

**CITY OF JACKSONVILLE, ARKANSAS  
REGULAR PLANNING COMMISSION MEETING  
AUGUST 8, 2022  
6:30 P.M. - 6:37 P.M.**

**OPENING REMARKS:**

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on August 8, 2022. Chairman Moore opened the meeting at approximately 6:30 p.m. expressing appreciation to those in attendance.

**ROLL CALL:** Commissioners Mike Dietz, Billy Hall, Dan Brown, Greg Bollen, and Chairman Jim Moore were present and answered ROLL CALL. Chairman Moore declared a quorum. PRESENT (5) with Chair, ABSENT (4).

**CORRECTION AND/OR APPROVAL OF MINUTES:** Council Member Mike Dietz moved, seconded by Commissioner Brown to approve the minutes of July 11, 2022 as presented. MOTION CARRIED.

**PUBLIC HEARING(S):** a. REZONING: 10000 S. Hwy. 161 from C-3 to R-1

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

Representative Brooks McRae with McKimmey Associates Realtors stated the property is currently zoned C-3 commercial, but they are wanting to do a residential use at the rear. He explained that they have it under contract for that use, but for financial purposes, they are requesting it to be zoned for residential.

Council Member Dietz affirmed he is familiar with the property and it would be a good use for it.

City Engineer Adam Whitlow confirmed that staff does not have any comments, sharing they have talked to the potential buyer to get more information on residential use. He assured his staff supports it.

Chairman Moore closed the public hearing at approximately 6:34 p.m.

Council Member Dietz moved, seconded by Commissioner Bollen to approve the rezoning of 10000 South Highway 161 from C-3 to R-1. MOTION CARRIED.

b. REZONING: 721 & 723 Smart Street from R-1 to R-2

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

Representative Angelina Smith stated they renovated this property, but when it came time to find a buyer, they were not able to find financing since it is currently zoned R-1 while it is a duplex.

Council Member Mike Dietz and Commissioner Billy Hall agreed that the property looks nice.

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City Engineer Adam Whitlow related that this structure was grandfathered in and has always been a duplex, as well as the adjoining properties. He explained how the zoning has never been officially changed, confirming what they are asking does conform with what they see as a Master Plan.

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

Council Member Dietz moved, seconded by Commissioner Hall to approve the rezoning of 721 and 723 Smart Street from R-1 to R-2. MOTION CARRIED.

REQUEST TO APPROVE PLAT(S):

BUILDING PERMIT(S):

GENERAL:

ANNOUNCEMENT:

ADJOURNMENT: Chairman Moore without objection, adjourned the meeting at approximately 6:37 p.m.

Respectfully submitted,

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Susan L. Davitt