

**Planning Commission  
Minutes  
June 14, 2016**

The City of Sherwood Planning Commission met for their regular scheduled meeting on June 14, 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 called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the regular meeting on May 10, 2016. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the minutes.

**A Preliminary Plat for Stonehill Addition, Phase 6. Thomas Engineering Company, Agent.** City Engineer, Ellen Norvell stated that the plat does appear to meet all minimum requirements. The only suggestion is that East Woodruff street name continue around to the intersection of Johnson and Stonehill and then pick up at Rock Ridge instead of in the middle of the street. 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 Preliminary Plat for Powell Park Addition. Bond Consulting Engineers, Inc., Agent.** City Engineer, Ellen Norvell commented that this was previously approved as a subdivision to be done all at one time, but now they are asking for only 6 lots at one time, and also a waiver of ½ street improvements. Staff feels that we would need the improvements along

Gibson Road. Commissioner Gillham clarified that curb, gutter, and drainage would be the improvements. Aaron Robinson was there to speak for this item and he didn't want to build out Powell Park Drive and wanted to build it all up together. Commissioner Harris made a motion to approve the request. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the request with ½ street improvements along Gibson Road.

**A Final Plat for Powell Park Addition. Bond Consulting Engineers, Inc., Agent.** City Engineer, Ellen Norvell stated that we need to hold off on the Final Plat until the improvements are in before a decision is made. Aaron Robinson stated that they will get them in as soon as possible.

**A Preliminary Plat for Tract 3, Wildwood Center. White-Daters & Associates, Inc., Agent.** City Attorney, Steve Cobb asked that the record reflect that this item was accidentally omitted from the agenda. City Engineer, Ellen Norvell added that this item was tabled from last month meeting and has been submitted to the Commissioners previously. Commissioner Penny made a motion to approve the request. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the request.

**A Site Plan for Tract 3, Wildwood Center. White-Daters & Associates, Inc., Agent.** Commissioner Gillham stated this was on Country Club. Commissioner Phillips made a motion to approve the request. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the request.

**A zoning request for 7225 Hwy 107 from C-3 to C-3 Conditional Use to allow vehicle rentals. DT Real Estate, Owner.** City Engineer, Ellen Norvell stated that this was discussed a couple of months ago. City Council did make an amendment to the regulations for vehicle rental use in C-4 only. City Council did change that to allow vehicle rental as a Conditional Use in a C-3 zone. Commissioner Gillham stated that he was at the City Council meeting when this was decided and they discussed it for a good 20 minutes and voted 5-3 that it would be acceptable to allow vehicle rental. They've spent about \$3million on this building and they have a concrete back wall and gate and what they'd like to do is have a small number of trucks and trailers for rent. They are not open 24 hours a day and that was one objection if someone returned a trailer, that it would sit there all night and be ugly.

Commissioner Penny stated that the bank next door didn't object. Commissioner Harris stated that C-3 is simply that, C-3 adding stipulations is simply that...to make it better, not worse, and they still need to be behind the wall and not be seen. He is concerned that it would be a Code violation. Joseph Beard was there to speak for this item and stated he could not promise that drop offs would not occur after hours, however, he would be willing to make accommodations and designate certain spots for returns. Commissioner Gillham did state that City Council recommended a maximum of 8 vehicles. City Attorney, Steve Cobb agreed that Commissioner Gillham stated correctly what seemed to be spoken at City Council and recommended stronger limitations in order to make a determination. Commissioner Gillham stated that City Council did seem to want to accommodate them. Commissioner Harris stated his concern about the liability of leaving a vehicle out in the open. Joseph Beard stated that his company has extensive video surveillance and it is well lit and that he feels confident that it would be safe and secure and clean. Commissioner Harris said that it does look great and that he agrees as long as the vehicles are behind a wall, he would agree to it. Commissioner Gillham asked for a motion to approve 8 vehicles and no more parked on the rear, on the right side, where they are the most out of sight. Commissioner Harris made a motion to approve the request. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the request to allow up to 8 vehicles parked at the rear only.

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

ATTEST:

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Candi Ussery, Secretary

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Lucien Gillham, Chairman