

**CITY OF JACKSONVILLE, ARKANSAS  
REGULAR PLANNING COMMISSION MEETING  
APRIL 11, 2022  
6:32 P.M. - 7:35 P.M.**

**OPENING REMARKS:**

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on April 11, 2022. Chairman Moore opened the meeting at approximately 6:32 p.m. expressing appreciation to those in attendance.

**ROLL CALL:** Commissioners Mike Dietz, William Montgomery, Tanner Ruple, Billy Hall, 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 Brittenum moved, seconded by Commissioner Montgomery to approve the minutes of October 11, 2021, November 8, 2021, and December 13, 2021 as presented. MOTION CARRIED.

**PUBLIC HEARING(S):** a. REZONING 122 Vaun Drive

Chairman Moore opened the public hearing at approximately 6:32 p.m.

Petitioners Robert and Arlicia Oats addressed the Commission explaining their request to have a modular home placed at 122 Vaun Drive. They explained that they own 2.4 acres of property at the end of Vaun Street, which is a dead-end street. They went on to say that there are no neighbors to the rear of their property and that the property is located off Cloverdale Drive. They assured the Commission that the modular home would be placed on a permanent foundation and they plan to brick the home, saying that it would appear no different than a regular stick-built home.

As discussion ensued, it was noted that this request is very similar to the request of May 10, 2021 for 124 Dennis Lane. Several Commissioners noted that the request, while approved by the Planning Commission, was denied at the City Council meeting. There was hesitancy regarding an approval without understanding why the City Council had denied a recommended rezoning request from the Planning Commission for a very similar situation. In spite of the absence of any formal direction from the City Council regarding the former request, the following motion was made.

**Commissioner Bollen moved, seconded by Commission Brittenum to approve the request to rezone 122 Vaun Drive from R-0 to R-6 as presented. MOTION CARRIED.**

Chairman Moore closed the public hearing at approximately 6:35 p.m.

Further discussion ensued regarding the possibility of the City Council denying the request for rezoning to fit a modular home.

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**b. CONDITIONAL USE 201 North First Street**

**Chairman Moore opened the public hearing at approximately 6:36 p.m.**

Petitioners Genaro Lugo Hernandez and owner, Kyle Brockinton were represented by attorney Mr. Milton DeJesus and an interpreter, who only gave his first name as Manuel.

Attorney Mr. Milton DeJesus explained that petitioner is requesting to operate the property at 201 North First Street as a used tire shop. He stated that apparently there is a market for used tires, relating that he has also purchased used tires from Mr. Hernandez. He explained that Mr. Hernandez has future plans for expansion.

Discussion ensued among the Commission regarding Mr. Hernandez's plans to expand on such a small and limited parcel of land. It was noted that the street to the rear was officially closed by the City per the request of the Historical District regarding their own future development plans and is not available for use by this property, which was an unfortunate situation with the previous tenants.

In response to a question from Commissioner Dietz and some of the other Commissioners regarding safety, Mr. DeJesus stated that plans are to perform the necessary customer tire servicing on the gravel apron to the front of the shop. Mr. DeJesus than assured the Commission that there would be no outside storage of tires.

Engineering Tech Mylissa Griggs reminded the Commission that they are only addressing the Conditional Use for tonight's meeting. Any site plans would have to come back before the Commission if there is a variance request to accompany any building permit.

It was noted that Mr. Hernandez has a brother that operates the same type of business down the Street from this location. Mr. Hernandez used an interpreter to communicate with the Planning Commission members. It was noted that the building located on the property is approximately 14' X 20'. Mr. Hernandez's interpreter assured the Planning Commission that there would not be any tires left outside. He offered that the tires that were to be disposed of would be put into a covered truck and not left to get wet and hold water prompting the breeding of mosquitos.

When asked if there were any hazards to the proposed plans communicated by Mr. Hernandez, Public Works Director Jim Oakley stated that the only hindrance is the limited size of the property and any open storage of the tires themselves.

**Commissioner Brittenum moved, seconded by Commissioner Dietz to approve the Conditional Use of a used tire shop in a C-2 zone located at 201 North First Street. MOTION CARRIED.**

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REQUEST TO APPROVE PLAT(S):

BUILDING PERMIT(S): SITE PLAN WIVER REQUEST

Mr. Jason Bouwknecht of Davidson Engineering offered the site plan review for Gibson RV Facility on Toneyville Road (Old Highway 67) on behalf of the Gibson Family. He related that they are requesting a waiver from sidewalks, explaining that the nearest sidewalks are approximately 1.2 miles to the southwest along Toneyville Road and there is a low-lying undeveloped land, making it unlikely that sidewalks would ever be connected between this site and the existing sidewalk system.

Discussion ensued and Public Works Director Jim Oakley related that it could be possible for the developer to escrow monies for the future development of a sidewalk and ½ street improvements.

Engineering Tech Mylissa Griggs answered that there is approximately 640 feet of frontage belonging to this property. It was estimated that costs for an in-lieu fee would be approximately 40 to 50 thousand dollars regarding the area with drainage concerns. Ms. Griggs informed the Commission that staff has reviewed the site plan and the developer will go before the Water Commission on April 27<sup>th</sup> for their approval. She then added that the sewer would be private treatment because there is not City sewer in that area. She ensured the Planning Commission that everything has been handled and addressed, adding that the only thing they require now is the waiver.

Council Member Dietz remarked on the site plan, noting that there are common areas for dog walking and a pond for fishing. He stated that RV parks are the next big thing with amenities.

Engineering Tech Mylissa Griggs noted that each RV site has its own sewer.

Several Commissioners complimented the design and improvements to the area.

**Commissioner Montgomery moved, seconded by Commissioner Hall to approve the site plan as presented and granted a sidewalk waiver. MOTION CARRIED.**

GENERAL:  
ANNOUNCEMENT:

ADJOURNMENT: Chairman Moore without objection, adjourned the meeting at approximately 7:35 p.m.

Respectfully submitted,

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Susan L. Davitt