

JACKSONVILLE PLANNING COMMISSION

A G E N D A

MARCH 11, 2024

6:30 P.M.

	PAGE
1. OPENING REMARKS:	
2. ROLL CALL:	
3. APPROVAL AND/OR CORRECTION OF MINUTES:	Regular Scheduled Meeting of February 12, 2024 1-3
4. PUBLIC HEARING(S):	
a. CONDITIONAL USE: 205 Dupree Drive auto sales in C-2 zone Petitioners: Shauna Henderson and Brandon Hearn (info included in packet)	4-5
b. REZONE: 203 N. Jeff Davis Drive Lot 16 Block 2 Crestview Addition (vacant lot on North Jeff Davis Drive near Garland Ave.) from R-1 to R-3 Petitioners: Patrice, Carl, & Holly Rice (info included in packet)	6-7
5. REQUEST TO APPROVE PLAT(S):	
6. BUILDING PERMIT(S):	SITE PLAN: 7620 T.P. White Drive (previously submitted as 7708 T.P. White Drive) Petitioner: Central Arkansas Mini Warehouse & Storage Representative: Hope Consulting (info included in packet) 8
7. GENERAL:	
ANNOUNCEMENT(S):	
ADJOURNMENT	

CITY OF JACKSONVILLE, ARKANSAS
REGULAR PLANNING COMMISSION MEETING
FEBRUARY 12, 2024
6:30 P.M. - 7:42 P.M.

OPENING REMARKS:

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on February 12, 2024. Chairman Moore opened the meeting at approximately 6:30 p.m. expressing appreciation to those in attendance.

ROLL CALL: Commissioners Mike Dietz, Billy Hall, Jim Oakley, Zeke Brown, Greg Bollen, and Chairman Jim Moore were present and answered ROLL CALL. Chairman Moore declared a quorum. PRESENT (6) with chair, ABSENT (3).

CORRECTION AND/OR APPROVAL OF MINUTES: Commissioner Bollen moved, seconded by Council Member Dietz to approve the minutes of January 8, 2024 as presented. MOTION CARRIED.

PUBLIC HEARING(S):

REQUEST TO APPROVE PLAT(S): a. REPLAT Lot 5 Kevin Subdivision
800 Jane Drive

City Engineer Adam Whitlow stated the applicant is requesting a replat of Lot 5 of Kevin Subdivision into Lots 5R and 5R1. He explained that along with the replat, they are requesting a variance on the minimum lot width. He detailed how they are taking a large lot that had an unusual portion, due to an overhead powerline, and relocating it to create two usable lots that would require the variance of having a 55 feet lot width instead of the 60 feet our Code says. He requested, if approved, it be contingent upon following the abandonment procedures of the easement. He told how he spoke with the representing attorney and he has got with the City on a tentative petition to vacate the easement City Council would have to adopt once the overhead powerline is moved. He confirmed that Staff has no objections to this proposal.

Nick Tucker with Tucker Land Surveying related that the client owns a large lot that is 30-40% wider than the others in the neighborhood. He explained there is an existing duplex on the northside and the client wishes to develop the south half with a duplex of the same footprint meeting all setback requirements. He confirmed they are asking for a variance on the lot width since they are splitting the 110 feet down the middle to 55 feet each. He stated that the existing 10 foot utility easement runs at an angle across the south portion, but Entergy has agreed to move the pole at the owner's expense, so the plat shows a vacation and a proposed 10 foot utility easement to follow the new proposed powerline. He reiterated that the attorney has prepared a statement for the petition of the vacation and submitted it to the City. He noted the telephone lines will be relocated as well.

City Engineer Whitlow related the petition to vacate does have a concurrent clause in it where utilities will be asked to concur to ensure they are no longer using the easement. He mentioned, to their knowledge, the overhead lines are the only ones using it right now.

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CITY OF JACKSONVILLE, ARKANSAS
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FEBRUARY 12, 2024
6:30 P.M. - 7:42 P.M.

Council Member Dietz moved, seconded by Commissioner Hall to approve the replat of Lot 5 Kevin Subdivision as presented with 55 feet lot widths, contingent upon following the abandonment procedures of the easement. MOTION CARRIED.

b. FINAL PLAT New Fire Station #2

City Engineer Whitlow stated this is a roughly 4.5 acre tract near the intersection of Graham Road and Northeastern Avenue, east of the nursing home facility. He explained that the plat is a one lot final plat since it is under 5 acres. He detailed that there is a proposed right-of-way based on the Graham Road project that ARDOT did a few years ago. He confirmed there will not be an access off of Northeastern Avenue, noting that the site plan represents about 1.8 acres of improvements in the southwest corner, because that is the highest spot. He mentioned the middle line on the plat represents a ditch that will stay and all improvements will be south and west of it.

Council Member Dietz moved, seconded by Commissioner Bollen to approve the final plat for the new Fire Station #2 as presented. MOTION CARRIED.

BUILDING PERMIT(S): SITE PLAN New Fire Station #2

City Engineer Whitlow related that the fire apparatus will come into an entrance to the west, enter one of the three overhead door bays, and be aimed toward Graham Road for when they get a callout. He brought up that the east asphalt entrance will be the public/staff access toward the back. He noted the backside staff area will be a gated and enclosed. He told how Chad Young with WDD Architects was hired to do the design and has been very involved with the City, so this has been a culmination of several months' worth of work.

Council Member Dietz moved, seconded by Commissioner Oakley to approve the site plan for the new Fire Station #2 as presented. MOTION CARRIED.

GENERAL:

ANNOUNCEMENT(S): Board of Adjustment Item of Business Update

City Engineer Whitlow gave an update regarding two RVs at 220 South First Street/110 Division Street that the Board of Adjustment approved for 90-days at the November 2023 meeting. He explained the petitioners came in and made a request for next month's meeting, noting that the ownership issue is not resolved yet, but it is in probate and the estate has an appointed attorney. He related that he has given them a punch list of what information he would like for them to present to the Board to support the request, one of which is a concurrence letter with the appointee of the State since they are possibly the only person legally capable right now of presenting a request.

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City Engineer Whitlow and Council Member Dietz then gave a summary of what was discussed at the November meeting regarding this item of business and what advice Engineer Whitlow provided to the petitioners.

Car Lot on Main Street

Council Member Dietz recalled a car lot the Commission approved on a conditional use that did not end up opening. He suggested they review the fence the owner posted around it. He does not think the City needs an 8 foot fully enclosed fenced building on Main Street, noting that the tires they were going to remove are still there as well.

Tiny Homes

Council Member Dietz brought up allowing permanent tiny homes for home ownership in the Sunnyside Subdivision. He related that they allow it in Fayetteville, Rogers, and Russellville in a lot of areas where there is not affordable housing.

Former Commissioner Concerns

Former Commissioner Dan Brown shared his concerns for the lack of growth in the City, mentioning vacant commercial buildings, economic development, and Code Enforcement.

ADJOURNMENT: Chairman Moore without objection, adjourned the meeting at approximately 7:42 p.m.

Respectfully submitted,

Susan L. Davitt

PLANNING COMMISSION ACTION REQUEST

APPLICANT (Primary Point of Contact):

Name (print): Brandon Hearn/Shauna Henderson Title: _____
 Company/Organization: Kars 4 U LLC / K & P Car Works
 Address: 2299 E. Lee Ave.
Sherwood, AR 72120
 Phone: 501-487-8027
 Email: kars4ulic@gmail.com

PROPERTY OWNER:

Name (print): Charles & Linda Alexander Title: _____
 Company/Organization: _____
 Address: 130 FONTAINBLEAU DR
MAUMELLE AR 72113-6744
 Phone: _____
 Email: _____

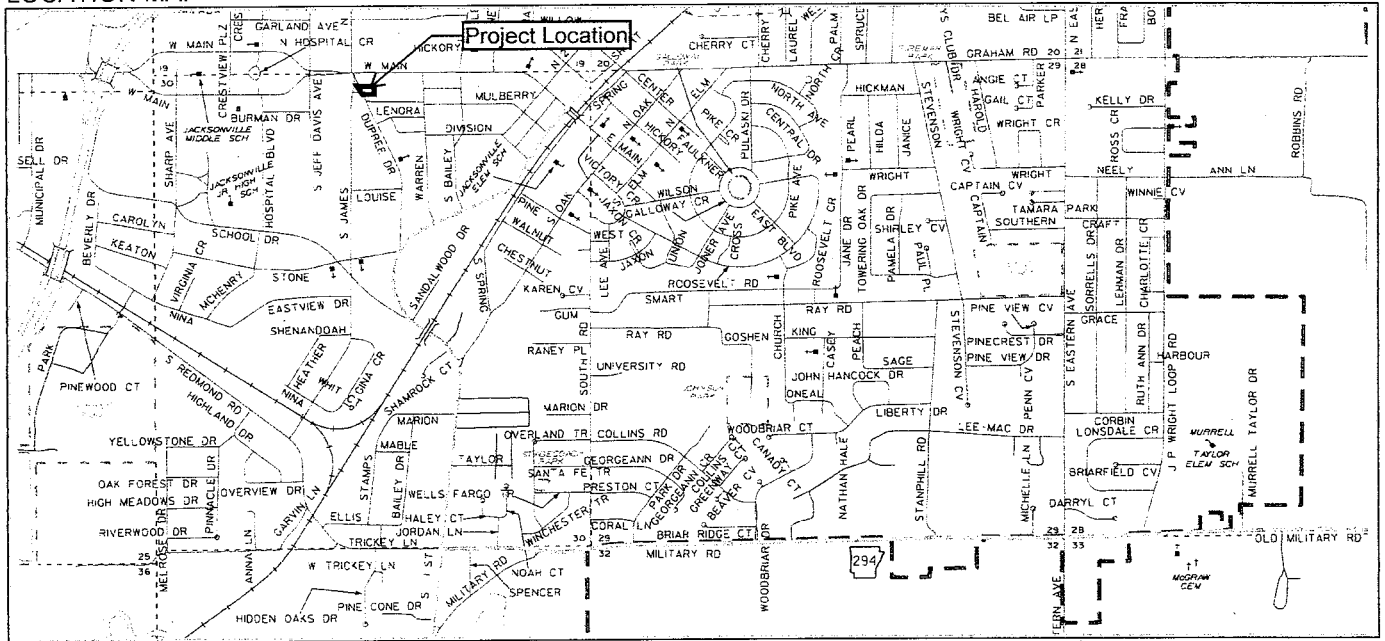
TYPE OF ACTION REQUESTED:

- Site Development Review
- Preliminary Plat Sketch Plat
- Final Plat Replat/Lot Split
- Rezone From: _____ To: _____
- Conditional Use
- Other: _____

PROJECT LOCATION (provide best info available):

Street Address: 205 Dupree Drive
 Subdivision: W. Jacksonville Subd. #1 Lot/Block: Lot 23
 Section-Township-Range: 30-3N-10W Acreage: .28
 Deed Book: 2013 Page: 084394 Tax Parcel: 12J0820001800
 Attached Legal Description If Required

LOCATION MAP



DESCRIPTION OF REQUEST:

See attached Letter of Request for additional information.
 Seeking Conditional Use of Auto Sales & Mechanic Shop in C-2 Zoning

Applicant's Signature: _____ Date: _____
 Owner's Signature: _____ Date: _____
 The Applicant may act as my appointed agent for the requested action.



Soaring Higher

#1 Municipal Drive
 Jacksonville, Arkansas
 (501) 982-6071 • (501) 982-6439 FAX

ENGINEERING DEPARTMENT

www.cityofjacksonville.net

A letter of request of Proposal

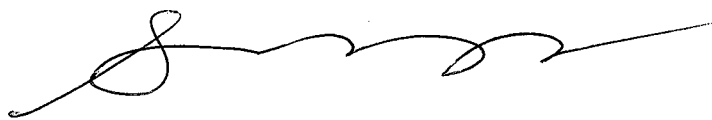
To whom it may concern:

We, Kars 4 U LLC and K & P Car works are looking to rent 205 Dupree St Jacksonville, AR 72076. We are in hopes of making it into a used dealership as well as a mechanic shop. We understand the building has previously been used as a small used car dealership. We are hoping to be able to have about 10-15 vehicles parked on the property. We understand the property is not currently zoned for a car dealership and are asking for a conditional zoning request for 205 Dupree St. Jacksonville, AR 72076. We look forward to joining your community. Please take this request in to consideration.

Sincerely,

Shauna Henderson, Owner of Kars 4 u llc

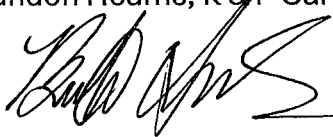
501.487.8027



2/21/24

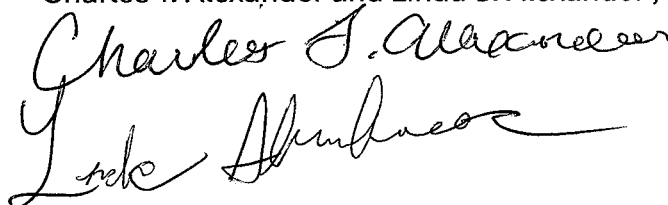
Brandon Hearn, K & P Car Works

501.952.4157



2/21/24

Charles T. Alexander and Linda S. Alexander, Owner of the Property



2/21/24

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PLANNING COMMISSION ACTION REQUEST

APPLICANT (Primary Point of Contact):

Name (print): Carl Rice Title: _____
 Company/Organization: _____
 Address: 204 No. James Street
Jacksonville, AR 72076
 Phone: 501-804-0868
 Email: ricecarl109@gmail.com

PROPERTY OWNER:

Name (print): Patricia/Carl/Holly Rice Title: _____
 Company/Organization: _____
 Address: 204 No. James Street
Jacksonville, AR 72076
 Phone: same
 Email: same

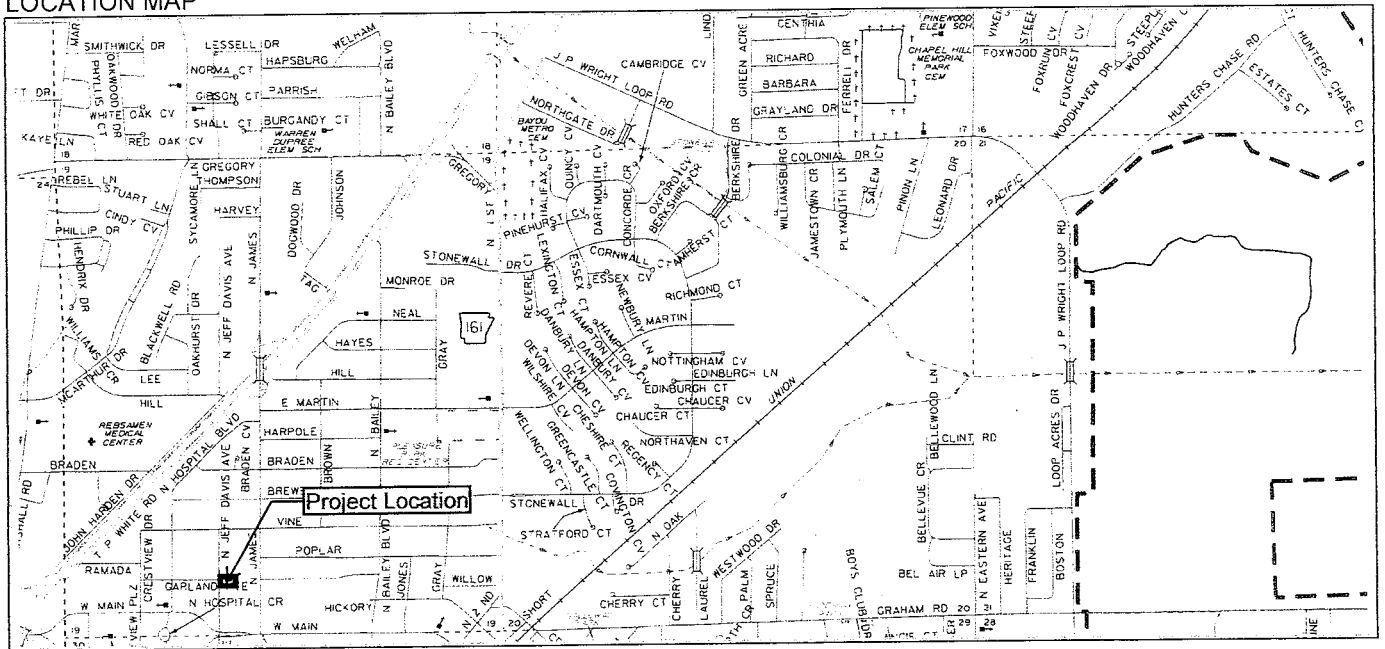
TYPE OF ACTION REQUESTED:

- Site Development Review
- Preliminary Plat Sketch Plat
- Final Plat Replat/Lot Split
- Rezone From: R-1 To: R-3
- Conditional Use
- Other: _____

PROJECT LOCATION (provide best info available):

Street Address: 203 No. Jeff Davis Ave.
 Subdivision: Crestview Addition Lot/Block: Lot 16, Blk 2
 Section-Township-Range: 19-3N-10W Acreage: .46
 Deed Book: 2022 Page: 017255 Tax Parcel: 12J0410003300
 Attached Legal Description If Required

LOCATION MAP



DESCRIPTION OF REQUEST:

See attached letter of request for more information. May need to consider contingency based on proof that there is no restriction within a recorded Bill of Assurance against multi-family.

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____
 The Applicant may act as my appointed agent for the requested action.



Jacksonville
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ENGINEERING DEPARTMENT
www.cityofjacksonville.net

**LETTER OF INTENT
REQUEST FOR REZONING
CITY OF JACKSONVILLE, ARKANSAS**

February 21, 2024

Dear Members of the Jacksonville Planning Commission:

We, Patricia L. Rice, Carl T. Rice and Holly S. Rice, owners of Lot 16, Block 2 of N. Jeff Davis St, Jacksonville Arkansas, Parcel Identification Number 12J0410003300, do hereby request a Rezoning of said property from R-1 One-Family sitebuilt District - residential to R-3 Multi-Family sitebuilt District - residential.

We have accepted an offer to purchase the property, contingent upon rezoning by us, the sellers. So far, all the offers we have had to buy the property have been contingent upon rezoning to R-3.

Rezoning to R-3 would be consistent with the zoning of other properties in the immediate area.

We have no intention of building a single-family residence on the property ourselves. There has been no interested party who wishes to build a single-family residence on the property.

For those reasons, Rezoning is warranted. As owners, the only purpose we have in ownership is to sell and our ability to sell is dependent upon Rezoning. The best and highest use of this property for all parties concerned is dependent upon Rezoning to R-3.

Your consideration is greatly appreciated.

Sincerely,

Patricia L. Rice *Patricia Rice*

02/21/2024 03:48 PM

Carl T. Rice *Carl Rice*

02/21/2024 01:45 PM

Holly S. Rice *Holly Rice*

02/21/2024 03:25 PM

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HOPE

CONSULTING

ENGINEERS - SURVEYORS

129 N. Main St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

February 29, 2024

City of Jacksonville
Adam Whitlow | City Engineer
Engineering Department
1 Municipal Drive, Jacksonville, AR 72076

Subject: Statement on the development of Central Arkansas Mini Warehouse and Storage.

Dear Mr. Whitlow,

I represent Central Arkansas Mini Warehouse and Storage, a proposed commercial facility on TP White Drive. The total project area of the development is 8.91 acres with a current C-4 zoning. The proposed project is considered to be Mini-warehouse and storage business. A total of 143,408 SF of storage buildings have proposed for this project. No water and sewer service has been proposed for the proposed facility. A private fire line with two proposed fire hydrant has been added to the site plan. A detention pond in the back side of the property has been proposed to control the storm water flow. According to city muni code a landscape plan has also been prepared for the proposed project.

Thank you for considering our large scale development application package. We eagerly await a favorable response from the City of Jacksonville, which will enable us to continue serving our community effectively.

Sincerely,

Kazi Islam
02/29/24
Kazi Islam
Hope Consulting

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