

**Planning Commission
Minutes
April 08, 2014**

The City of Sherwood Planning Commission met for their regular scheduled meeting on April 08, 2014 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Lucien Gillham – Chairman
Forrest Penny
Scott Miller
Michele Phillips

Members Absent

Albert Harris

Staff Present

Ellen Norvell – City Engineer
Dwight Pattison – City Planner
Steve Cobb – City Attorney
Stephanie Timaná – Secretary

Chairman Gillham called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the regular meeting on March 11, 2014. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Development Plan and Rezoning Request for the intersection of Gibson Road and King Place. Lemons Engineering Consultants, Inc. Staff Comments: City Planner, Dwight Pattison stated that the Preliminary Development Plan was for an R-2 Zoning request to erect duplexes. He noted that there was a green space provided to create a buffer between the development and the existing R-1 Zoning. He said that it was key that it was shown because we do require the open space. He also said that the proposal does the best it can to isolate the abutting properties from the development and that he would recommend for approval of the site plan and rezoning request. City Engineer, Ellen Norvell stated that she agreed with Mr. Pattison's comments. Tim Lemons was present to discuss

his request. Mr. Lemons indicated that all 22 lots would not be developed at one time. He was proposing to complete the first 5 lots and if that went well, to proceed with the development of the remaining lots. Commissioner Gillham opened the podium up for public comment. The following citizens were present to express their concerns regarding the request, Mr. Robert Mead, Mrs. Patty Campbell, Mr. Bobby Combs, Mr. Joe Muldoon, Mr. and Mrs. Robert Harrington, Mrs. Phanarat Cameron, Mr. Jeremy James. All of the citizens in the area surrounding the development shared the same concerns and opposition to the rezoning request and duplex development proposed for the property. They all expressed concern over increased flooding issues, increased crime rate, property devaluation problems, increased traffic flow, and further stress on an already failing Gravel Ridge sewer system. None of the surrounding home-owners present were in favor of the proposed request. Mr. Lemons addressed the citizen's concerns by stating that AP Rentals, the developer, produces a quality product. He shared that if the request was approved that they would be in construction phase by the summer and completed the first 5 lots by the end of the year. Mr. Lemons stated that they have done a detailed analysis on the water shed related to the property. He said that the way they have proposed the development would not present any additional flooding issues to the surrounding areas. Chairman Gillham commented that it is an R-1 area and it is deep in a residential area. He expressed concerns over the increased traffic volume in that area. He said that it is completely surrounded by single family homes and shared that he didn't think the sewer situation was suitable to withstand the additional flow. Ms. Norvell stated that a letter had been submitted from Gravel Ridge Sewer Department stating that their current system could withstand the additional flow. Commissioner Penny made a motion to deny the Preliminary Development Plan and Rezoning Request for the intersection of Gibson and King Place. Commissioner Phillips seconded the motion. The roll call vote was unanimous to deny the request.

An amendment to the Zoning Regulation's Schedule of Uses to allow Nursing Homes as a conditional use in an R-1 Zoning. Chairman Gillham shared that the necessity for allowing this as a conditional use in an R-1 Zoning is that it protects them from having to zone a property R-3 which is the only current zoning class within our ordinance that allows for a nursing home. He is concerned because apartment complexes and duplexes can be built within an R-3. City Planner, Dwight Pattison stated that he agreed with Chairman Gillham and that a nursing home did not generate enough traffic to be a concern in an R-1 Zone. He also said that a nursing

home is a similar type of institutional use as a church which is currently allowed in an R-1 Zone. Commissioner Penny made a motion to approve an amendment to the Zoning Regulation's schedule of Uses to allow Nursing Homes as a conditional use in R-1 Zoning. Commissioner Miller seconded the motion. The roll call vote was unanimous to recommend the amendment to the Zoning Regulation's schedule of Uses to allow Nursing Homes as a conditional use in R-1 Zoning to the City Council.

A Discussion to review and approve the Extra-Territorial Jurisdiction Map. City Attorney, Steve Cobb stated that he and Dwight Pattison had spoken after last month's meeting when this item was recommended for approval to the City Council. He said that it is within the Planning Commission's jurisdiction to approve at this level. He also said that he recommended it be placed back on the agenda as a formality to show their approval and make the record clear. Commissioner Penny made a motion to approve the Extra-Territorial Jurisdiction Map. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Extra-Territorial Jurisdiction Map.

Preliminary Plat for Powell's Park Addition. Lemons Engineering Consultants, Inc. The record needs to reflect that this item wasn't heard due to the Preliminary Development Plan and Rezoning Request for the intersection of Gibson Road and King Place being denied.

A Preliminary Plat for Deer Creek Subdivision, Phase 2. Clayton Engineering, Agent. Chairman Gillham noted that the revised submittal was not submitted in time and this item needs to be tabled until next month. Commissioner Penny made a motion to table the Preliminary Plat for Deer Creek Subdivision, Phase 2. Commissioner Phillips seconded the motion. The roll call vote was unanimous to table the Preliminary Plat for Deer Creek Subdivision.

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

ATTEST:


Stephanie Timaná, Secretary


Lucien Gillham, Chairman