

CITY OF HOT SPRINGS PLANNING COMMISSION
THURSDAY, JANUARY 12, 2017
REGULAR MEETING MINUTES

Invocation – Those in attendance were invited to participate in the invocation led by Commissioner Charles Smith.

Pledge of Allegiance – Those in attendance were led in the Pledge of Allegiance by Commissioner Wayne Thomason.

Call to Order – Chairman Richard McGrew called the meeting to order at 6:01 p.m.

Roll Call of the Planning Commission Members -

Present: Chairman Richard McGrew, Vice Chairman Charles Smith, Commissioner John Lewis, Commissioner Wayne Thomason, Commissioner Brian White, Commissioner Hilarie Dzianott, Commissioner Eloise Adams, Commissioner Stephen Ezelle, Planning Commissioner Alternate #1 Anne Guthrie.

Not Present: Commissioner Hal Koppel

Present But Not Activated: Planning Commissioner Alternate #2 Karie Hobby

Approval of Previous Meeting Minutes: There were no amendments to the previous meeting minutes of the Planning Commission. Chairman Richard McGrew asked for a motion and second for the approval of the November 10, 2016 Planning Commission Meeting minutes. A motion was made by Commissioner Stephen Ezelle and seconded by Commissioner Brian White to approve the November 10, 2016 minutes.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Chairman Richard McGrew, Vice Chairman Charles Smith, Commissioner John Lewis, Commissioner Wayne Thomason, Commissioner Brian White, Commissioner Hilarie Dzianott, Commissioner Eloise Adams, Planning Commissioner Alternate #1 Anne Guthrie

Not Present: Commissioner Hal Koppel

Nays: None

Approval of Agenda –Commissioner Brian White made a motion to approve the meeting's agenda as presented, which was seconded by Commissioner Wayne Thomason. Chairman Richard McGrew asked for a roll call on the approval of the January 12, 2017 Planning Commission Agenda.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Chairman Richard McGrew, Vice Chairman Charles Smith, Commissioner John Lewis, Commissioner Wayne Thomason, Commissioner Brian White, Commissioner Hilarie Dzianott, Commissioner Eloise Adams, Planning Commissioner Alternate #1 Anne Guthrie

Not Present: Commissioner Hal Koppel

Nays: None

CONSENT AGENDA

Chairman McGrew asked Director Sellman to present the one item on the consent agenda to the Commission.

1. Wildwood Gardens Subdivision Phase IV (PS-16-0448) – Preliminary subdivision and development plan review; Piper St & Bluebell Ct.

Director Sellman presented the item to the commission stating this was a request from applicant and property developer Mika Wright, representing Mika Wright Construction, seeking preliminary subdivision plat approval to develop phase IV of Wildwood Gardens Subdivision. Director Sellman stated that it was Staff's recommendation that the Planning Commission approve the preliminary plat and development plan for Phase IV of Wildwood Gardens Subdivision as submitted with the following conditions, because the submittal demonstrates compliance with H.S.C. § 16-4-46.

1. All construction and construction activity is to be accomplished in strict accordance with the approved preliminary plat and development plan, these conditions of approval and all applicable technical codes and specifications, including the Arkansas Fire Prevention Code, whether or not submitted for staff review or Planning Commission approval; and
2. Full and continuous compliance with all applicable storm water permitting and water quality regulations, including a retention and detention plan, if required; and
3. The Planning Director shall be authorized to sign the preliminary plat listing these conditions of approval and the development plan, and work shall not proceed until the preliminary plat has been so executed; and
4. All common elements in the subdivision shall be privately owned and shall be maintained by the residence of the subdivision; and
5. No permits will be issued and the sale of lots shall not occur until a final plat meeting the requirements of H.S.C. § 16-4-44 has been approved by the Planning Director and filed for record with Garland County Circuit Clerk and

an original copy of the filed plat returned to the Planning Department office;
and

6. Approval of this preliminary plat and development plan is valid until January 12, 2018 and prior to this date the developer may request in writing an extension of up to one year

Chairman Richard McGrew thanked Planning Director Sellman and made motion and second to approve the Staff report as presented with findings and conditions.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Chairman Richard McGrew, Vice Chairman Charles Smith, Commissioner John Lewis, Commissioner Wayne Thomason, Commissioner Brian White, Commissioner Hilarie Dzianott, Commissioner Eloise Adams, Planning Commissioner Alternate #1 Anne Guthrie
Not Present: Commissioner Hal Koppel
Nays: None

Chairman Richard McGrew declared the consent agenda approved.

NEW BUSINESS

Commissioner Stephen Ezelle arrived at the meeting late. Commissioner Ezelle replaced Planning Commission Alternate #2 Karie Hobby after completion of the consent agenda items and prior to introduction of Item #4

1. Winston Re-Zone (RZ-16-0447) — Zoning change request from C-3 to M-1 for approximately 3.24 acres located at 269 Weston Road (Garland County Property I.D. # 53415)

Chairman McGrew asked Director Sellman introduce Item #2. Director Sellman stated the facts of the case and that the Board of Directors would hear the item on February 7 in the Board Chambers. A motion was made by Commissioner John Lewis and seconded by Commissioner Brian White to bring the item to floor for discussion.

Director Sellman presented the item to the commission stating this was a request from Applicant Tim Winston, who had initially appeared before the Board of Directors for approval to re-zone 269 Weston Road from its original zone of R-2 to its current zone, C-3. Applicant Tim Winston seeks approval to re-zone to M-1 Light Industrial use to accommodate a low-impact, long-term business interest that seeks to relocate. Director Sellman stated the subject property is currently zoned C-3 Office/Neighborhood Commercial District and the Future Land Use map designation of the small enclave containing this and a small portion of the lot to the south is Residential Low as it is also the designation of the Expressway immediately west of the subject. Director Sellman stated adjacent and nearby properties to the north and east are zoned C-4 Regional Commercial/Open Display District, developed and in retail and office use by Cycles and

Rodz, Ouachita Outdoor Outfitters, Wholesale Electric, Valero Convenience Retail and Gas, Winston Plaza and others.

Director Sellman stated the findings of the applicant successfully demonstrates that the standards for favorable consideration have been met and Planning Commission is able to establish a basis for recommendation to the Board of Directors that the proposed change demonstrates compatibility with surrounding development and zoning and that development of Martin Luther King, Jr., Expressway is a significant change in surrounding physical conditions rendering future single family residential use unlikely. Director Sellman stated with a Future Land Use Plan Map amendment to Regional Commercial the proposed zone change to M-1 Light Industrial district implements an approved City Plan.

Director Sellman stated the recommendation was to recommend the Board of Directors adopt an ordinance amending the Zoning Map designating 269 Weston Road as M-1 Light Industrial because Planning Commission has made a specific finding that the change demonstrates compatibility with surrounding development and zoning and that with a Future Land Use Plan Map amendment the district is consistent with adopted City Plans.

Chairman Richard McGrew thanked Planning Director Sellman and asked the Applicant to step forward. Jonathan Hamner, of B&F Engineering – 928 Airport Road – stepped forward to represent Applicant Tim Winston. Mr. Hamner thanked Director Sellman for her presentation to the Commission and stated that the re-zone is for a specific transaction involving long-term business interest Valley Building Specialties – 5401 Central – who will have to relocate due to the Seven South Highway expansion.

Chairman Richard McGrew thanked Mr. Hamner and then motioned if any members of the Commission had questions. Commissioner Hilarie Dzianott asked Mr. Hamner what sort of traffic patterns did they foresee, a question that Mr. Hamner referred to the owner of Valley Building Specialties, Mr. John Brown – 5401 Central Ave. Mr. Brown addressed Commissioner Dzianott's question by stating that the business employed roughly thirty (30) to forty (40) employees at any given time and they tended to work normal business hours. Mr. Brown also stated that the business does a lot of work out-of-state, and that it was not uncommon for the personal vehicles of his employees to stay parked at the business for several days to one week at a time. Mr. Brown also stated that the business currently received ten (10) to twelve (12) semi-truck deliveries a day, and his plan was to have separate entry and exit ramps to accommodate delivery traffic.

Chairman Richard McGrew called for additional questions from the Commission and invited Applicant and Property Owner Tim Winston, who thanked the Commission. With no additional public discussion, Chairman McGrew motioned for the Commission to discuss the matter amongst themselves. Commissioner Dzianott expressed concern for the amount of traffic that would be generated. Commissioner Adams also expressed concern over possible interference with operation of the adjacent Entergy substation.

With no additional Commission discussion Chairman McGrew asked Planning Manager Rick Stauder for roll call on the motion to approve the staff recommendation to recommend for approval the item to the Board of Directors. Chairman McGrew asked that any Commission member that votes no to state their reason why.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Chairman Richard McGrew, Vice Chairman Charles Smith, Commissioner John Lewis, Commissioner Wayne Thomason, Commissioner Brian White, Commissioner Eloise Adams and Commissioner Stephen Ezelle, Planning Commissioner Alternate #1 Anne Guthrie

Not Present Commissioner Hal Koppel

Nays: Commissioner Hilarie Dzianott

Commissioner Dzianott stated the reason for her vote of no stemmed from her concern regarding future traffic on Weston and its lack of traffic lights at the Airport Road intersection.

DIRECTORS REPORT

Director Sellman asked the Commission members had found the pre-meeting training session useful and if they had topic requests for future training session. Commissioner Dzianott stated that she thought a session directed at jurisdiction concerning state highways and traffic impact studies would be helpful.

ADJOURNMENT

With no further business before the commission, Chairman McGrew asked for a motion and second to adjourn the January 12, 2017 Planning Commission Meeting. A motion was made by Commissioner Wayne Thomason and seconded by Commissioner Brian White to adjourn the meeting. This motion carried with a unanimous verbal vote and the meeting was adjourned at 6:27 pm.

These minutes approved by Planning Commission at their April 13, 2017 meeting.



Richard McGrew, Chairman of the Planning Commission