



# Planning Commission City of Searcy

June 7<sup>th</sup>, 2022

12:00 (Noon)

City Council Chambers

## **Agenda:**

- 1. Call to Order**
- 2. Notice of a Quorum**
- 3. Approval of April, May, and May Special Meeting Minutes**
- 4. Conditional Use Permit- Downtown Church of Christ- PH**
- 5. Large Scale Development- Bryce Corporation**
- 6. Final Plat Approval- Corolla Capital Addition Adam Whitlow**
- 7. Proposed Downtown Searcy Overlay District- PH**
- 8. Proposed Code Amendments- Zoning Code-PH**
- 9. Proposed Code Amendments- Subdivision Code- PH**
- 10. Adjournment**

## Searcy Planning Commission

### Meeting Minutes

June 7<sup>th</sup>, 2022

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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  
Mike Cleveland  
Lisa Wray  
Jim Wilbourn  
Charles Green  
Jim House  
Jamie Mobley  
Larry DeGroat  
Bill Patton

#### 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  
William Grady, Fire Inspector

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Chairman Jordan called a notice of a Quorum.

#### **Approval of Minutes**

The next item on the agenda was the approval of April and May and May's special meeting minutes. **Commissioner Green moved that the minutes are approved. Commissioner Mobley seconded that motion. The motion was passed unanimously.**

#### **Conditional Use Permit- Downtown Church of Christ**

Chairman Jordan presented a Conditional use permit for the Downtown Church of Christ. Will Moore was there to speak on behalf of ARCare and the Church. Mr. Moore said that ARCare applied for a grant from the Department of Education to operate a Child Care Facility. With there being a significant need for childcare facilities in White County, ARCARE and the Church look forward to being part of the solutions, Mr. Moore says.

#### **At this time, Chairman opened the Public Hearing**

No one from the public came to speak

**The Chairman closed the public hearing**

**Commissioner DeGroat made a motion to grant this conditional use permit as presented.**

**Commissioner House seconded the motion. The motion was passed unanimously.**

Commissioner Mobley added that she was unable to vote, due to the fact that she is employed by ARCare.

#### **Large Scale Development for Bryce Corporation**

The next item on the agenda is a Large Scale Development proposal by Bryce Corporation. Andy Pratt was present to speak on Bryce's behalf. Mr. Pratt advised they are expanding and they have an opportunity to build a new facility that will hold six printing presses. **Commissioner Green made a motion to approve this Large Scale Development as presented. Commissioner Wilbourn seconded the motion. The motion was passed unanimously.**

#### **Final Plat- Corolla Capital**

The next item on the agenda is a Final Plat for Corolla Capital. Present to represent is Adam Whitlow. Adam said this is the property just east of Lowe's. Originally this property was known as the Farren Property. They are wanting to split this property into 3 tracts this is the northernmost tract we will be talking about. Mark Lane advised that he has a couple of items he has issues with. One is, that the city of Searcy zoning code requires there to be 60-ft lot width. The setback line for lot 2 is 54.91ft. The other issue is Lot 1 would have no access to the road if this property was sold off in the future. Mark Lane requested Adam Whitlow put an access easement from Lowe's property information to the plat. **Commissioner Green made a motion to move as presented. Commissioner Wilbourn seconded the motion. The motion was passed unanimously.**

#### **Proposed Downtown Searcy Overlay District**

Chairman presented the Proposed Downtown Searcy Overlay District to the commissioners. Richard Stafford (City Planner) will be speaking on behalf of this agenda item. The overlay district's basic purpose was to develop ideas on how to protect the character, look, and feel of the downtown area. Also, encourage different types of businesses that would help our downtown area become 7 days a week, live, work, and play environment. The overlay district is just an overlay of the existing zoning.

#### **At this time, Chairman opened the public hearing**

Don Raney was present to speak on his concerns. He advised he owns property in the overlay district. He said he had some concerns about the mechanical equipment. If he has to replace his heating and air conditioning unit would it have to be screened in? Richard Stafford said it would be the same as any other property, if it's already existing you would not have to follow the new overlay district's guidelines.

#### **The Chairman closed the public hearing.**

**Commissioner Wilbourn made a motion to approve this overlay district as presented.**

**Commissioner Patton seconded the motion. The motion was passed unanimously.**

**Proposed Code Amendments- Zoning Code and Subdivision Code**

The next item on the agenda is the proposed code amendments for the Zoning Code. Chairman said these amendments are more like technical changes.

Both Proposed Code Amendments will be held with one public hearing.

**At this time, Chairman opened the public hearing**

Jonathan Pressac was present to represent his client SBA properties LLC. He was there to talk about the Zoning Code changes regarding the cell phone towers. Back in November, the Planning Commission approved a Conditional use Permit to allow the tower to be 100ft but with conditions. His client is asking to change the rules instead of abiding by what the planning commission did back in November. His client has asked him to come to oppose 5-5-8 and 5-5-9 zoning code changes.

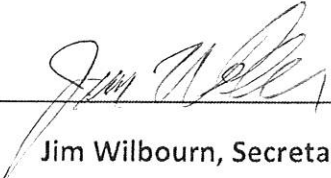
**The Chairman closed the public hearing.**

Chairman asked the city staff if they had any comments on the presentation made by Mr. Pressac. Richard Stafford advised all the history on the cell tower issue is still a little fuzzy because he wasn't part of the staff when the cell tower was discussed. Mark Lane said when we did this originally there were numerous carriers throughout the United States, and that number has been reduced. There are about three carriers now. Phil Watkins advised that the Planning Commission would not be opening a can of worms by approving this, because no matter who it is they will have to go before the Planning Commission to get a conditional use permit to build a cell tower. Richard Stafford requested to remove the wording "stand-alone" from the commissioner's packets in both the zoning and subdivision code amendments. These were meant to be removed by the staff prior to the meeting but were missed.

**Commissioner Green made a motion to approve the Zoning Code amendments with the changes. Commissioner House seconded the motion. The motion was passed unanimously.**

**Commissioner Patton made a motion to approve the Subdivision Code amendments with the changes. Commissioner Mobley seconded the motion. The motion was passed unanimously.**

With there being nothing further, this meeting was adjourned.

  
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Jim Wilbourn, Secretary