

**CITY OF JACKSONVILLE, ARKANSAS
REGULAR PLANNING COMMISSION MEETING
SEPTEMBER 11, 2023
6:33 P.M. - 7:08 P.M.**

OPENING REMARKS:

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on September 11, 2023. Chairman Moore opened the meeting at approximately 6:33 p.m. expressing appreciation to those in attendance.

ROLL CALL: Commissioners Mike Dietz, Billy Hall, Tanner Ruple, Vivian Brittenum, Jeff Twitty, Greg Bollen, and Chairman Jim Moore were present and answered ROLL CALL. Chairman Moore declared a quorum. PRESENT (7) with chair, ABSENT (2).

CORRECTION AND/OR APPROVAL OF MINUTES: Commissioner Brittenum moved, seconded by Commissioner Twitty to approve the minutes of July 10, 2023 as presented. MOTION CARRIED.

PUBLIC HEARING(S): a. CONDITIONAL USE 417 West Main Street used car lot/detail shop in C-2 zone

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

Ron Jones, Real Estate Broker with Re/Max Affiliates Realty of Little Rock, stated he is here to represent his clients Cosme Rios and Stan Phillips. He explained that Mr. Rios has granted a condition upon approval of a conditional use permit as a used car lot/detail shop for a two-year lease that will commence September 15th. He told how Mr. Rios has spent a lot of money refurbishing the property that had been a total wreck and vacant for a long time. He detailed how he put a perimeter fence around it and added security, so he believes it will be an addition to the area since it will be a nice, clean-looking lot.

Discussion ensued regarding the location and was determined to be next to the Korean Baptist Church and an insurance office.

Mr. Jones confirmed it is currently vacant, but was a used car lot previously. He clarified that the security he mentioned is a camera security system, not someone living on the property. He assured the neighboring church parking will not be violated since the owner purposely put up a fence and will have two accesses to get in and out. He surmised the small wooden building would be fixed and moved to the back as a toolshed, or moved off of the property. He shared that there will be minor maintenance since they have a garage with two lifts allowing them to do tires, alignments, and oil changes. He assured that Mr. Phillips is experienced and knows the City will want to make sure they comply with everything they do there. When Chairman Moore brought up detailing, he stated it would be light-duty, possibly having to deal with water disposal, but that is something the City could put as a condition of the permit. He was unsure of how many used cars would fit on the property for display, but surmised it would be a maximum of 15-20. He described how there is a gravel area in the back of the building that they cleaned up and will possibly fit 5-10 cars there safely for repair.

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Chairman Moore shared that the number of cars is based on 180 square feet per parking space, noting they cannot park on the City sidewalk.

Mr. Jones assumed with the conditional use permit they would have to comply, but the City can check behind them to make sure. He would need to know the number of cars allowed for retail, plus how many he can have total on the lot if he has repairs or detailing going on.

When Commissioner Twitty inquired, City Engineer Adam Whitlow replied that land use is something Staff tries to not make an opinion on, but he does not technically have any objections. He explained that the property previously had an owner use it as a car lot, but when they passed, the grandfather use ceased to be, so the new owners are essentially asking to reinstate the grandfather use. He mentioned that without a detailed site plan, he would recommend it be subject to the review of the Engineering Department to determine things such as appropriate traffic flow, the maximum number of cars, storage, etc. He shared that they would be glad to take that burden of the contingency on if the Commission chose to move it forward.

When Chairman Moore mentioned several stacks of old tires on the property, Mr. Jones assured the owner has addressed it and already removed one hundred of them. He noted that the new tenant agreed, upon occupying the building on September 15th, to remove all old tires and not have any more than a thirty-day period worth. He added that the tenant has already made contact with people who can pick them up.

Engineer Whitlow recommended a contingency for review of their operational plan by the Engineering Department to ensure there are no conflicts.

The public hearing closed at approximately 6:48 p.m.

Commissioner Bollen moved, seconded by Commissioner Brittenum to approve the conditional use for 417 West Main Street contingent upon review and approval of the site plan with the Engineering Department.

Commissioner Hall noted caution due to other problematic car lots in the past.

Mr. Jones shared that he has done four transactions with Mr. Rios, who is an investor, and he is planning on eventually moving to the Little Rock/Jacksonville area. He stated they have been looking at property around Jacksonville and have made offers on two or three but did not get because of the market. He assured Mr. Rios is solid and if the tenant does not make it, he still owns the property, noting he is a car dealer with a mechanic shop in Virginia where he lives now. He confirmed he is not going to let it run down and if this tenant does not work out, he will retake the property.

MOTION CARRIED at this time.

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b. CONDITIONAL USE 200 North First Street auto sales in C-4 zone

The public hearing opened at approximately 6:53 p.m.

Phil Golden of Diversified Acquisitions, Inc. stated this property has been a car lot since approximately 2001, recalling it was a tire store for a while after that. He explained that Randy Fields would like to lease the property from him for a vehicle sales lot.

Mr. Fields shared that he is currently in the heating and air business for about seven years now, but is planning on shutting down at the end of this year. He has wanted to get into the used car business and found this property perfect for what he envisioned. He likes that it is within the Historic District and used to be a Lion Station. He has friends that could possibly help him restore it closer to what it originally was. He pointed out it still has the place where the pumps were, so he would like to find some and accommodate the District while having 10-12 cars there for sale. He would like to see the rest of the District continue to be restored and grow. He related that the property does have two bays, and if anything, his 16-year-old may have a car in there to tinker on, but he hopes to have the whole inside fixed up nice and clean for an office. He related they will have a little bit of a challenge figuring out how to keep the cars in a nice-looking row while also having an area to drive through.

Engineer Whitlow noted this property is zoned C-4, which is actually a more intensive use than the C-3 requested, so there is potential for a more intensive use to go there. He confirmed he is good on the use and it has been used for it before, but he recommends the Engineering Department review the operational site plan to clarify what can go on in the bays. Although it was said the bays would be used for prepping the used cars, and these mechanic services would not be offered to the general public, he would make that clear in the motion just so everyone is on the same page. He related that mechanic work could be an added conditional use request at a later date if needed.

The public hearing closed at approximately 7:04 p.m.

**Commissioner Ruple moved, seconded by Commissioner Hall to approve the conditional use for 200 North First contingent upon review and approval of the operational site plan with the Engineering Department.
MOTION CARRIED.**

REQUEST TO APPROVE PLAT(S): a. FINAL PLAT Pleasant Oaks Subdivision

Engineer Whitlow stated there is no representative present for this item of business or the next. He noted there were some fairly heavy contingencies, with this one being the smaller one that has been out there a long time. He recommends tabling these with the applicants not here to speak on them because none of the letters they sent out with conditions have been addressed.

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Commissioner Twitty moved, seconded by Commissioner Ruple to table the final plat for Pleasant Oaks Subdivision and the final plat and site plan for New Commandment Church until the next scheduled meeting due to no petitioner or representative being present. MOTION CARRIED.

b. FINAL PLAT New Commandment Church

This item of business was tabled until the next meeting due to no petitioner or representative being present.

BUILDING PERMIT(S): SITE PLAN New Commandment Church

This item of business was tabled until the next meeting due to no petitioner or representative being present.

GENERAL:

ANNOUNCEMENT(S):

ADJOURNMENT: Chairman Moore without objection, adjourned the meeting at approximately 7:08 p.m.

Respectfully submitted,

Susan L. Davitt