

SEARCY PLANNING COMMISSION

APRIL 2021 MINUTES

SEARCY, AR

The regularly scheduled monthly meeting of the Planning Commission of and for the City of Searcy, Arkansas, was held by Zoom ID 617 815 0816, at 12:00 pm on Tuesday April 6, 2021, pursuant to proper public notice. Attending the call were Chairman Steven Jordan and Commission members: Lisa Wray, Jamie Mobley, Jim House, Bill Patton, Charles Green, Larry DeGroat, Mike Cleveland, and Jim Wilbourn. Also attending the call: Recording Secretary Jeri Leonard, City Planner Jim VonTungeln, City Engineer Mark Lane, Code Enforcement Officers Jeff Webb and Phil Watkins, and Fire Inspector Guy Grady.

Chairman Steven Jordan called notice of quorum.

The next item on the agenda was the approval of minutes from the March 2021 Planning Commission meeting. Commissioner Green moved that the minutes be approved. Commissioner Patton seconded the motion. The motion passed unanimously.

The third item on the agenda was a Planned Unit Development at 117 Eastline Road requested by Hammerhead Contracting & Development LLC and Whitlow Engineering Services, Inc. Adam Whitlow explained this is a multi-family development with 132 units. Whitlow also informed the Commissioners this submittal is for a Planned Unit Development as well as a Large Scale Development. The unit per acre count is higher than what the current zoning is set up for as well as the planned height for this building. The building will consist of four stories.

At this time the Chairman declared a public hearing. After no comments or questions from the public, Chairman Jordan closed the public hearing.

Chairman Jordan questioned Mark Lane and Jim VonTungeln if there were any issues or comments that were not addressed. Mark Lane shared he has not seen any drainage detention information yet. Adam Whitlow explained the plans for the detention have been sent in. Jim VonTungeln explained to the Commissioners that with this request, the Planning Commission will be approving the zoning and site plan and no changes can be done after approval. Mark Lane also addressed the issue with drainage is off the site and questioned if that had been dealt with adjacent property owners. Adam Whitlow stated that a site plan for the adjacent site will be brought for review this coming month. Whitlow did assure Mark Lane if the plan with adjacent property owner does not work out, a subsurface detention center will still be provided and this will not change the site plans. Commissioner DeGroat questioned if the detention pond with the adjacent property owner is not successful, then this development will not be built. Mark Lane explained if the detention pond is not successful then the development will need to provide their own detention center. Commissioner DeGroat was concerned for the drainage on

the northwest side but Whitlow and Mark Lane explained an existing pipe is in place. Commissioner DeGroat also questioned since this is a planned unit development will the parking be different than the 20 feet length requirement stated in the Zoning Code. Whitlow explained all the parking will be 20 feet in length with the striping of 18 feet but it is not one of the nonconforming conditions requested. Chairman Jordan asked if this development has interior curb and gutter in which Adam Whitlow assured him it did. This development will also meet the new landscaping code. Commissioner Mobley was curious if the height of this building is something that will be considered today. Chairman Jordan confirmed that the height will need to be approved today. Brandon from Hammerhead Contracting informed everyone on the call the building is planned to be forty-six to forty-seven feet in height. Commissioner House asked the developer if a stairwell or evaluator will be used. The developer responded with evaluator. The developer wanted to set a maximum or range the Commission will approve for the height of the building. Fire Inspector, Guy Grady, explained when the development is in Plan Review stage, the height will be determined by the fire codes. Phil Watkins assured the Chairman and Commissioners the Fire Department has trained for emergencies in tall buildings even when a ladder is not able to reach. Commissioner DeGroat moved to approve this motion as a fully functioning four story building. Commissioner Green seconded the motion. The motion passed unanimously.

There being no further business before the Commission, the meeting was adjourned.



Jim Wilbourn, Secretary