Road between Country Club and Sawmill Road. This is a 4-acre track that was previously

owned by Mr. Mercer for a long time. The owner does not want to add a breezeway to the proposed accessory building and it exceeded the square footage that is allowed by the Zoning Code. They are proposing to build a 2,900 square foot accessory building in a R-3 zone. The façade will match the home. This is a going to be a pool house, it will have a kitchen space and some areas that could be considered living space.

Chairman Jordan Opened the public hearing

Dr. Muirhead- Concerns about drainage on property

Mary Johnson- Concerns about drainage on property

Chairman Jordan closed the public hearing

Chairman Jordan asked Mark Lane is he knew anything about the drainage concerns on this property. He said that he has not recently looked at the drainage in this area. If the perk test come back sufficient there should not be any sewage issues. He said he will go out and look at the drainage and see if it proposes an issue. **Commissioner DeGroat made a motion to approve as presented. Commissioner Mobley seconded the motion. Commissioner Cleveland was opposed. Vote was passed 5-1.**

Rezoning- PUD to C-4- 1162 Veterans Blvd- Davidson Engineering

The next item on the agenda is a rezoning request for 1162 Veterans Blvd. Bear Davidson spoke for this agenda item. This was rezoned as a PUD last year with the purpose to build residential units. Bear said the owner no longer wants to build on this property for a couple of reasons. The cost to extend the sewer was substantial. There is also a lot of new apartments that just opened right down the road. The new plan for this property is to build storage units, that is why they are requesting to rezone this property to C-3.

Chairman Jordan Opened the public hearing

No one from the public was present

Chairman Jordan Closed the public hearing

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

Discussion of Zoning Code Amendments- Richard Stafford

the next items on the agenda is Zoning code Amendments. Richard Stafford was present to speak on this agenda item. Since there are several topics to go over, all topics are separated. Instead of doing a public hearing for each topic, one will be held on all topics first.

Chairman Jordan opened the public hearing

No one from the public was present

Chairman Jordan closed the public hearing

Administrative and Clerical changes

Richard said this includes adding titles, rewording, adding definitions, and erasing repeated codes. These changes will help navigate and better understand the zoning code. **Commissioner DeGroat made a motion to approve the changes as presented. Commissioner Mobley seconded the motion. The motion was passed unanimously 6-0.**

Fences

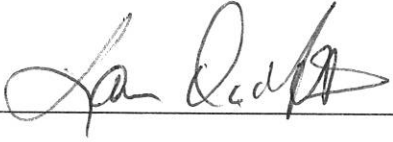
The next item is the fence ordinance. Richard said this is an old ordinance that is currently not in the zoning code. This is a standalone ordinance from many years ago that Code Enforcement has kept in the pocket of a zoning code binder. This change will add this ordinance into the zoning code and make it where Code Enforcement can enforce the regulations. The only thing different in the proposed article that is not found in the standalone ordinance is the maintenance section. This allows Code Enforcement the ability to order the repair or removal of dilapidated fences which deem a safety hazard.

Commissioner DeGroat asked if we could change the wording in section 5.12.4. Instead of saying "or presenting a public hazard" to change "or" to "that". Richard said if we are strictly only worried about public hazards, we can change the wording, but by taking away "or" we would lose the ability for Code Enforcement to enforce damaged or deteriorating fences. Will Moore, the City Attorney said Code Enforcement are the ones going to have to enforce these changes, so Code Enforcement needs to play a vital role in any changes to this ordinance. Jeff Webb said the he would prefer to keep the wording the way it is, that way Code Enforcement can have more leeway for the looks and hazard aspects. If "or" becomes a problem in the future, it can be changed. Commissioner Boyd asked about the meaning of plastic fencing and what is allowed and what is not. The approved material and not approved material that is stated in the proposed amendments, are straight from the property-maintained code. This change would not stop someone from putting the plastic fencing up that looks like wood, but it would stop someone from putting up cloth sheeting, or plastic wrap, or similar materials as a fence. The Commission after further discussion decided to leave the proposed changes as is and if there are problems down the road it can be changed. **Commissioner DeGroat made a motion to approve these changes as presented. Commissioner Mobley seconded the motion. The motion was unanimously 6-0.**

Accessory Dwelling Unit

The next item on the agenda is accessory dwelling unit. This includes the principal structure on the lot and allowing one efficiency unit, as already defined in the code, along with the principal structure. This would allow for a mother-in-law quarters or pool house that had both a kitchenette, and bathroom. The reason for looking at 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 have as many living spaces in it, they want because it would be considered part of the main structure. Richard said there is a lot of changes to this article since the last meeting. Richard said he pulled guidance from the American Planning Association and the City of Rogers zoning code. Richard said that the new changes address the issues and concerns that have come up in the past couple months regarding this topic. He said that he made a change to add the definition of accessory dwelling units. They would have to meet the regulations for accessory dwelling units and as well as the size and height requirements for accessory structures. If it does not meet the size requirements of an accessory structure, they would have to come to Planning Commission for a conditional use permit. Richard said he also added 6 new criteria that anyone wanting to have an accessory dwelling unit must follow. There was also a lot of discussion about covenants and restrictions at the previous meeting and this added an article addressing any concerns about that. There was more discussion between commission members and city staff. With there being to many questions about this change, the item was tabled. The other proposed changed will be discussed and potentially voted at the next meeting.

With there being nothing further, was adjourned.

A handwritten signature in cursive script, appearing to read "Larry DeGroat", is written over a horizontal line.

Larry DeGroat, Secretary