

Searcy Planning Commission

Meeting Minutes

March 1st 2022

This regular scheduled meeting of the planning commission was held through Zoom at 12:00pm.

Zoom Meeting Link: <https://us02web.zoom.us/j/6178150816>

Zoom Meeting Id: 617 815 0816

Commission Members Present:

Steven Jordan, Chairman

Larry DeGroat

Jim House

Mike Cleveland

Jamie Mobley

Lisa Wray

Charles Green

Bill Patton

Jim Wilbourn

City Of Searcy Staff Present:

Madison Lee, Recording Secretary

Jim VonTungeln, City Planner

Mark Lane, City Engineer

Jeff Webb, Code Enforcement

Phil Watkins, Code Enforcement

The Chairman, Steven Jordan called notice of a Quorum.

Approval of Minutes

The next item on the agenda was the approval of January minutes. Mr. DeGroat advised he believes there is a correction that needs to be made to the minutes. DeGroat proposed to amend the minutes until next month and the corrections are made. **Commissioner Patton made motion to approve the January minutes at the Aprils meeting. Commissioner Green seconded the motion. The motion was passed unanimously.**

Final Plat for the Fairways

Chairman presented a Final Plat for the Fairways. Adam Whitlow was present to represent. Whitlow said he believes that he delivered a site plan he feels addresses all of the outstanding comments. Whitlow said the biggest issue was the fire access to the exterior of the buildings. Whitlow said the first site plan had 2-four plex and a three plex. Since there were issues with that they changed the setup to 3 three plexs and 1 two plexs. They added another building which will add another gap. By adding the gap Whitlow says will give them the spacing they need to address all the concerns. Chairman Jordan asked the staff if they are good to give the go head on this final plat as presented. Mark Lane advised he is good with it. Phil advised everyone that the Fire Marshall has done his calculations and he is good to go. Jim VonTungeln also said that he is good to go. Commissioner Mobley asked if this is the plat we were talking about the issue with parking? Mark Lane said no one will be parking on Moore Street, there will be a drive to the duplexes, in the rear. Commissioner Mobley asked if the residents have guest over will

they have parking? Mark said the parking will be tight, he also said he cannot promise there will never be a time where this would not be a problem. Whitlow added the back access is for the residents only Fire Department access would be from Moore Street. They have a certain distance from the point where they are fighting a fire around any exterior access to the structure, Whitlow says. Commissioner DeGroat said back in January we talked about this and my understanding is they had to come back with a new plat, they couldn't use the same one. Whitlow argues he doesn't think that is correct, this property has already been platted, this is a lot line shift to accommodate the new foot prints of the buildings. The staff presented on the assumption that we were still looking at this modifying to meet the fire code access. Phil Watkins said that the fire code was the hold up, there could be some of these other issues that will and can be handled on the permitting phase. As far as Whitlow is concerned those issues are out of this hands. Again Phil ensures there will be no parking on Moore Street and the sanitation issue has been taken care of. There will be a sidewalk for the trash cans out to Moore St. Chairman said to my understanding the Plat is fine with the Fire Department and all the city staff. Jim VonTungeln advised we have analyzed this project as much as a project can be analyzed. They made the effort to meet the City's concerns and made the corrections. Jim VonTungeln said there isn't any changes that the staff can make if this item gets tabled. Commissioner DeGroat double checked to make sure the city staff is okay with the plat that has been presented. **Commissioner Cleveland made a motion to approve as presented. Commissioner Green seconded the motion. The motion was passed unanimously.**

Amendment to original Ridgefield Subdivision Plat 1, 2 and 3

Chairman Jordan presented an Amendment to the original Ridgefield Subdivision, here to represent is Adam Whitlow and Coy Lackie. First thing is the amendment to the original submission for Phase 1, 2 and 3. Whitlow said that this item is minor, he said we are talking about taking the southern entrance out that's on Highway 267s, and constructing an entrance off of Booth Rd with Phase 2. Whitlow advised this changes 1 lot, and adds 1 lot, and gets a second entrance. Commissioner DeGroat asked Whitlow if he will be opening Phase 2 and Phase 4 together? Whitlow said that is correct, what you are calling Phase 2 and Phase 4 will actually be part of Phase 2. This issue arose because there was some concerns from the staff at the first presentation. The two entrances on Highway 267s, the distance wasn't able to meet the fire code. Fire department wanted to see the entrance on Booth Road with Phase 2. Whitlow said there are going to be the 10 lots adjacent to the street that's on Booth Road. The infrastructure is actually submitted during the first Phase. Commissioner DeGroat asked if we are approving these lots together, in order to sell the lots on Phase 2. Whitlow said since we are going to have to construct the road to Booth Road anyway, we thought we would go ahead and do a formal plat on those. Chairman said the lots that are adjacent to the new road going down to Booth Road, is all going to be part of Phase 2 Whitlow advised he only calls it Phase 4 because he put Phase 2 on the original submission. The amendment to the plat was already approved that's going to create lots 47A and 47B. The original plan included the road that goes out to Booth Road, just not the joining lots. After Chairman made clear about what they were approving motions were made. **Commissioner Green made motion to approve as presented. Commissioner Wilbourn seconded the motion. The motion was passed unanimously.**

Rezone from a UT to C4- Jason Swain

Chairman presented a Rezone from UT to C4. Jason Swain and Randall Pool are present to represent.

Swain advised they are trying to purchase the building, (the old Jehovah Witness building). Swain said if you look at the zoning map, all the land around was annexed and is zoned UT. The rest of the surrounding land is zone commercial property except 1 house across from the Huckleberry's restaurant. The other buildings on that side of the street are zoned C4. Swain advised he wants to put a retail business in there. Commissioner DeGroat asked if Swain owned the property or is it still in the other owner's name. Swain said he is waiting for the rezone before he purchases the land. Swain said the owner knows that if it get zoned C4 it stays C4. The request for rezone was signed by "Lloyd Sims the owner".

At this time, Chairman opened the public hearing

No one from the public came to speak

Chairman closed the public hearing

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

Zoning Code Discussion- Presented by the Staff

Chairman presented a request by the staff to determination of the proper zoning district for a use not listed in the zoning code. Chairman turned it over to Jim VonTungeln. Jim said we are trying to be proactive on this issue. This is a project that has been done in other cities and it sort of a mini nursing home that has no more than 3 inhabitants and a caretaker. A lengthy discussion followed about this land use and type 1 Arkansas home mentioned in the Arkansas Statue. After the discussion the Planning Commission directed the staff to do further research on the land use and report back to the Commission.

Additional:

Mark Lane made an additional comment about Whitlow's project. Mark advised he slightly disagrees with Whitlows numbers. Chairman advised they better address the issue before it becomes a problem. Chairman suggested they should make sure, that it's made clear that we did not approve the dollar amounts. **Commissioner Patton made the motion to approve that the City Engineer does not bring the Chairman the plat until he is satisfied with the dollar amount. Commissioner Cleveland seconded the motion. The motion was passed unanimously.**

There being no further business before the commission, the meeting is adjourned.



Jim Wilbourn, Secretary