

Sherwood Special Called Planning Commission Agenda

August 21st, 2023 – 6:00 p.m.

2201 E. Kiehl Avenue, Sherwood, AR 72120

Rob Middleton, Chairman

Agenda Items

1. Call to Order
2. Roll Call
 - Martin
 - Middleton
 - Gillham
 - Abernathy
 - Jones (absent)
3. Amendment to the Zoning Code regarding Gasoline Service Stations. [Public Hearing]
 - Shelby Schmittou, City Planner, stated that Staff went through the appropriate districts where it is proposed to no longer be permitted by right. Below are Staff's recommendations:
 - In the Light Commercial District C-2 Development Criteria section, "and the normal pump island services of service station operations" was removed.
 - The language for C-SC is the same language and clarification.
 - The amendment in the Schedule of Uses to reflect the proposed changes by removing it from CS and allowing it as a Conditional Use in C-3.
 - Ms. Schmittou explained the following proposed amendments due to Resolution 40-23 which was the moratorium placed on service stations, allowing now as a Conditional Use in C-3. Staff thought it was appropriate to place additional provisions or conditions that would be applied to all zoning districts, regardless of it was a conditional use or C-4. This would allow development standards as it applies to design. The following are Staff's proposed amendments:
 - "The following requirements apply to all service stations regardless of zoning district" was added under Purpose and Intent to make it explicitly clear that this applies to all zoning districts moving forward.
 - In the Landscape and Pedestrian/Vehicular Circulation Requirements, Staff took into account Commissioner Jones written comments, This provision shall not apply to locations with direct frontage to Interstate 57/U.S. Highway 67/167.
 - Martin stated that Interstate 57 is not designated yet, so it would need to state "future" in front of it or be removed altogether.
 - Chairman stated that issue can be discussed after the public hearing.

- Ms. Schmittou stated that the sentence “This provision shall only apply in locations where a sidewalk is existence or otherwise required” was added to clear up confusion on #8, as the five foot continuous concrete walkway connecting the primary building would run through the greenspace to any type of sidewalk.
- Staff also included a definition for service station.
- Chairman opened a public hearing.
- There being no comments, Chairman closed the public hearing.
- Martin stated that he prefers “future” be placed in front of Interstate 57.
- Ms. Schmittou concurred.
- Gillham made a motion approve the Zoning Code regarding Gasoline Service Stations.
- Chairman stated that specificity of the motion is necessary.
- Martin seconded the motion to amend Sections 14.05.04.B.2, 14.05.05.B.2, the Schedule of Uses table to not permit in CS, permit as a Conditional Use in C-3, adding a new subsection of 1410.15 and adjusting the definition of service station.
- Gillham agreed to Martin’s amendments.
- Unanimous roll call vote to amend the Zoning Code regarding Gasoline Service Stations.
- This item will go to the City Council for approval.

4. Adjournment

- Martin made a motion to adjourn.
- Gillham seconded the motion.
- Unanimous roll call vote to adjourn.

PASSED AND ADOPTED THIS 12th DAY OF September 23.



PLANNING COMMISSION CHAIRMAN



PLANNING COMMISSION SECRETARY