

Russellville Planning Commission Minutes
June 24, 2019 @ 5:30 p.m.

The Russellville Planning Commission held its regular meeting on Monday, June 24, 2019 at 5:30 p.m. in the Russellville City Hall Council Chambers.

Members Present

Chairman Wendell Miller
Secretary Nathan Barber
Luke Duffield
Don Jacimore
Shirley Hatley
Karen Yarbrough
Justin Cothren
Council Liaison Eric Westcott

Members Absent

Vice-Chairman Frank Russenberger
Jim Lanier

Also present: Mayor Richard Harris, Planner Kevin M. Gambrell/Garver, City Attorney Trey Smith, Public Works Director Kenneth Duvall, City Engineer Glenn Newman, Jim Lynch/City Corp, Building Official Brian Holstein, Floodplain Manager Ben Gray, Planning Assistant Lequitta Jones, Morgan Barrett of Barrett & Associates, Danielle Hovsenick, Regina Qualls Crocker, Joe Crocker, and Benny Qualls.

Welcome Visitors

The First Order of Business was a request to review and approve the minutes of the Planning Commission May 20, 2019 meeting.

Commissioner Duffield made the motion to approve the minutes as submitted. The motion was seconded by Commissioner Yarbrough and passed unanimously.

The Second Order of Business was a public hearing requesting review and approval for a special use permit to operate a mechanic shop, located at 2806 South Cleveland Avenue. Submitted by Iramar Paramo. (SP.19.06.167)

Planner Gambrell said this request is for approval of a special use permit to operate an automotive repair shop in a C-2 located at 2806 South Cleveland. The proposed use is in keeping with both the surrounding zoning and land uses. The property fronts Cleveland Avenue. The adopted Land Use Plan is quasi-industrial. The staff will

require site plans to account for storm water compliance, as well as compliance with current building, fire, and parking codes.

Commissioner Yarbrough made the motion to approve the request as submitted. The motion was seconded by Commissioner Duffield and passed unanimously.

The Third Order of Business was requesting a public hearing for a waiver from the Commercial Building Design allowing the use of metal façade on an existing building located at 600 South Arkansas Avenue. Submitted by Architect Ira Wimer of HTW Architects Engineers Planners on behalf of City Corporation. (SP.19.06.168)

Commissioner Duffield made the motion to pull this request due to passing of a new ordinance by the City Council. The motion was seconded by Commissioner Hatley and passed unanimously.

The Fourth Order of Business was requesting a public hearing for a waiver from the Commercial Building Design allowing the use of metal façade on a building located at 4500 East Main Street. Submitted by Dave Garza of Barrett & Associates on behalf of Odis Grimes, Jr. (SP.19.06.169)

Commissioner Duffield made the motion to pull this request due to passing of a new ordinance by the City Council. The motion was seconded by Commissioner Hatley and passed unanimously.

The Fifth Order of Business was a request to close the south 40 feet of East “F” Street adjacent to and north of Lots 1 thru 4, Block 85, J.L. Shinn Addition to the City of Russellville. Submitted by Dave Garza of Barrett & Associates on behalf of Richard L. Rogers. (ST.19.06.92)

Planner Gambrill said this details two separate parcel identification. The current uses now are vacant and they are zoned R-2. The Land Use Plan adopts them as residential. The proposed uses are right-of-way vacation to enable future medium residential construction or duplex. They want to vacate the remaining portion of a public right-of-way, street/alley. The prior ordinance has created by default (i.e. residue ROW). The site is unimproved and is situated at the southwest corner of Greenwich Street and East “F”. The applicant is wanting the City to vacate the south forty (40) feet of approximately 200 lineal feet of existing platted public right-of-way for the purposes of re-platting the adjacent lots for future residential construction. The request does not diminish planned and/or current street connectivity and is not in conflict with either the zoning code or the comprehensive future Land Use Plan.

Benny Qualls said his mother and father owns this property. This will be inherited property to us. At some point we plan on developing this property and if we get blocked off it will be land locked. We want it left like it is. I understand the reason for the closure is just to create more access as for being limited on how far you can build from the street. This property is planned to be purchased and it won't be no good for us.

Commissioner Duffield asked if closing the south 40 feet eliminates the access to the back? On the map, that is not the way it is presented to us. There is still an easement on the top part of it the way I understand. So there is no street there now it's just dedicated to be a street.

Commissioner Miller said the west side has a cul-de-sac and then on the east side there is a gravel driveway and you can see where the alley was.

Planner Gambrill said there is a 20-foot alley on the south side of the subject property, independent of the right-of-way closure. So, the properties to the south still has legal access.

Commissioner Duffield said it still has enough access to put a by-code street back there if it were to be developed. Is there enough room to do that?

Planner Gambrill said "yes" there is enough right-of-way. You have to have a minimum of 20 feet.

Commissioner Duffield asked Mr. Qualls, your concern is we are cutting off access to the back of your property by closing the south 40 feet of this.

Mr. Benny Qualls said "yes", I believe that is correct.

Mr. Barrett said you can access that property even if it is closed by East "F" Street, the main highway, as well as the alley.

Commissioner Duffield said your concern is having an easement to the back part of it.

Mr. Qualls said I believe the main access is what he is wanting to cut down right now.

Commissioner Duffield asked Mr. Qualls is it correct you want the 80 feet instead of 40 feet.

Mr. Qualls said 40 feet would be plenty to get a drive in there. I just needed the knowledge to understand there is access to that.

Commissioner Duffield made the motion to approve as presented contingent upon the confirmation for a 40-foot easement to connect to the lots in the back, which that should give us enough width to complete a street in there per the City regulations. The motion was seconded by Commissioner Yarbrough and passed unanimously.

The Sixth Order of Business was a request to close a portion of South El Paso Avenue between West 2nd Street and West 3rd Street. Submitted by Dave Garza of Barrett & Associates on behalf of First Baptist Church. (ST.19.06.93)

Commissioner Hatley made the motion to table at the request of the petitioner. The motion was seconded by Commissioner Duffield and passed unanimously

The Seventh Order of Business was a request to nominate an at-large member by the Planning Commission to serve on the Board of Adjustment to fill the vacancy of Justin Cothren. The nomination will need confirmation by the City Council. Note: Justin Cothren currently serves as a PC member on the Board of Adjustment.

Commissioner Miller nominated John Choate employee of Tri-County Water.

Commissioner Yarbrough made the motion to approve the nomination of John Choate. The motion was seconded by Commissioner Hatley and passed unanimously.

Meeting adjourned.

Chairman Wendell Miller