

## SEARCY PLANNING COMMISSION

### MAY 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 May 4, 2021, pursuant to proper public notice. Attending the call were Chairman Steven Jordan and Commission members: 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 April 2021 Planning Commission meeting. Commissioner Patton moved that the minutes be approved. Commissioner Green seconded the motion. The motion passed unanimously.

The fourth item on the agenda is building material review for JoJaJe LLC represented by Bear Davidson with Davidson Engineering. Bear Davidson explains to the Commissioners and Chairman Jordan the shipping container will be used as a restaurant called "The Box." This project will be the adjacent property to Jay James Insurance on Race Avenue. Davidson displayed pictures and examples for the Commissioners and Chairman as well as explained the unique sight this will bring to the community. The owner, Jay James, does not have an issue using approved façade, but the plan to keep the refurbished storage container bare was to add more artistic and uniqueness to the downtown area. Commissioner Mobley questioned on how the city will be able to keep others from putting a shipping container on their property for use as storage. Jim VonTungeln explained this would be a unique project but also an individual consideration and not applicable to any other project. Chairman Jordan was concerned with the future appearance of this project and Commissioner DeGroat questioned if the container would be painted. Davidson shared the intent for the container was to have one similar color all the way around the building. Commissioner Cleveland asked if the container will be tied down to a concrete footing. Davidson did assure the Commissioners and Chairman the container will be supported with a slab to which it will be mounted. Commissioner DeGroat did point out the current code does not allow the building to be fully covered by metal. Jim VonTungeln informed the Commissioners and Chairman this item is not approved today for structural purposes but strictly for approval of the building material. Code Enforcement Director, Jeff Webb, also added this project or future development will be held to the Property Maintenance Code standards. Commissioner Wilbourn moved that the item get approved with the intent of no discernible public benefit would be gained by requiring an alternative design, the proposed design represents an innovative use of non-standard building materials to the extent that it is in

harmony with the visual aspects of the location, area, and community as a whole, and the proposed construction meets the spirit and intent of this section of the Zoning Code. Commissioner Green seconded the motion. The motion passed unanimously.

The next item on the agenda was a rezone for property between Sawmill Rd and Fuller Lane, north of Booth Road in southwest Searcy currently zoned U-T but requested to be zoned R-4. Property developer, Clay Hite, is represented by Adam Whitlow with Whitlow Engineering Services, Inc. Whitlow explained this property consist of roughly 55 acres and 121 proposed lots. At this time the Chairman declared a public hearing. Cathy Wortham who recently purchased five acres north of the proposed property spoke of her concerns of access to the property from East Country Club Road, Sawmill Road, and Fuller Lane. Wortham worries the corner on East Country Club is dangerous for the flow of traffic and increased flow once this development is complete. City Engineer, Mark Lane, did assure Wortham the increase of traffic due to this development has been considered. No further comments or questions at this time. The public hearing was closed. Commissioner Green moved that the rezone request be approved. Commission Patton seconded the motion. The motion passed unanimously.

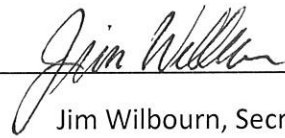
The sixth item discussed was a Preliminary Plat for Clay Hite presented by Whitlow Engineering Services, Inc. City Engineer and City Planner agree the plat that has been brought forward today, does meet the requirements. City Engineer, Mark Lane, proposed the developer delay in moving forward until a plan to improve the street, for future increase of traffic, has been discussed with the Mayor and City Council. Adam Whitlow with Whitlow Engineering Services Inc requested the plat get administration approval today. Whitlow also explained the developer has other tasks to complete before they begin working on the plat. Commissioner DeGroat voiced his concern with the safety of Fuller Lane. Mark Lane explained the developer will not be responsible for improvements to Fuller Lane, Sawmill Road, nor Country Club Road. Fuller Lane will need to be addressed by the City. Commissioner Patton would like to approve this plat for the developer but if an issue comes about, the developer should submit a request to the Planning Commission for a Re-Plat. Commissioner DeGroat moved that the plat be approved as presented. Commissioner Patton seconded the motion. The motion passed unanimously.

The last item on the agenda was a Large Scale Development requested by Texas NH Management presented by Whitlow Engineering Services, Inc. The 7 acre parcel site for the building is east of Lowes where it meets Eastline Road. The large scale development will be a relocation for the current Tractor Supply Company store. The building foot print shows just a little under 22,000 square foot as well as a fenced outdoor area. Chairman Jordan questioned Whitlow if interior curb and gutter around the parking lot was included in the plans. Whitlow has provided plans for curb and gutter as well as landscaping plans to meet the most current ordinance. Any large equipment delivery trucks will utilize the entrance off of Eastline Road leading into the fenced outdoor area. City Planner, Jim VonTunglen assured the Commissioners and Chairman the City has no issues with the development plans presented today.

Commissioner Green moved to approve the Large Scale Development as presented today. Commissioner House seconded the motion. The motion passed unanimously.

An item for Proper Use of Zone was listed on the agenda but was removed by applicant. No discussion is needed for this request.

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

A handwritten signature in cursive script, reading "Jim Wilbourn", is positioned above a horizontal line. The signature is written in black ink and is centered on the page.

Jim Wilbourn, Secretary