



September 26, 2011

The Russellville Planning Commission will hold its Regular Meeting on September 26, 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 August 22, 2011 regular Meeting.**
- 2. A request to review and recommendation of approval to the City Council to rezone property presently C-2 to C-4, located at 901 East 16th Street, submitted by Cliff Goodin. (ZO.11.09.153)**
- 3. A request to review and recommendation of approval to the City Council for a Special Use Permit to allow a pre-owned car sales in a C-2 for property located at 2400 East Main/Hwy 64-East, submitted by Dave Garza of Barrett & Associates on behalf of Craig Hunnicutt. (SP.11.09.102)**
- 4. A request to review and recommendation of approval to the City Council to rezone property presently R-1 to C-2, for a proposed mini-storage facility to be located at 1167 SR 124, submitted by Kurt Jones of Kurt Jones & Associates, Inc., on behalf of Ralph and Renetta Greer. (ZO.11.09.154)**
- 5. A request to review and approve a Large-scale Development/ Harmon Mini-storage facility to be located at 1167 SR 124, submitted by Kurt Jones of Kurt Jones & Associates, Inc., on behalf of Ralph and Renetta Greer. (DV.11.09.129)**
- 6. A request to review and recommendation of approval to the City Council for a Special Use Permit to allow operation of a mini storage facility in a C-2 for property located at 1167 SR 124, submitted by Kurt Jones of Kurt Jones & Associates, Inc., on behalf of Ralph and Renetta Greer. (SP.11.09.103)**

- 7. A request to review a petition for a partial 20-foot alley closure lying between Lots 5 & 6, and 7 & 8 of Block 11 of the J.L. Shinn Addition, lying east and west between 700 East Parkway and 306 North Greenwich Avenue, submitted by Dave Garza of Barrett & Associates on behalf of STANCO Properties/CSI Insurance and John & Patricia Cheatham. (ST.11.01.69)**

- 8. 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)**

Russellville Planning Commission Minutes

September 26, 2011 @ 5:30 p.m.

The Russellville Planning Commission met in its regular meeting on Monday, September 26, 2011, at 5:30 p.m., in the Russellville City Council Chambers.

Members Present

Chair Bill Sparks	Vice-Chair Jimmy Davenport
Secretary Aldona Standridge	Jimmy Sims
Gaylon Smith	Nick Patel
Dennis Boyd	Richard Perkins
Burke Larkin, Council Liaison	

Members Absent

Eric Westcott

Also present: City Planner David Harris, CDD Brian Holstein, City Attorney Trey Smith, Jim Lynch/City Corporation, Fire Marshall Richard Setian, Planning Assistant Lequitta A. Jones, Whitney Snipes/The Courier, David Garza, Kelsey Parmenter, and Price McMellan.

WELCOME

The First Order of Business was a request to review and approve the minutes of the August 22, 2011 regular Meeting.

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

The Second Order of Business (Agenda Item #7) was a request to review a petition for a partial 20-foot alley closure lying between Lots 5 & 6, and 7 & 8 of Block 11 of the J.L. Shinn Addition, lying east and west between 700 East Parkway and 306 North Greenwich Avenue, submitted by Dave Garza of Barrett & Associates on behalf of STANCO Properties/CSI Insurance and John & Patricia Cheatham. (ST.11.01.69)

Mr. Garza said this alley closure was one brought before the Commission in February 2011. The Commission did not recommend Council approval, and the petition was subsequently failed before Council. This request, if approved would allow the insurance office to add parking for employees, which would allow the company to expand.

Mr. Garza referred to a letter written by Mack Hollis, Director of Russellville Recreation and Parks Department stated, *"At the present time this alleyway is not included as part*

of the Russellville Connected Trail System. However, please be aware that any alleyways that are closed may be detrimental to the future plans for the trail system.

Mr. Standridge said he was pro trails, but a trail would not be built mid-block.

Mr. Boyd stated his concern about alley closings. He felt guidelines on alley closings should be created. All the Commissioners agreed that guidelines would make it easier.

Commissioner Perkins said he did not think the closure was acceptable, further stating that the City should not close any alleys, period.

Commissioner Standridge made the motion to approve the request as submitted. The motion was seconded by Commissioner Patel and passed with 6 for and 1 against.

The Third Order of Business (Agenda Item #2) was a request to review and recommend City Council approval to rezone property at 901 East 16th Street from C-2 to C-4, submitted by Cliff Goodin. (ZO.11.09.153)

No issues were noted.

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

The Fourth Order of Business (Agenda Item #3) was a request to review and recommend Council approval of a Special Use Permit to allow a pre-owned car sales in a C-2 for property located at 2400 East Main/Hwy 64-East, submitted by Dave Garza of Barrett & Associates on behalf of Craig Hunnicutt. (SP.11.09.102)

No issues were noted.

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

The Fifth Order of Business (Agenda Item #4) was a request to review and recommend Council approval to rezone property at 1167 SR124 from R-1 to C-2, submitted by Kurt Jones, on behalf of Ralph and Renetta Greer. (ZO.11.09.154)

Mr. Jones said the property is R-1 and C-2 is needed to allow construction of mini-storages. The facility would consist of five buildings of 277 units and would maintain an opaque privacy fence. The commercial design standard will be met. It will be a 24-hour business, code accessible, and lighting will be directed away from adjoining properties.

The pastor of Parker Hill Holiness Church expressed concern how the C-2 Highway Commercial would affect property values and affect surrounding property should the mini-storage facility not be constructed. He was also concerned with safety in regard to where ingress/egress drives are proposed.

City Planner Harris said areas around the Sparksford Drive and SR 124 intersection in close proximity to I-40 and Exit 84 will likely be under increasing pressure to redevelop as commercial or higher-density residential uses. The adjacent uses now are mostly residential, but also churches, tax office, auto repair, and a recycling center.

Commissioner Standridge made the motion to approve the C-2. The motion was seconded by Commissioner Davenport and passed unanimously

The Sixth Order of Business (Agenda Item #5) was a request to review and approve a Large-scale Development/Harmon Mini-storage facility to be located at 1167 SR 124, submitted by Kurt Jones, on behalf of Ralph and Renetta Greer. (DV.11.09.129)

Mr. Jones said the facility would consist of five buildings of 277 units and would maintain an opaque privacy fence. It would meet all requirements, drainage plan, lighting will be directed down, screening, and will meet the commercial design.

The pastor of Parker Hill Holiness Church expressed concern as to how the facility might affect the security and potential expansion of the church. Mr. Qualls, a residential neighbor, inquired as to how the expansion would affect his property value.

Mr. Davenport requested that if the storage facility was not constructed, that anything in the future that is constructed in the site be brought back for approval.

Mr. Perkins spoke his concerns about the fire prevention in that area. There were several unanswered questions on water supply. Mr. Jones said he would get with the Fire Marshall and work out any outstanding issue.

Commissioner Standridge made the motion to approve the Large-scaled Development subject to meeting the Arkansas Fire Prevention Code. The motion was seconded by Commissioner Patel and passed unanimously.

The Seventh Order of Business (Agenda Item #6) was a request to review and recommend Council approval for a Special Use Permit to allow operation of a mini-storage facility in a C-2 for property located at 1167 SR 124, submitted by Kurt Jones on behalf of Ralph and Renetta Greer. (SP.11.09.103)

Mr. Perkins said he disagreed with limiting operating hours to 6 a.m. to 10 p.m.

City Planner Harris said subject to the usual Zoning Code requirements for such uses, including commercial uses abutting residential uses or districts now is the time to consider whether to stipulate screening, limits on hours of operation or other conditions.

Commissioner Davenport made the motion to approve with the stipulation that access to the facility be limited to between the hours from 6:00am and 10:00pm. The motion was seconded by Commissioner Sims and passed 6 for and 1 against.

The Eighth Order of Business (Agenda Item #8) was a request to review and recommend Council approval 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)

City Planner Harris requested that this item be tabled because the petitioner did not meet the requirement to notify the affected landowners. Tabling will permit the petitioner to be heard at the October meeting without having to pay another publication fee.

Meeting Adjourned.

Bill Sparks, Chairman