

JACKSONVILLE PLANNING COMMISSION

A G E N D A

DECEMBER 14, 2020

6:30 P.M.

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1. OPENING REMARKS:		
2. ROLL CALL:		
3. APPROVAL AND/OR CORRECTION OF MINUTES:	Planning Commission Regular Meeting of November 9, 2020	1-4
4. PUBLIC HEARING(S):	REZONING 1106 W. Main Street From C-2 to C-3 used car sales and repair Petitioner: Rodolfo Garza	5-6
5. REQUEST TO APPROVE PLAT(S):		
6. BUILDING PERMIT(S):		
7. GENERAL:		
ANNOUNCEMENT(S):		
ADJOURNMENT		

**CITY OF JACKSONVILLE, ARKANSAS
REGULAR PLANNING COMMISSION MEETING
NOVEMBER 9, 2020
6:30 P.M. - 6:52 P.M.**

OPENING REMARKS:

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on November 9, 2020. Chairman Stroud opened the meeting at approximately 6:30 p.m. expressing appreciation to those in attendance. Council Member Dietz offered the invocation.

Chairman Stroud noted that the agenda did not present any items for rezonings, adding that he wanted to take this opportunity to remind the Commission that the City has developed a Comprehensive Development Plan and a Land Use Plan. He stated that regarding rezoning issues could be saying that regarding the Plans we did not do a good job in the past. He stated rezonings must be taken with great consideration as a city. He related that Conditional Uses are a tool for when a zone does not seem to fit right it can be tailored that is tied to the person or business on the property. He then noted that once the use ceases then the conditional use also ceases. He reminded the Commission that rezonings must carry a good reason to move away from their current zoning. He stated that as Commissioners we have to take care when we consider rezonings.

Others present on Zoom for the meeting were Public Works Director Jim Oakley, City Attorney Friedman, Engineering Tech Mylissa Griggs, Petitioner Representative Aaron Robinson of Bond Engineering.

ROLL CALL: Commissioners Mike Dietz, William Montgomery, Billy Hall, Jeff Twitty, Chairman Mark Stroud were present and answered ROLL CALL. Commissioners Vivian Brittenum and Greg Bollen answered ROLL CALL via ZOOM. Chairman Stroud declared a quorum. PRESENT (7) with Chair, ABSENT (1). One seat open.

CORRECTION AND/OR APPROVAL OF MINUTES:

Council Member Dietz moved, seconded by Commissioner Twitty to approve the minutes of the regularly scheduled Planning Commission meetings of September 14, 2020 and October 12, 2020. MOTION CARRIED.

PUBLIC HEARING(S):

REQUEST TO APPROVE PLAT(S): a. REPLAT Jaxon Terrace PH 14-A Lots 14R & 15R

Mr. Aaron Robinson of Bond Engineering stated that when they were building the lake, the contractor moved the lake slightly so the back of Lots 14R and 15R are now going to be underwater most of the time. He stated that there are no flood plain issues, he stated that they have replatted the front of the lots where the top of the bank of the lake starts and the triangle pieces is where the land slopes down into the water.

Public Works Director Jim Oakley stated that he does not foresee any issue with the replatting of the lots, adding that it is a good plan. He stated that it would save the buyers of those lot from having to purchase flood insurance.

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Commissioner Twitty moved, seconded by Commissioner Montgomery to accept the replat of Jaxon Terrace PH 14-A Lots 14R and 15R as submitted. MOTION CARRIED.

b. FINAL PLAT O'Dell Townhomes PH 2

Mr. Aaron Robinson of Bond Engineering informed the Commission that PH 2 is a one lot subdivision at the corner of North First Street. He related that the proposed construction is for townhomes, reminding everyone that approximately one month previously, the Commission approved a conditional use of the property for multifamily.

Chairman Stroud noted that the plat still reflect that the access is onto Woolfort Street.

Mr. Robinson concurred, noting that there is a driveway on the southwest part of the property but that is not going to be used instead the access will be off Woolfort, which is the northeast corner of the property.

Public Works Director Jim Oakley concurred that the request for the access off Woolfort was requested by the City.

Engineering Tech Mylissa Griggs noted that she is still waiting on the formal letter from the Water Department but all other revisions were made. She surmised that she should be able to get the letter this week.

Commissioner Twitty moved, seconded by Council Member Dietz to approve the Final Plat of O'Dell Townhomes PH 2 stipulating that the formal letter from the Water Department be received by the City. MOTION CARRIED.

BUILDING PERMIT(S): a. O'Dell Townhomes PH 2

Mr. Aaron Robinson of Bond Engineering presented the site plan for the townhomes that would be constructed on the one lot subdivision. He related that the proposed townhomes would look the same as the ones that are to the south of North First Street. He added that he believes everything has been addressed on the site plan.

Public Works Director Jim Oakley voiced concerns regarding the drainage plan, saying that he is not aware of any retention basin.

Mr. Robinson addressed the issues describing that between the buildings and the property line to the south, they basically created a berm between those pieces of property. He noted that it is only about an 18" berm so the water will be detained there and it all flows out the southeast corner of the property currently. He then explained that he did not put in a pipe but is just going to put in some rock and let that filter through really slow versus having a pipe and

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letting the water flow through all at once. He added that it is not a large drainage area so there will not be a lot of off-site water coming onto the site. He pointed out that you have to study the grading plan to see the finished contours around the south property line coming up and looping across the east property line.

Chairman Stroud confirmed with Public Works Director Jim Oakley that this type of design satisfies the City regarding water retention. Public Works Director Jim Oakley concurred saying that it is a normal type of basin regarding construction. He noted that it is not demonstrated very well on the site plan and pointed out the location.

In response to a question from Commissioner Montgomery, Mr. Robinson concurred, that in the case of 10 days of straight rain the proposed retention basin will hold and handle that type of rainfall. He stated that it is not a matter of holding water but slowing the flow to where it is not all pouring onto the adjoining properties. He stated that it is matter of holding back enough water so that the adjoining property owners would not notice any large amount of water shooting on all at once. The water is going to be percolating at a slower rate. He added that the water that comes in will go out but it is just not going to go out super-fast.

Council Member Dietz moved, seconded by Commissioner Montgomery to approve the site plan for O'Dell Townhomes PH 2 with the drainage plan for surface water as described by Bond Engineering. MOTION CARRIED.

b. Holland Heights Tract 1

Mr. Aaron Robinson of Bond Engineering related that this is the piece of property just south of the Latter Day Saints Church, explaining that the developer is proposing to erect a portable building to be used as an office to sell portable buildings. He noted that the site plan shows the average size of the buildings for sale. He stated that the plan is to use the existing driveway and extend the sidewalk and pave the driveway and parking area in front of the building. He related that the water is already existing to the site, it only needs to have a meter set. He then added that there is no sewer at the property, so the developer is trying to get approval from the Health Department is that opposed to doing a septic tank and leech filled lines, they are trying to use a bladder tank which would require regular routine cleaning from a septic tank cleaning operation. He noted that they have used this in the past so it is not something new and different, it just requires that you set up a contract for routine cleaning and the Health Department has to sign off on that. He then stated that the remainder of the property in the front, approximately the front 150' or so, will be graveled so that customers are not walking in grass or mud. He then noted that it will be the typical gravel that you set up for a road so the water will not sheet flow off, the water will be able to drain through it and that will slow

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down the amount of water that will runoff. He then related that he had not noticed until today the City's request for a landscaping plan, saying that it has been worked out with Mylissa and he is going to submit a landscaping plan based on that conversation.

Engineering Tech Mylissa Griggs stated that other than the landscaping plan, the City would need the Wastewater Department to be okay with the sewer plan that Mr. Robinson has been trying to get approved by the Health Department. She noted that it would be State permitted because the City does not have sewer in that location, but she wanted to be in contact with Jacksonville as well.

Public Works Director Jim Oakley stated that he felt everything had been covered, confirming with Mr. Robinson that all parking would be on asphalt.

A bladder for sewer was discussed versus a small septic tank, Public Works Director Jim Oakley offered that he feels the bladder would be less expensive and that there would be very little water usage on the site. He then added that he is not sure if the ground in that area would perk well or not.

Council Member Dietz noted that the bladder type system has to have a certified septic person come out and certify the system twice annually, only slightly less expensive. He then noted that the land is probably lower and would be harder to perk. He stated that the State would maintain that it is done correctly.

Council Member Dietz moved, seconded by Commissioner Twitty to approve the site plan contingent on the acceptance of the bladder system by the Health Department and an approved landscaping plan. MOTION CARRIED.

GENERAL:

Respectfully submitted,

Susan L. Davitt

City of Jacksonville,

Property owner would like to respectfully request the rezoning of 1106 W Main Jacksonville, AR 720765, lots 8, 9, 10 and 11 of the Crestview addition to the city of Jacksonville, AR 72076 Pulaski County (the building and parking lot at 1106 W Main Jacksonville, AR 72076 and two adjacent vacant properties owned by seller) from c2 to c3.

Rodolfo Garza Orozco

Rodolfo Garza

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Real Estate Contract (Commercial)

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FORM SERIAL NUMBER: 074450-100157-0236678

1. PARTIES: Rodolfo Garza

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from _____
B & C Rental Properties

(individually or collectively, the "Seller"), the real property described in Paragraph 2 of this Real Estate Contract (the "Property").

2. ADDRESS AND LEGAL DESCRIPTION OF THE PROPERTY:

A. ADDRESS: 1106 W Main Jacksonville, AR 720765

B. FULL LEGAL DESCRIPTION: Lots 8,9,10,&11 of the Crestview Addition to the city of Jacksonville, AR 72076 Pulaski County

The building and parking lot located at 1106 W. Main Jacksonville, AR 72076 and two adjacent vacant properties owned by seller.

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