



City of Searcy

Planning Commission

JANUARY 3, 2023

12:00 NOON

CITY HALL CHAMBERS

Agenda:

1. Call to Order
2. Notice of a Quorum
3. Approval of December Meeting Minutes
4. Re-zone UT to C4 – 2800 Block W. Beebe Capps (Hwy 36) - **(PH)**
5. Conditional Use Permit “Recreational Vehicle Park” in C4 – 507 Willow Street - **(PH)**
6. Conditional Use Permit “Transitional Housing” in R3 – 901 N Oak St - **(PH)**
7. Rezone R2 to PUD: Zoning Plan Review – 3015 Beebe Capps and Phillip Miles Rd. - **(PH)**
8. Adjournment

Searcy Planning Commission
Meeting Minutes
January 3rd, 2023

The regularly scheduled meeting of the Planning Commissioner was held in the City Hall Chambers at noon.

Commission Members Present:

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

City Of Searcy Staff Present:

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

Commission Members not present:

Jim House

Chairman Jordan called a notice of a quorum.

Approval of the Minutes

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

Rezone UT- C4- 2800 Block W Beebe Capps (Hwy 36)

The next item on the agenda was a rezoning request for a property around the 2800 block of West Beebe Capps. They plan to put a retail store on this property.

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 Patton seconded the motion. The motion was passed unanimously.

Conditional Use Permit- "Recreational Vehicle Park" in C4- 507 Willow Street

The next item on the agenda is a request for a conditional use permit to place 8 recreational vehicle sites on this property. Patrick Weeks was present to speak on behalf of this property. He said at the moment they have three rental houses on the property. They plan to get rid of the two houses on the back side of the lot and keep the house at the street front. There was some discussion about the code and the regulations property owners must follow and if the conditional use was approved, they could no longer use the house as a residential rental property. The property owner decided it was best to table this agenda item until they get all the details worked out.

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 table this agenda item. Commissioner Wilbourn seconded the motion. The motion was passed unanimously.

Conditional use permit-"Transitional Housing" in R3- 901 N Oak St

The next item on the agenda was a request for a conditional use permit to turn a residential house into a transitional house. David Hatfield was present to speak on behalf of this agenda item. He said this home will be part of the John 3:17 program that allows women to get their life back on track. After these women complete the 1-year recovery program at another location they will come live in this house with 2-3 other women and a house mom.

Chairman Jordan opened the public hearing

James Carson- He was not against what the church was doing, but he felt that the term "transitional housing" was too broad.

Linda Wiseman- Her only concern was that the church will turn the other homes they purchased down the road into these transitional homes as well.

Chairman Jordan closed the public hearing

Commissioner Green made a motion to approve this conditional use permit. Commissioner Wilbourn seconded the motion. The motion was passed unanimously.

Rezone R2 to PUD: zoning plan review- 3015 W Beebe Capps/ Phillip Miles Rd

The next item on the agenda is a rezoning request. Jason from Davidson Engineering was present to speak on behalf of the Roussels. Jason said they are wanting to put 6 cottages on this property. They would be behind the storage west storage units. The commission and staff discussed the PUD procedure and that the plan submitted would be tied to the zone and that a development plan had to follow. That plan would have more details about the finished floor height as it relates to the floodplain.

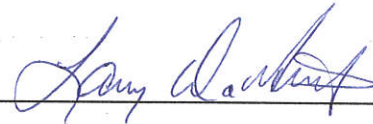
Chairman Jordan opened the public hearing

No one from the public was present

Chairman Jordan closed the public hearing

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

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