



*October 24, 2011*

The Russellville Planning Commission will hold its Regular Meeting on October 24, 2011, at 5:30 p.m., in the Council Chambers of City Hall.

*PLANNING COMMISSION AGENDA*

*Welcome Visitors*

1. **A request to review and approve the minutes of the September 24, 2011 regular Meeting.**
2. **Tabled from the September 26, 2011: A request to review and recommendation of approval to the City Council for a Special Use Permit to place a 120-foot radio communications self-supporting lattice tower for police, fire, public works and other City departments, in an R-2 zone, for property located at 4027 South Arkansas Avenue, submitted by Mayor Bill Eaton, City of Russellville. (SP.11.06.94)**
3. **A request to review and recommendation of approval to the City Council for a Special Use Permit to allow a used tire dealership in a C-2 for property located at 1309 South Knoxville, submitted by Charles Earls. (SP.11.10.107)**
4. **A request to review and recommendation of approval to the City Council for a Special Use Permit to allow an expansion of the Russellville Oakland Cemetery for property located at 196 East 8<sup>th</sup> Street, property lying west of the existing Oakland Cemetery, south of the newly constructed apartments located at 110 – 116 East 8<sup>th</sup> Street, east of the creek and north of 11<sup>th</sup> Street, submitted by Mayor Bill Eaton, City of Russellville. (SP.11.10.105)**

# Russellville Planning Commission Minutes

October 24, 2011 @ 5:30 p.m.

The Russellville Planning Commission met in its regular meeting on Monday, October 24, 2011, at 5:30 p.m., in the Russellville City Hall Council Chambers.

## Members Present

Chair Bill Sparks

Secretary Aldona Standridge

Gaylon Smith

Dennis Boyd

Eric Westcott

Vice-Chair Jimmy Davenport

Jimmy Sims

Nick Patel

Richard Perkins

## Members Absent

Burke Larkin, Council Liaison

Also present: City Planner David Harris, CDD Brian Holstein, City Attorney Trey Smith, Jim Lynch/City Corporation, Planning Assistant Lequitta A. Jones, Spree Hilliard/River Valley Leader, Lindsey Williams/The Courier, Charles Earls/Best Stop Tires, and Price McMellan.

## WELCOME

**The First Order of Business:** (Agenda Item #2) Tabled from the September 26, 2011: A request to review and recommendation of approval to the City Council for a Special Use Permit to place a 120-foot radio communications self-supporting lattice tower for police, fire, public works and other City departments, in an R-2 zone, for property located at 4027 South Arkansas Avenue, submitted by Mayor Bill Eaton, City of Russellville. (SP.11.06.94)

This item was pulled by the petitioner(s).

**The Second Order of Business** (Agenda Item #1): A request to review and approve the minutes of the September 24, 2011 regular Meeting.

Commissioner Patel made the motion to approve the minutes as written. The motion was seconded by Commissioner Sims and passed unanimously.

**The Third Order of Business** was a request to review and recommendation of approval to the City Council for a Special Use Permit to allow a used tire dealership in a C-2 for property located at 1309 South Knoxville, submitted by Charles Earls. (SP.11.10.107)

Mr. Earls said he originally applied to use half of the building to sell used tires, but now he has been given permission to use the full building. Mr. Earls asked the Commission and City Staff, if he could go ahead and get approval to use the full building.

Chairman Sparks asked City Attorney Trey Smith for a ruling could the permit be extended for the full building. City Attorney Trey Smith said his only concern was people within 200 feet of the establishment may feel deprived if they are told one thing and the Commission does something different.

It was the recommendation of the whole Commission to permit the portion that was requested and would designate the other half at a later time if needed.

City Planner Harris told the Commission they might consider placing conditions on screening, on how and where parts/supplies are to be stored, and where work is to be performed.

Commissioner Perkins made the motion to approve the request with condition that work is to be performed inside, screening if outside work is performed, and all storage inside. The motion was seconded by Commissioner Patel and passed unanimously.

**The Fourth Order of Business** was a request to review and recommendation of approval to the City Council for a Special Use Permit to allow an expansion of the Russellville Oakland Cemetery for property located at 196 East 8<sup>th</sup> Street, property lying west of the existing Oakland Cemetery, south of the newly constructed apartments located at 110 – 116 East 8<sup>th</sup> Street, east of the creek and north of 11<sup>th</sup> Street, submitted by Mayor Bill Eaton, City of Russellville. (SP.11.10.105)

There were no issues noted.

Commissioner Perkins made the motion to approve the Special Use Permit as submitted. The motion was seconded by Commissioner Westcott and passed unanimously.

**Fifth Order of Business** - Late Agenda Item: A request to approve Magnolia Ridge Estates, Phase II consisting of 30 lots, located on East Gum Street. (SD.11.10.244)

Chairman Bill Sparks called a Special Called Meeting on Thursday, October 20, 2011.

Meeting Adjourned.

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Bill Sparks, Chairman