

**CITY OF JACKSONVILLE, ARKANSAS
REGULAR PLANNING COMMISSION MEETING
JANUARY 9, 2023
6:40 P.M. - 7:01 P.M.**

OPENING REMARKS:

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on January 9, 2023. Chairman Moore opened the meeting at approximately 6:40 p.m. expressing appreciation to those in attendance.

ROLL CALL: Commissioners Mike Dietz, William Montgomery, Billy Hall, Tanner Ruple, Vivian Brittenum, Jeff Twitty, Dan Brown, Greg Bollen, and Chairman Jim Moore were present and answered ROLL CALL. Chairman Moore declared a quorum. PRESENT (9) with Chair, ABSENT (0).

CORRECTION AND/OR APPROVAL OF MINUTES: Commissioner Montgomery moved, seconded by Commissioner Ruple to approve the minutes of November 14, 2022 as presented. MOTION CARRIED.

PUBLIC HEARING(S): **CONDITIONAL USE: 207 Dupree Drive used car lot in a C-2 zone**

Chairman Moore opened the public hearing at approximately 6:41 p.m.

Petitioner Jaskiran Kaur stated she would like to open up a used car lot at 207 Dupree Drive and change the zoning from C-2 to C-3.

Chairman Moore pointed out on the letter, there was a conditional use requested, so the Commission cannot change it, recalling previously in November 2019, the Commission advised the same; that you cannot change the request when you attend the meeting. He then asked if they have already moved a building onto the property.

Ms. Kaur replied there is a 10' x 20' cabin, but was unsure if they moved it in themselves. She requested clarification from her father in the audience, noting that he knows more information.

Chairman Moore shared he was there approximately three days ago and there was no building, but now there is. When Ms. Kaur handed him a paper with further information, he brought up that it says the location is Cabot.

Ms. Kaur's father, Yadwinder Singh, clarified that is the location they are renting-to-buy from. He explained he wants to open a business for his daughters and requested to get permission to open a car lot at this property. He recalled that is why he spoke to the Commission before about going from C-2 to C-3; to be able to open a car lot. When clarification was requested of him, he confirmed he is seeking a conditional use of a C-3 in a C-2 zone and has already moved a building onto the property.

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Chairman Moore related they have to see the plans for the building because it also goes against the size of the lot since it is only approximately .26 acres, which is around 11,300 square feet. He noted this building is 200 square feet and then asked how many vehicles are they wanting to put on the lot.

Mr. Singh respond no more than twenty.

Chairman Moore asked if Mr. Singh was aware the vehicles have to be spaced and the customers have to be able to have egress and ingress to get into the sales lot, then asked if he is also putting up a fence.

Mr. Singh replied he was unsure if it was important to have a fence or not; he believes they do not need one right now, but at a later time. When Chairman Moore pointed out the request included a drawing that had a fence with an entrance and exit, he replied they wanted too much money at \$2200.00, so maybe later on they will have a fence, but not right now.

Chairman Moore stated the Commission is not concerned about money for the fence, but the drawing shows he is putting a fence up and they need to know what kind, how tall it is, and if there will be gates.

When Chairman Moore mentioned having twenty cars on the lot, Mr. Singh assured there will be no more than fifteen or twenty, but he will have as many as the Commission gives him permission to have. He confirmed he would not go over the rules, so if they allow ten cars, he will have ten cars. When Commissioner Montgomery inquired about running water or electricity, he replied that if his request is approved, he will start the next process, because if he does not get permission, he does not want to spend the money. He brought up that the building is rented and if he calls them tomorrow, they will come to pick it up, since he has only paid them one month's rent and deposit so far.

City Engineer Adam Whitlow stated this property has been vacant for around ten years, adding that the current owner first brought a conditional use request for a C-3 use in a C-2 zone in November 2019, but did not show up, therefore, it was not discussed. He explained that the owner last brought the property to the Commission in September 2021 requesting a rezone to C-3 for a car lot. He related it was denied, but was suggested it be resubmitted as a conditional use. He brought up that a conditional use can have conditions attached to it. He confirmed at this point, they do not have any drawings, other than the sketch originally turned in that proposes just a building with a fence. He added that his staff does not recommend one way or another, but would like to see plans and discuss anything technical in nature that may impact the property. He related at this point, they do not have enough to discuss the number of vehicles, since it is a fairly small lot. He confirmed there is some merit for this use in the area, since there is a mechanic shop next door and other things that could be considered regarding use.

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Chairman Moore recalled Mr. Smith's request is to have twenty vehicles, but the most allowed for a space is 100 square feet each. He explained if you put twenty vehicles there, that is 2000 square feet when the acreage is only 11,000 square feet, being a very small parcel. He does not think this is ready yet because they do not know what kind of fence, how tall it will be, or if it will have gates. He noted they moved the building there without telling the City if they are going to have electricity or water.

Commissioner Montgomery suggested denying this request due to lack of information.

City Clerk Susan Davitt reminded if they deny this request, the petitioner cannot come back for a year. She suggested instead of a denial, putting it in abeyance until he can satisfy the Engineering Department with specific plans.

Chairman Moore closed the public hearing at approximately 6:52 p.m.

Commissioner Brown moved, seconded by Commissioner Montgomery to hold the request for a conditional use in abeyance regarding 207 Dupree Drive so plans can be presented to, and approved by, the Engineering Department.

Chairman Moore recalled this has come up before where they were supposed to bring back plans, the size of the building, and everything else that is going to be there because this is in a residential and commercial area; not a used car lot area.

Engineer Whitlow stated he would like to be able to speak in some technical manner regarding density, etc.

MOTION CARRIED at this time.

REQUEST TO APPROVE PLAT(S):

BUILDING PERMIT(S): SITE PLAN Eagle Suits Addition (Keathley Commercial Addition)

Bill Hope of Hope Consulting and Titan General Contractors stated they would like to build 32 more units, adding that they feel like they are providing a much-needed service for people. He explained they have a lot of traditional rental homes and apartments where the cheapest home is \$1,000.00 a month with a \$500.00 deposit and \$300.00 utility deposit, totaling close to \$2,000.00 just to move in. He pointed out there are a lot of people who do not have \$2,000.00, but if they have \$300.00, they can have a safe, clean place to live and that is what they preach to their managers every day. He shared that they are moving more into hotels instead of rental homes because it is a need, noting that 65% of their people are retired on Social Security and get a studio apartment hotel room with a full-size kitchen and refrigerator in it. He reiterated that it is fulfilling a need for

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people who hit bumps in the road, get divorced, etc., where they need to get their foot in the ground. He confirmed it is considered an extended stay hotel, noting what is nice about it is if someone does not pay their rent or are causing problems, they can be trespassed from the hotel with the help of the Police, instead of having to wait 60-90 days to get them out of rental homes or apartments. He noted that their guests are all very happy about it because it provides a safe, clean place to live. When Chairman Moore inquired, he responded that they have managers that live onsite; typically, a husband-and-wife team where the wife is the bookkeeper and the husband is the maintenance person.

City Engineer Adam Whitlow stated that his staff had comments so they submitted revised plans today. He explained that his staff supports approval contingent on drain design approval, Jacksonville Wastewater approval on February 10, and approval from Jacksonville Water Works, who are currently verifying as-built records. He mentioned this is site plan approval only, with full design plans and scheduling of preconstruction conference required. He brought up the only other contingency was the setback variance approval that was granted earlier this evening through the Board of Adjustment.

Chairman Moore related there are streets and curbing through there, so all they need to worry about is water, drainage, etc.

Engineer Whitlow confirmed that the streets and curbing are already dedicated to the City since it is an already platted subdivision.

Commissioner Ruple moved, seconded by Commissioner Brittenum to approve the site plan for Eagle Suits Addition (Keathley Commercial Addition) contingent on drainage design approval, Jacksonville Wastewater approval, and Jacksonville Water Works approval. MOTION CARRIED.

GENERAL:

ANNOUNCEMENT(S):

ADJOURNMENT: Chairman Moore without objection, adjourned the meeting at approximately 7:01 p.m.

Respectfully submitted,

Susan L. Davitt