



City of Searcy
Planning Commission

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401 W Arch Ave
Searcy, AR 72143

APRIL 3, 2024
12:00 NOON
CITY HALL CHAMBERS

AGENDA:

1. Call to Order
2. Notice of a Quorum
3. Approval of March Meeting Minutes
4. Rezone: R-4 to PUD – Fuller Lane & HWY 267 – Davidson Engineering (PH)
5. Discussion of Board of Zoning Adjustment – Richard Stafford
6. Adjournment

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

Searcy Planning Commission
Meeting Minutes
March 6th, 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
Larry DeGroat
Jim House
Matt Boyd
Mike Cleveland
Lisa Wray
Jamie Mobley
Bill Patton
Charles Green

City of Searcy Staff Present:

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

Chairman Jordan called a notice of a Quorum.

Approval of November Minutes

The first item on the agenda is the approval of the February 2024 minutes.

Commissioner Mobley made a motion to approve the minutes as presented. Commissioner DeGroat seconded the motion.

The motion as passed unanimously.

Conditional Use Permit- Small Animal Overnight Boarding in C-2- Davidson Engineering

The next item on the agenda is a Conditional Use Permit for a small animal overnight boarding facility located on corner of Main St and Airport Loop. Bear said this is a vacant parcel of land. If this conditional use permit is approved then they would come back to the Planning Commission with plans for a large-scale development, or replat and submit plans for a small-scale development.

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 conditional use as presented. Commissioner Patton seconded the motion.

The motion was passed unanimously.

Rezone-R-3 to R-2-1007 Fuller Lane-Davidson Engineering

The next item on the agenda is a rezone request for a property on Fuller Lane. Bear Davidson was present to speak. This property is just east of the entrance to the Southwind and Rehoboth additions. Fuller Lane is all residential properties with a mix of densities. The reason for the rezone from R-3 to R-2, to potentially put duplexes or townhomes on the property.

Chairman opened the public hearing

John Pinkley-Had safety concerns

Tommy Centola-Concerns with adding more potential rental properties in the area

Chairman closed the public hearing

Commissioner Green made a motion to approve the rezone as presented. Commissioner Cleveland seconded the motion.

The motion was passed unanimously.

Zoning Code Amendments

The next item on the agenda is discussion of the Zoning Code Amendments. This agenda item has been discussed in previous meetings. Richard Stafford spoke on behalf of this agenda item. Richard said that each item that is up for discussion is separated, so each item can be voted on separately.

A. Digital Asset Mining

Digital asset mining adds a definition for it and adds it to the use charts making them a conditional use in all commercial, industrial, and UT zones. This would allow the Commission to see each proposal and accept or deny on a case-by-case basis. With further discussion by the Commission, it was decided to take out the option to get a conditional use permit in a UT zone, due to the fact that most of UT is not developed and the Commission does not want the undeveloped land to be restricted to a use such as asset mining. The Commission also suggested that in the future, the city looks at the sound ordinance and make get scientific numbers to ensure that the asset mining facilities do not disturb the community.

Commissioner Patton made a motion to approve the amendment, subject to removing UT zone out of the allowable zoning chart. Commissioner DeGroat seconded the motion.

The motion as passed unanimously.

B. Dumpsters

Richard said this item has been talked about before in previous meetings. One of the changes include the material requirement that is used for the enclosures. The material would have to meet the commercial design standards from the approved material list. Richard said we put a size requirement for single and double dumpsters as well to ensure that the truck is able to pick up smoothly. Also, added was the discussion about adding a gate to the enclosures. The gates and enclosure material must be on the approve material list. An additional amendment was added about the height of the dumpster. A line stating that is it the property owner or renter of the dumpsters responsibility to open and close the gate. Time restrictions could not be added, due to the fact that pick-up times are not the same for every customer. This change would not require existing dumpster renters to add an enclosure, this would only

be for new dumpsters. Adjustments can be made in the future to this amendment.

Commissioner Green made a motion to approve this amendment as presented. Commissioner Patton seconded the motion.

The motion was passed unanimously.

C. Commercial Design Standards

This change was requested by the Planning Commission from a previous meeting. That request was to change the requirement that the faces of buildings adjacent to right-of-way and 8ft. down the sides shall meet the façade requirement to any face that is in view shall meet the façade requirements. This change would require any façade that is visible from any point along the property line that either abuts right-of-way or parking lot drive lanes to meet the façade material requirements. This change would allow staff to look at site plans and determine the angle of the building from the furthest points of the property to see if that would be seen but does not get into the idea that might be visible half a mile down the road. Another change is to correct the numbering sequence and fixing something that was referring to the wrong section.

Commissioner Mobley made a motion to approve this amendment as presented. Commissioner DeGroat seconded the motion.


The motion was passed unanimously.

D. Accessory Dwelling Units

The next item was the principal structure on the lot and allowing one Accessory Dwelling Unit along with the principal structure. This would make an allowance for what is commonly referred to as a mother-in-law quarters or a pool house that had both a kitchenette and bathroom. This change would allow one accessory dwelling unit along with the principal structure if it met both the accessory building requirements and it met accessory dwelling unit definition. They would also have to meet size and height requirements of an accessory structure and if it does not, they would have to come to the Planning Commission for a conditional use approval. Richard said they have added additional requirements. If someone is going to live in the unit, then they must follow all the same setbacks as the main structure. Right now, an accessory structure can be placed 5 feet from the rear and sides of the property. Also added was wording that the building shall meet all building codes required for occupancy. This would prevent someone from going to Lowes and getting a storage shed and letting someone live in it. The accessory dwelling unit must have the same address as the primary structure. All the utilities must be served from the principal structure (meaning they cannot put a new meter on the accessory dwelling unit). Either the primary structure or the accessory dwelling unit must be owner occupied, meaning that a home owner cannot rent out both spaces. An accessory dwelling unit shall also maintain an aesthetic continuity with the principal dwelling unit. Discussion was had about how the city would police the occupancy status of the primary structure and the accessory dwelling unit. It was suggested that there be a restriction on the property deed and if the owner does not comply with the code, then the city could take action. Chairman Jordan said that this is a good change that needs to be made for now. He said that in the future we can go back and make changes as needed.

Commissioner Green made a motion to approve this amendment as presented. Commissioner Patton seconded the motion.

Motion Passed 6-2 with Commissioners Cleveland and DeGroat opposed.



Larry DeGroat, Secretary