

# JACKSONVILLE PLANNING COMMISSION

## A G E N D A

NOVEMBER 14, 2022

6:30 P.M.

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b.	CONDITIONAL USE: 1106 W. Main St. wheel/tire shop in C-2 zone Petitioners: Rodolfo Garza & TFI, LLC (area map included in packet) 5
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CITY OF JACKSONVILLE, ARKANSAS  
REGULAR PLANNING COMMISSION MEETING  
SEPTEMBER 12, 2022  
6:30 P.M. - 6:45 P.M.

**OPENING REMARKS:**

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on September 12, 2022. Chairman Moore opened the meeting at approximately 6:30 p.m. expressing appreciation to those in attendance.

**ROLL CALL:** Commissioners William Montgomery, Billy Hall, Tanner Ruple, Jeff Twitty, Dan Brown, Greg Bollen, and Chairman Jim Moore were present and answered ROLL CALL. Chairman Moore declared a quorum. PRESENT (7) with Chair, ABSENT (2).

**CORRECTION AND/OR APPROVAL OF MINUTES:** Commissioner Bollen moved, seconded by Commissioner Ruple to approve the minutes of August 8, 2022 as presented. MOTION CARRIED.

**PUBLIC HEARING(S):**

**REQUEST TO APPROVE PLAT(S):** a. FINAL PLAT Dare Subdivision, Lot 1  
Representative Tommy Bond with Bond Engineering stated this is a replat of two lots into one.

City Engineer Adam Whitlow confirmed that Mr. Bond has addressed all of the minor corrections requested by his department.

Commissioner Twitty moved, seconded by Commissioner Montgomery to approve the final plat for Dare Subdivision, Lot 1 as presented. MOTION CARRIED.

**b. FINAL PLAT Triangle Business Park, Lot 4**

City Engineer Adam Whitlow stated typically, the preliminary plat represents with it the proposed plat along with design drawings for infrastructure. He explained in this case, all infrastructure is existing, therefore, they can circumvent the preliminary plat process and requests it to go right to final plat. He assured there is nothing else for them to do, so the next step is to record the plat and continue with the site plan that is next on the agenda.

Commissioner Montgomery moved, seconded by Commissioner Ruple to approve the final plat for Triangle Business Park, Lot 4 as presented. MOTION CARRIED.

**BUILDING PERMIT(S):** SITE PLAN Triangle Business Park, Lot 4

Representative Tommy Bond with Bond Engineering shared that he believes they have worked out everything, except a few minor things. He stated they have met with the Water Commission and are working toward a water plan. He explained the issue is that when Preston Robinson developed this area over twenty years ago, he built a lot of water lines and took it to the Health Department. He detailed that for some reason they did not follow through and the City never accepted them, which resulted in a current negotiation with Water as to what lines they will need to rebuild. He mentioned it is going to be a

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contingency, then related that the only waiver they are asking for is on sidewalks. He pointed out if you take Main Street north to the Air Base, there is not a sidewalk in that area, adding that the only curb and gutter there are the ones Mr. Robinson built for his facilities. He noted that even the City Fire Station, while it is concrete, has no sidewalk there, so they ask that the Commission waive the sidewalk requirement for this particular lot.

City Engineer Adam Whitlow stated his staff is okay with the site plan submitted, assuring they are good with all of the planning elements for this Commission to consider. He affirmed he wants a generic contingency that they are subject to the City staff's review at building permit phase where they get into the more detailed, technical drawings.

Mr. Bond mentioned one of the big issues is landscaping and providing a fence around the dumpster. He explained that this 120,000-foot warehouse facility is going to be for Sig Sauer, which is a sizable piece of real estate. He pointed out that Mr. Robinson takes care of his place and has the best landscaping of anyone in the area. He shared his concern about being able to provide an enclosure around the dumpster because Sig Sauer uses a ten and a thirty cubic yard dumpster. He related that if you have an enclosure, it is an issue, but he thinks they may be able to work out something that would screen it from the public street and still be functional. He affirmed those items will be addressed in the landscape plans.

City Engineer Whitlow shared that he sent Mr. Bond the Landscape Code in which the dumpster screening is found. He explained it gives some general criteria on the side facing the road and, in this scenario, it would literally be a dumpster pad with a single-side screen.

Mr. Bond noted that with the two buildings there now, he believes both of them have dumpsters far behind where there is no access unless you drive back. He reiterated that he believes they can come up with something that covers the intent, noting that he understands with commercial buildings it makes sense that you do not have those out in the open. He recalled they just built one for First Arkansas Bank and Trust that is screened fencing with slats in it where it looks decent. He noted that another thing is most of these take about five or six years to look busted since the wood does not hold up long.

City Engineer Whitlow confirmed this is a large lot being 7.2 acres with a large building, where it is not like a dumpster is going to be a structure that pops out, but will instead be dwarfed in comparison. He assured if the Commission is comfortable, he believes they can work out something on the back side at the building permit phase. He detailed they have already turned in an Erosion Control Plan that would usually come at the building permit phase, so he feels like they are good to go forward with grading, upon approval. He assured if they get into anything at the building permit phase that the City is

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uncomfortable with, they will bring it back to this Commission to mention if it were not represented to them here. He stated they are good with the drainage, adding the sidewalk waiver would be something to consider. He related that his staff does acknowledge there are no sidewalks out there, noting that Redmond Road does end at this Triangle Park going into the Air Base. He shared caution on doing any waivers on sidewalks because he has seen it come back on some cities where it impacted their abilities to get grants. He surmised if you constantly waive sidewalks everywhere, then the grant agencies will start looking at you when the City applies for these TAP grants, which the City gets a lot of. He confirmed there are other mechanisms, such as in-lieu of fees, pointing out that he is not advocating one way or another, but those are his general thoughts. He can certainly see where it is a valid request, but it is upon this commission to decide. He concurred when Commissioner Twitty pointed out that it is an industrial road, but noted there is a City Park not too far south of General Samuels. He stated when you think of what the City could use in-lieu of fees for, one is for sidewalks along General Samuels where things are developing. He shared how he is thinking about the bigger picture and can certainly appreciate the request, assuring he is not trying to guide the Commission one way or another. He agreed when Chairman Moore mentioned it would be a sidewalk going nowhere, adding he would not necessarily be in favor of installing sidewalks, but if anything, he would rather see the in-lieu of funds so the City could apply them elsewhere. He recalled they have done that a few times in the past.

Commissioner Hall shared that any project he has ever known Mr. Robinson to be a part of has always been an asset to the area.

Chairman Moore told how the School District has leased part of those two buildings down there, noting Mr. Robinson puts up good buildings.

**Commissioner Hall moved, seconded by Commissioner Twitty to approve the site plan for Triangle Business Park, Lot 4 contingent upon technical review at building permit phase and to grant the waiver on sidewalks. MOTION CARRIED.**

**GENERAL:**

**ANNOUNCEMENT:**

**ADJOURNMENT: Chairman Moore without objection, adjourned the meeting at approximately 6:45 p.m.**

Respectfully submitted,

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Susan L. Davitt

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# *City of Jacksonville*

Mayor Bob Johnson

October 7, 2022

Jacksonville Planning Commission  
#1 Municipal Drive  
Jacksonville, AR 72076

RE: 873 Jane Drive, Jacksonville, AR (Pulaski County Tax Parcel #12J0620001003)

To Whom it May Concern:

Please accept this letter as formal request for rezoning from the existing R-1 to R-2. The subject property is currently vacant. The previous structure, which was removed several years ago, was a duplex.

This property is part of an approved property transfer agreement. Rezoning of this property to R-2 is a condition of said agreement. The Resolution supporting this transfer was approved at the October 6, 2022 City Council meeting.

This request is consistent with zoning in the area. A map is enclosed for reference.

Respectfully,

Bob Johnson  
Mayor  
City of Jacksonville

**Conditional Approval Request for 1106 W Main Street Jacksonville**

Hello,

My name is Frank Yang. I am the listing agent representing the seller, Rodolfo Garza. Sara Posey is the buyer's agent representing the buyer TFI, LLC and/or assigns.

TFI, LLC and/or assigns is under contract to purchase 1106 W Main Street Jacksonville, AR 72076. Lots 8, 9, 10 & 11, Block 6, Crestview Addition Subdivision. We understand the property is currently zoned C-2. Buyer is requesting for conditional approval for use of the property as a wheel/tire shop under the business name Local Tire. Buyer understands there are residential homes surrounding the property. All items and materials will be stored indoors. Car parking will be limited to the current asphalt parking spots around the building.

Please reach out if you have any questions or concerns.

Thank you,

Seller: *Rodolfo Garza*

10/20/2022 8:13 PM CDT

Rodolfo Garza

Buyer: *Ch i F e*

10/21/2022

TFI, LLC and/or assigns

10/21/2022

*Frank Yang - 501-416-7578*  
*Frankyangrealtor@gmail.com*

*Sara Posey - 479-264-2491*  
*Sara@collierpropertiesrealty.com*

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