

Sherwood Planning Commission Minutes

February 11th, 2020 - 5:00 p.m.

City Council Chambers

2201 E. Kiehl Avenue, Sherwood, AR 72120

Rob Middleton, Chairman

Agenda Items

1. Call to Order
2. Roll Call
 - Martin
 - Middleton
 - Gillham
 - Knight
3. Approval of January 14th, 2020 Meeting Minutes
 - Martin made a motion to approve the January 14th, 2020_meeting minutes.
 - Knight seconded the motion.
 - Unanimous roll call vote to approve the January 14th, 2020_meeting minutes.
4. Approval of the Agenda
 - Chairman added to the Agenda a discussion on Proposed Zoning Code Changes - Driveway Standards and two Final Plats
 - Richard Penn, City Engineer, confirmed the Final Plat of Creekside 8 and Final Plat of Lot 1, M&J Addition
 - Chairman declared the Agenda set.
5. Discussion to Change the Land Use/Zoning for two Parcels off of Warden Road
 - Mr. Gambrell, Contracted City Planner, read the Staff Report. He stated that there were two parcels that are undeveloped and are just shy of 7 acres. The underlying zoning for this property is C-4, the applicant is requesting R-3. They have submitted an incomplete Site Plan review which exceeds what is currently allowed.
 - Chairman stated that what needs to be discussed that if this looks like something that needs to be considered, we would need to amend the Land Use Plan in the next month's meeting. He stated that the city doesn't currently have a lot of opportunities for C-4 and this would remove a property with that zoning. On the flip side, there aren't many R-3 properties in the City.
 - Steve Cobb, City Attorney, recalled there was a Zoning Amendment requested on this property for the same use and it was met with very strong negative response from the community.
 - There was discussion involving the specifics of the last request.

- Knight stated that if the applicant would like to discuss an amendment to the Land Use Plan, he'd like to hear it.
- Mr. Gambrill stated that he did speak with the architect of the applicant and informed them that they need to submit a formal request.
- Chairman and Commissioners agreed that no further action will be taken without a formal request.

6. Discussion on Proposed Revisions to the Zoning Code regarding Fences

- Mr. Gambrill read the Staff Report. He stated that Staff have been in discussion regarding changes. He stated that he feels there is more work to do regarding this issue in regards to the Site Triangle and what we want to regulate for fences, but the language we're using in the draft includes screens, however, there is not a permit for screens, only for fence. So, there is more discussion to be had for regulating fences and screens. He will work with Staff and continue to iron out the details.

7. Old Business

- Final Plat of Creekside 8
 - Mr. Penn stated that this plat was reviewed and he approves it. It includes Cliffside Drive and Rapid Water Drive. The Maintenance Bond is the only item still needed by Staff and extending it two years from the date it is signed.
 - Martin made a motion to approve this item pending a resolution of the maintenance bond issue.
 - Knight seconded the motion.
 - Unanimous roll call vote to approve the Final Plat of Creekside 8 pending a resolution of the maintenance bond issue.
- Final Plat of Lot 1, M&J Addition
 - Mr. Penn stated that this plat was reviewed and he approves it.
 - Knight asked if the issue about the location of driveways had been resolved.
 - Mr. Penn indicated that it had been worked out satisfactorily.
 - Knight made a motion to approve this item.
 - Martin seconded the motion.
 - Unanimous roll call vote to approve the Final Plat of Lot 1, M&J Addition.

8. New Business

- Proposed Zoning Code Changes – Driveway Standards
 - Mr. Penn asked that the Commission allow a Public Hearing to change the word “assessed” in 14.10.12.a.1.c to “appraised.”
 - Martin made a motion to schedule a public hearing at the March Commission meeting.
 - Gillham seconded the motion.
 - Unanimous roll call vote to schedule a Public Hearing to amend the Zoning Code concerning Driveway Standards.
- Bike and Pedestrian Trail Planning

- Chairman stated that there is a consultant that is working on this plan and he asked Mr. Penn to give an overview what that plan looks like.
- Mr. Penn said that in the Vision 2040 in the bike and trail section, there is a lot of interest expressed through the Mayor's office. The County is currently undergoing plans for trails right now. Julie Kelso, with Crafton Tull, is a Planner and has a lot of experience and is also working with the County on this. The bike standards and trails are two separate issues; 1) a trail that is separate from the roadway needs to be in the right location, 2) if we have bike lanes along the road in the rights of way, that's a different process. It is very important given we have the sales tax bond for road improvements. East Maryland widening project already includes bike lanes and it does meet the criteria and the same criteria has been applied to the Maryland extension. Now we are looking at where else these should be applied. We have a three phase plan from Crafton Tull and we are moving ahead on this. The Mayor is setting up a committee by request of Ms. Kelso and will be moving forward.
- Chairman stated that this generated the most interest by the City Council out of everything in the Sherwood 2040 plan.

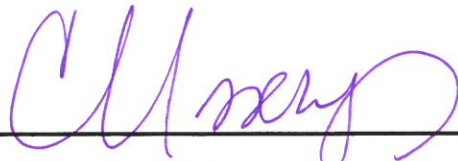
9. Adjournment

- Knight made a motion to Adjourn.
- Martin seconded the motion.
- Unanimous roll call vote to Adjourn.

PASSED AND ADOPTED THIS _____ DAY OF _____, 20_____.



PLANNING COMMISSION CHAIRMAN



PLANNING COMMISSION SECRETARY