

**Planning Commission
Minutes
March 8, 2016**

The City of Sherwood Planning Commission met for their regular scheduled meeting on March 8, 2016 at 5 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Lucien Gillham – Chairman
Albert Harris
Scott Miller
Forrest Penny
Michele Phillips

Staff Present

Ellen Norvell – City Engineer
Steve Cobb – City Attorney
Candi Ussery – Secretary

Chairman Gillham announced that the Variance request for 8618 Teetweed on the Board of Adjustments was tabled until April. He then called the meeting to order.

Commissioner Miller made a motion to approve the minutes of the regular meeting on February 9, 2016. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the minutes.

A Zoning request for 8600 Landers Road from C-3 to C-4: Ruby Dellinger, Owner. Commissioner Gillham defined C-3 and C-4 zones. Steve Glaze was there to represent Ruby Dellinger. City Engineer, Ellen Norvell stated that C-4 complies with the land use plan and did recommend the rezoning for approval. Don Harris of Farmer Commercial Properties said that he owns the area next door and that they welcome the change. Commissioner Penny made a motion to approve the request. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the request.

A zoning request for 10200 Johnson Drive from C-2 and R-3 to C-2 Conditional and R-3 Conditional. City Engineer, Ellen Norvell explained

that a Site Plan is required before approval and requested tabling this item. Commissioner Penny made a motion to table the request. Commissioner Harris seconded the motion. The roll call vote was unanimous to table the request.

An Ordinance amending Ordinance 729 Schedule of Uses to allow Vehicle Rental Businesses in a C-4 Commercial Zone; Declaring an Emergency; and for other uses. City Engineer, Ellen Norvell explained that it had come to staff's attention that vehicle rental businesses are not included in the Zoning Schedule of Uses. After a brief discussion with commissioners at last month's meeting, it was her understanding that this type of business should be located in a more heavy commercial area such as C-4. Rory Thompson, Owner of U Storage was there to speak on behalf of this item. He wanted vehicle rental to be permitted in C-3 zone. He stated the positive uses of the business and explained they do have two other businesses; 1) Conway, on Prince St. and 2) Maumelle, on Maumelle Blvd. Commissioner Penny and Miller agreed that the business looks great. Mr. Thompson stated that the reason they wanted to move on Hwy 107 was to have access to North Little Rock as well as Sherwood. City Attorney, Steve Cobb asked for clarification regarding the rezoning. Mr. Thompson said that he didn't want to rezone his property. He wanted to be able to rent U-hauls tomorrow. Attorney Cobb pointed out that there were no other C-4 zones on Hwy 107. Commissioner Gillham stated that this board could only make a recommendation for City Council. Attorney Cobb did suspect that the City Council would oppose a rezoning to C-4 because they've been pretty adamant about not allowing C-4 on Hwy 107. City Engineer, Ellen Norvell concurred that this was not allowed and that the Schedule of Uses would need to be amended in order to allow this type of business. Gregg Mueller, with the Ashley Company, spoke on behalf of U-Storage and explained that they still own many locations surrounding this property and that they do not object to this use and he believes it would complement the business. He explained that there had been talks of keeping the U-Haul trucks out of sight. Commissioner Harris and Commissioner Gillham did not agree, they believe C-4 goes in C-4 and C-3 belongs in C-3. Joseph Beard, Manager of U-Storage stated that they operate a neighborhood business and it is often the first place people contact when moving here. The only concern he's heard is the issue of curb appeal, he suggested putting the U-Hauls behind a 10 foot fence. They are willing to comply with whatever conditions that allow them to continue to add this service to their business. Attorney Cobb reiterated that this body can only make a recommendation and suggested that the

owners visit with their Alderman. Mr. Beard stated that he has spoken with Mr. Kepplinger and he did not seem to have any reservations. Commissioner Gillham stated that the item listed did not have anything to do with what the owners are wanting to do. He would suggest to City Council that vehicle rentals remain in C-4 and that leaves this item unsolved. Commissioner Miller made a motion to recommend to City Council that vehicle rentals should remain in C-4. Commissioner Phillips stated that as long as they leave the vehicles behind the fence, she does not have a problem with it. City Engineer, Ellen Norvell did explain that they could potentially change the Schedule of Uses. Attorney Cobb stated that this item was not what was on the agenda and that they will need to speak with their Alderman and go to City Council. Commissioner Penny seconded the motion. The roll call vote was unanimous to send this item to City Council.

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

ATTEST:

Candi Ussery, Secretary

Lucien Gillham, Chairman