

SEARCY PLANNING COMMISSION
MARCH 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 March 2, 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 Parish, 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 a quorum.

The next item on the agenda was the approval of minutes from February 2021 Planning Commission meeting. Commissioner DeGroat moved that the minutes be approved. CommissionerER Patton seconded the motion. The motion pass unanimously.

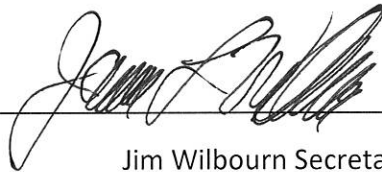
The third item on the agenda was a rezone request of 308 North Charles submitted by the property owner, Carol Busselle. Carol Busselle attended the call and explained to the Chairman and Commissioners the property contains an older home she plans to remodel and convert to a duplex. The rezone request Mrs. Busselle has submitted changes the property from C4 to R1. Chairman Jordan stated the city staff has no comments or concerns for this request. At this time Chairman Jordan, opened the public hearing. No one from the public had comments for the Chairman and Commissioners. Chairman Jordan closed the public hearing. Commissioner DeGroat moved to approve the rezone request. Commissioner Green seconded the motion. The motion pass unanimously.

The next item on the agenda was rezone request for Country Club Road by the property owners Alice Lightle and Stuart Dalrymple represented by Whitlow Engineering Services. The request is to zone the property from UT to R4. Adam Whitlow from Whitlow Engineering explained the 22 acres requested for rezone is west of The Dominion. The Commissioners and Chairman did not have questions for Whitlow at this time. Chairman Jordan declared the public hearing open. The Recording Secretary, Jeri Parish, received an email from Blake Showalter, whom owns a property on Country Club Road. The email reads "I regret that I cannot be at the planning commission meeting today, as I will likely be affected most by the rezoning and future development of this property. I want to first say that I do not have any issue with the rezoning itself. I understand that this is necessary to continue the planned development of this area. My concern that I would like to be voiced is that the continued addition of more asphalt, concrete and the clearing and leveling of the land will inevitably create more defined and directed water flow. The addition of curbs, gutters, and planned drainage concerns me because

my property is downhill from this acreage and we all know which way water wants to flow. The lack of gutters and planned drainage at the area of my property is not equipped to deal with directed water flow in my direction. Currently, at least I have the "protection" of trees and natural terrain to disperse the water. Mr. Whitlow has assured me that they plan to divert a significant portion of the runoff from the current Dominion development, as well as, the future planned development, to the north of my property for the most part. This would be into a natural area which is naturally lower and should be able to handle this water flow. If this water continues to be diverted to W. Country Club Rd. on the south border of this property, it will most definitely continue to create washout around the road which is not good for anyone. Thank you for your time and please contact me if there are any further questions for me specifically." A surrounding neighbor, JR Howard, attended the public hearing explaining his concerns were similar to Blake Showalter. Mr. Howard met with Adam Whitlow in which Adam Whitlow explain how the rezone and future development will improve the current drainage problem and future potential issues. Mr. Howard's main reasoning for today's comments were to make the Chairman and Commissioners aware of the current drainage issues he and neighbors are experiencing. City Engineer, Mark Lane, did reassure everyone on today's meeting that the engineer agrees to provide a detention center to improve the water issues being. With no further comments from the public, Chairman Jordan closed the public hearing. Commissioner Patton moved to approve the rezone request. Commissioner Green seconded the motion. The motion passed unanimously.

The last item on the agenda is a preliminary plat for The Dominion Plat Phase II represented by Whitlow Engineering Services. Chairman Jordan explained this plat is the rezone just discussed with the Commissioners. Chairman also explained the concerns with drainage has been addressed by Adam Whitlow who has agreed to improve current drainage problems as well as potential future issues. The Commissioners did not have comments or questions for Whitlow Engineering Services at this time. Commissioner Patton moved to approve the plat. Commissioner Wilbourn seconded the motion. This motion passed unanimously with the contingency of a detention center added to the plat as well as the City Council passing the rezone discussed in this meeting today.

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

A handwritten signature in black ink, appearing to read "Jim Wilbourn", is written over a horizontal line. The signature is cursive and somewhat stylized.

Jim Wilbourn Secretary