

**Planning Commission  
Minutes  
February 11, 2014**

The City of Sherwood Planning Commission met for their regular scheduled meeting on February 11, 2014 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

**Members Present**

Lucien Gillham – Chairman  
Forrest Penny  
Scott Miller  
Albert Harris

**Staff Present**

Ellen Norvell – City Engineer  
Dwight Pattison – City Planner  
Stephanie Timaná – Secretary

**Staff Absent**

Steve Cobb – City Attorney

Chairman Gillham called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the regular meeting on January 14, 2014. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the minutes.

**A Preliminary Plat for Benjamin Circle. Clayton Engineering, Agent.** Michael Clayton was present to discuss his request. Staff Comments: City Engineer, Ellen Norvell stated that there needed to be a discussion regarding the road improvements and right-of-way dedication. City Planner, Dwight Pattison stated that the submittal did meet the requirements but the major concern was the request to build only a two lane arterial instead of the required four lane. There is an allowance in the subdivision review that allows for two lane in the initial stage but the four lane is required for final development. Mr. Pattison said that half street improvements would be required on this because it is in the final stage. Chairman Gillham stated that the new bridge that the county had built over Kellogg Creek was only two lane. Mr. Pattison stated that the master street plan did require for four lanes

to be built. Ms. Norvell stated that part of the issue is that the county has one side of the road, North Little Rock has one side, and we have one side. Mr. Clayton stated that he was proposing the 40 ft right of way dedication to honor the minor arterial right of way and be in compliance. Mr. Pattison stated that additional research was necessary to determine ownership of the property south of where the property line is. Mr. Clayton said that they are not trying to get away from doing the half street improvements but it doesn't make sense to do that when it goes to two lane over the bridge. Chairmen Gillham stated that Mr. Clayton was proposing to build the East side of the road just like the new part of the county bridge. Chairmen Gillham also stated that doing any curb and gutter would be ridiculous. He added that doing the right side of the road to a similar standard as what the county had already built and including the 40 ft right of way was plenty. He recommended we accept Mr. Clayton's request. Commissioner Penny made a motion to approve the Preliminary Plat for Benjamin Circle with Chairman Gillham's recommendation's. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

**A Site Plan for St. Vincent North Campus at 2201 Wildwood Avenue. Development Consultants Inc., Agent.** Ed Hankins was present to discuss his request. Staff Comments: City Engineer, Ellen Norvell stated that the Site Plan meets our requirements and she recommends for approval. City Planner, Dwight Pattison said he recommended for approval as well. There was no public comment. Commissioner Harris made a motion to approve the Site Plan for St. Vincent North Campus at 2201 Wildwood Avenue. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the Site Plan

**A Discussion regarding Extra-Territorial Jurisdiction Amendment.** City Planner, Ellen Norvell stated that she wanted to bring this item to the table to let everyone know what was going on. She said next month we would have a map. A new law passed in 2013, Act 1053 changing the annexation limits for cities less than 60,000 to only go one mile out of the city limits. She said next month we would have the updated maps for the public hearing.

There being no further business, Commissioner Penny made a motion to adjourn. Commissioner Miller seconded the motion. The roll call vote was unanimous to adjourn.

ATTEST:

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Stephanie Timaná, Secretary

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Lucien Gillham, Chairman