

**North Little Rock Planning Commission**  
**Regular Meeting**  
**February 12, 2019**

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

**Members Present:**

Banks  
Belasco  
Chambers  
Foster  
Phillips  
Wallace  
White, Vice-Chairman

**Members Absent:**

Dietz  
Clifton

**Staff Present:**

Shawn Spencer, Director  
Timothy Reavis, Assistant Director  
Mike Mosley, Deputy City Attorney  
Diane Whitbey, City Clerk

**Approval of Minutes:**

Motion was made and seconded to approve the December meeting minutes as submitted. The minutes were approved with (7) affirmative votes.

**Administrative:**

Diane Whitbey, City Clerk swore in the Planning Commissioners present.

**Subdivision Administrative:**

**SD2018-78 North Argenta Subdivision, Lots 4-6 (SPR of a parking lot located at 1608 Main St.)**

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide structural engineered plans including live load surcharges signed and sealed by a Professional Engineer licensed in the State of Arkansas for the proposed new retaining wall abutting Main Street.
  - b. Provide a building demolition plan with required shoring signed and sealed by a Professional Engineer licensed in the State of Arkansas ensuring that structural integrity of the support for Main Street is maintained throughout the process.
  - c. Option to pay the drainage in-lieu fee of \$5000/acre for net impervious surface area increase for commercial development instead of providing onsite detention.
  - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - e. Provide CNLR Stormwater Permit application to City Engineer with 11" X 17" erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
- 2. Meet the requirements of the City Engineer, including:**
  - a. Allow 18' minimum radii for Parker Street exit drive as shown.
  - b. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - c. Provide railing plan along Main St. and interior retaining wall.
- 4. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Due to retaining wall, move the 3 street trees along Main St. to E. 16<sup>th</sup> St.
  - d. Provide 12 street trees as shown.
  - e. Provide 8 parking lot shade trees.
  - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.

- h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
  - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Plan is improved from previous design.
- 7. Meet the requirements of NLR Wastewater, including:**
- a. Please ensure sanitary sewer manholes are adjusted to the final grade.
- 8. Meet the requirements of CAW, including:**
- a. Water is available to the site.
  - b. All CAW requirements in effect at the time of request for water service must be met.
  - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
  - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
  - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
  - f. Contact Central Arkansas Water for New Service applications regarding the size and location of the water meter.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative votes.

**SD2019-6                      Habitat Addition, Lots 1-9 & Tract A (Preliminary Plat of a residential subdivision located at 4901 Allen St.)**

- 1. Engineering requirements before the plat will be signed:**
- a. Option to pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.
  - b. Provide full street improvements of Habitat Cove (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - c. Note: approval of final plat shall not be deemed as acceptance of any street or other dedications shown on the plat for long-term maintenance by the city. Owner shall submit for dedication approval to city council at the end of construction. A 2 year maintenance bond, valued at 50% of the improvements, is required.
- 2. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Pay for street signs or provide a bond.
  - c. Provide 1 tree per lot or provide a bond.
  - d. Pay for street lights or provide a bond.
  - e. Street names to be approved by Planning Staff.
  - f. Provide (50 ft.) ROW dedication of Habitat Cove.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
- g. A signed and recorded plat must be on file with the Planning Department.
  - h. A Pre-Construction meeting must be scheduled with the City Engineer for any projects that require work within street ROW.
  - i. Provide CNLR Grading Permit application to City Engineer with grading plans.

- j. Provide CNLR Stormwater Permit application to City Engineer with 11" X 17" erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - k. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - l. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
  - m. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
  - n. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
- e. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - f. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - g. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 5. Meet the requirements of Community Planning, including:**
- d. Provide the standard requirements of Zoning and Development Regulations.
  - e. Only Lot 1 is to have access to Allen St.
- 6. Meet the requirements of the Master Street Plan, including:**
- b. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
  - c. Sidewalk to extend all the way around the cul-de-sac.
  - d. Provide full street improvements for Habitat Cove.
  - e. Provide ROW for Habitat Cove dedication.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- k. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
  - l. Provide 1 tree per lot.
  - m. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.

9. **Meet the requirements of the Fire Marshal, including:**
  - c. Provide an approved fire protection plan.
  - d. Meet Fire Marshal's requirements on fire hydrant location.
  - e. Fire hydrants to be within 400 feet of all areas of building.
  - f. Cul-de-sac to be 90' for fire apparatus.
10. **Meet the requirements of CAW, including:**
11. **Meet the requirements of NLR Wastewater, including:**
  - a. Please make a formal submittal of plan to provide sewer service to the development.
12. **Meet the requirements of Rock Region Metro (CATA), including:**
  - a. We currently have a route that goes past this property part-time (route 4-Levy/Amboy). This portion of the route will be discontinued later in 2019 in favor of going all day on Donovan Briley/Military

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative votes.

**SD2019-7 Bruce Oakley Addition, Lot 1R (SPR of a two story office building located at SE corner of Gribble & Cheryl St.**

1. **Before a building permit is issued, a letter from North Little Rock wastewater approving the location of the building is required.**
2. **Permit requirements/approvals submitted before a building permit will be issued:**
  - o. A signed and recorded plat must be on file with the Planning Department.
  - p. Permit requirements/approvals submitted before a building permit will be issued:
  - q. Option to pay the drainage in-lieu fee of \$5000/acre for net impervious surface area increase for commercial development instead of providing onsite detention.
  - r. Recommend waiver of ½ street improvements (street, drainage, curb and gutter, sidewalk, cross walks) along Gribble Street and Cheryl Street. Any street improvements must be approved by City Engineer and accepted by City Council.
  - s. Provide CNLR Floodplain Development Permit application to City Engineer.
  - t. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - u. Provide CNLR Stormwater Permit application to City Engineer with 11" X 17" erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - v. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
  - w. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
  - x. Pay for street trees or provide a bond.
3. **Meet the requirements of the City Engineer, including:**
  - h. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - i. Recommend waiver of ½ street improvements (street, drainage, curb and gutter, sidewalk, cross walks) along Gribble Street and Cheryl Street. Any street improvements must be approved by City Engineer and accepted by City Council.
  - j. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.

- k. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 4. Meet the requirements of Community Planning, including:**
- f. Provide the standard requirements of Zoning and Development Regulations.
  - g. Provide dumpster location.
  - h. Dumpster to have masonry screening.
  - i. No fence is to be within a front building line.
  - j. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - k. Allow 6ft black decorative fence as shown on drawing.
  - l. Gate to be set back 10 ft.
- 5. Meet the requirements of the Master Street Plan, including:**
- f. Recommend waiver of ½ street improvements (street, drainage, curb and gutter, sidewalk, cross walks) along Gribble Street and Cheryl Street.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- n. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
  - o. Provide automated underground irrigation to all required trees and shrubs.
  - p. Provide (5) street trees as shown.
  - q. Provide (18) parking lot shade trees.
  - r. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - s. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
  - t. Provide 6 foot front yard landscape strip between property line and paving.
  - u. Provide 4 foot side yard landscape strip between property line and paving.
  - v. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
- b. All signs require a permit and separate review.
  - c. Provide sign location on site plan.
  - d. No pole sign permitted.
  - e. No electronic changeable copy sign permitted.
- 8. Meet the requirements of the Fire Marshal, including:**
- g. Provide an approved fire protection plan.
  - h. Meet Fire Marshal's requirements on fire hydrant location.
  - i. Fire hydrants to be within 400 feet of all areas of building.
  - j. Building will have a sprinkler system.
  - k. Project will need to add a fire hydrant to within 100' of the Sprinkler Connection. Distance of hydrant on Crocket is approximately 800 feet as measured per requirements of the 2012 Fire Code.
  - l. All exterior portions of a building must be within 150' of a FD access road.
- 9. Meet the requirements of CAW.**
- 10. Meet the requirements of NLR Wastewater, including:**
- b. At this time NLRW needs additional information in order to approve the construction of the structure as shown. The sewer interceptor serves +/- 1/3 of the population of NLR. Please provide the surveyed location of the 54" sewer interceptor in relation to the proposed building and easement.

- c. It appears significant fill has been added above the existing interceptor changing the site conditions in a way that may require additional easement width.
- d. Please provide the proposed grading plan for the site.
- e. Please provide rim and invert elevations for 54" interceptor and the 8" sewer main on the site.
- f. Once all information is gathered and provided, please contact me to schedule a meeting to discuss the options to move the project forward.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative votes.

### **Public Hearings:**

#### **1. Conditional Use #2019-3**

To allow car sales in a C-4 zone located at 3535 Hwy 161

The applicant, Tim Blair was present, and agreed to the conditions.

Mr. Chambers asked about the surfacing of the lot. Mr. Spencer said the City Engineer's office had met with the applicant about the surface and come up with a plan.

#### **Conditions:**

1. Hours of Operation: 5AM – 8PM Monday – Saturday.
2. Provide two street trees along Hwy 161.
3. Provide a minimum 6-foot grass area between paved area and edge of property along Hwy 161.
4. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
5. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
6. Six foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
7. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
8. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. This allows for 25 vehicles.
9. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
10. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
11. All signage shall meet the requirements of Article 14 of the zoning ordinance.

12. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
13. Vehicle sales lot shall be maintained at all times.
14. Sales vehicles shall be locked and secured after business hours.
15. Sales vehicles shall not be used as storage.
16. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
17. Business license to be issued after Planning Staff confirmation of requirements.
18. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Vice Chairman White asked for a roll call vote on the application.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent</b>

Conditional Use #2019-9 was approved with (7) affirmative votes.

**2. Conditional Use #2019-4**

To allow a tow lot in an I-1 zone located at 1200 Main St.

The applicant, Thomas Claussen, was present. The applicant explained he had originally purchased a business license incorrectly, and needed a conditional use to correct the problem. Mr. Spencer explained as such.

He agreed to the conditions.

There were no further comments.

Conditions:

1. Allow existing barbwire to be remain.
2. Wrecked or inoperable vehicles only allowed to the side of the building.
3. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
4. Business license to be issued after Planning Staff confirmation of requirements.
5. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Vice-Chairman White asked for a roll call voted on the application.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent</b>

Conditional Use #2019-4 was approved with 7 affirmative votes.

**3. Conditional Use #2019-5**

To allow a hotel in a C-6 zone located at 501 Main St.

The applicant, Nathan Hamilton, was present. He explained the nature of the business.

Mr. Spencer explained that this was not a Bed & Breakfast in that no one will live on site.

The applicant agreed with the conditions.

There were no further comments.

Conditions:

1. A maximum of 6 guest rooms are allowed on site.
2. The maximum number of people allowed inside the building at one time to be determined by the Fire Marshal.
3. No outdoor activity allowed between 1 AM – 6 AM. Loud outdoor music shall stop by 11 PM.
4. All signage to comply with the rules of the Main Street overlay district and the Argenta Historic District.
5. Any outdoor service of alcohol to comply with Arkansas state law.
6. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
7. Business license to be issued after Planning Staff confirmation of requirements.
8. Business license holder understands that failure to comply with these conditions may result in loss of the Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

Vice Chairman White asked for a roll call voted on the application.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>abstain</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent</b>

Conditional Use #2019-5 was approved with 6 affirmative votes.

#### 4. Special Use #2019-3

To allow a BINGO Hall in a C-3 Zone located at 2655 Pike Ave.

The applicants, Keitra Murdock and Corichia Brisco Martin, were present. The applicants stated they were associated with Highly Favored ministries, and explained the non-profits mission. They wish to operate a BINGO Hall in order to raise money for the non-profit.

Mr. Foster asked if the Ministry was a recovery center for people who had been incarcerated. The applicant explained it was.

Mr. Banks asked for clarification about where the non-profit was located. The applicant stated the non-profit will have offices at this location too, in addition to the BINGO Hall.

Ms. Belasco asked if there would be residents housed at this location. The applicants said no.

Mr. Chambers asked if people would be employed there. The applicants said yes.

Mr. Foster asked for an explanation about how the money is taken in and paid out. The applicant explained how the process worked.

Mr. Foster asked the City Attorney if this was gaming. City Attorney explained that the law does give permission for BINGO for philanthropic or charitable purposes. If the applicant complies with the conditions, they will be in compliance with state law.

Mr. White advised the applicants against washing cars at that location.

The applicants agreed to the conditions.

Conditions:

1. BINGO games to be run in accordance with Arkansas State Law including; (1) all net receipts over the actual cost of conducting the game are to be used only for charitable, religious, or philanthropic purposes and (2) no receipts shall be used to compensate any person who works for or is affiliated with Highly Favored Ministries.
2. Maximum number of people in the building to meet the Fire Marshal's requirements.
3. BINGO games allowed between Saturday Noon – 5PM and Sunday 1PM – 6PM.
4. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
5. Business license to be issued after Planning Staff confirmation of requirements.
6. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

There were no further comments.

Vice Chairman White asked for a roll call voted on the application.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent</b>

Special Use #2019-3 was approved with 7 affirmative votes.

**5. Rezone #2019-3**

To rezone from R-2 to C-3 to allow for commercial development at property on Windsong Dr.

The applicant, Jason Bouwknecht of Halff + Marlar, was present. The applicant stated the proposed quiet business would face the interstate for visibility. The 70 ft. buffer shown on the map would be rezoned to greenbelt to protect the neighborhood.

Mr. Foster clarified with the applicant that proposed 70 ft. buffer would not be disturbed under this proposal. The applicant said that was correct.

Mr. Spencer clarified further that the 70 ft was more than just a buffer, but to be rezoned to greenbelt, which means nothing could be built in that zone.

Mr. Chambers expressed a concern about the greenbelt getting cut off from the rest of the land and asked if there was plans to help the buffer to survive when developed. The applicant stated that could be worked out during site plan review.

Mr. Foster asked how set in stone the submitted site plan was. Mr. Spencer said they are not held to this plan. It is just a concept.

Mr. White asked what could go in a C-3 a zone. Mr. Spencer said heavy auto repair or auto sales is not allowed, but other commercial types are. People would be coming and going. Mr. Spencer said half-street improvements would be required at the time of development.

Mr. White asked for comments from the audience.

Michael Lawson 7400 Laurel Ridge Ln. stated he is against the rezoning. He has a petition of 26 signatures from the neighborhood who are against it. He said that the area is a limited access area. He pointed out that a C-1 zoning would be sufficient for an office building.

Cheryl Lewis 7414 Laurel Ridge Ln. stated this is neighborhood is a family place and that's why she is opposed to the rezoning. She thinks this proposal would be better served across the interstate in the industrial area. She is concerned with the impact the development might have on wildlife. She said the roads are not suitable for commercial purposes. She also states there are drainage problems in the area.

Bobby Wilson 7007 South Point Cv. Stated he moved to the neighborhood in 1991. He said there is one way in and one way out of that area. A commercial development would exacerbate the problem the neighborhood has as it is.

Mr. Chambers said half-street improvements would be required at site plan review but it wouldn't be all of Windsong Dr.

Mr. Foster asked if the businesses there nearby had been there a long time. Mr. Spencer said yes.

Tommy Wright, 16923 Long Pine Rd., property owner of the lot in question. He gave some history of the area and his credentials for property development. He stated the property, due to its proximity to the interstate was not suitable for residential development. He argued there were two ways into the subdivision. He said they all along wanted to sell the property as commercial to someone who wanted visibility.

Mr. Foster asked if he had a meeting with neighborhood prior to this. Mr. Wright said they had a meeting at the church there, and that no one was against it. He said he didn't know the group that was at this meeting.

The audience members disputed was Mr. Wright said about their attendance at the meeting. There was further discussion about the meeting.

There was further discussion about the history of the neighborhood.

James McClain 7411 Laurel Ridge Ln. He was at the neighborhood meeting. He said no one at the meeting was in favor of it. Traffic is a concern of his. Road conditions are a concern of his.

Suzie Witkowski, sold most of the houses in this neighborhood. She stated it has always been the plan to develop the property along the interstate.

Mr. White confirmed that they were going to sell the property, and not develop the property. They couldn't guarantee what would be developed by the new owners.

There were no further comments.

Vice Chairman White asked for a roll call voted on the application.

<b>Banks</b>	<b>No</b>	<b>Dietz</b>	<b>absent</b>	<b>Wallace</b>	<b>No</b>
<b>Belasco</b>	<b>No</b>	<b>Foster</b>	<b>No</b>	<b>White</b>	<b>recuse</b>
<b>Chambers</b>	<b>No</b>	<b>Phillips</b>	<b>No</b>	<b>Clifton</b>	<b>absent</b>

Rezone #2019-3 did not pass 0 affirmative votes, 6 no, 1 abstain.

**6. Public Hearing #2019-1**

To revoke unlicensed conditional use applications.

Mr. Spencer explained the rules on revoking conditional use applications where the applicant never opened the business and never obtained a business license.

Vice Chairman White asked for a roll call voted on the application.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>absent</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent</b>

Public Hearing #2019-1 passed with 7 affirmative votes.

**Public Comments/Adjournment:**

Mr. White commented about leaves getting blown into the drainage.

The meeting was adjourned at 5:00 PM.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Tim Reavis", is written over a horizontal line.

Tim Reavis, Planning