

# Sherwood Planning Commission Minutes

September 10<sup>th</sup>, 2019 - 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
  - Middleton
  - Bruno
  - Gillham
  - Knight
  - Martin
3. Approval of August 13<sup>th</sup>, 2019 Meeting Minutes
  - Chairman stated several corrections were made to items 5, 6, & 7. The Powhattan Drive rezone originally stated from R-1 and C3 to C4, it should have read C3 to C4.
  - Martin made a motion to approve the August 13<sup>th</sup>, 2019 meeting minutes, as amended.
  - Gillham seconded the motion.
  - Unanimous roll call vote to approve the August 13<sup>th</sup>, 2019 meeting minutes.
4. Approval of the Agenda
  - Richard Penn, City Engineer, requested to add to New Business a Replat for Block 5, for Lots 67R-70R of Stonehill 5 Addition.
  - Chairman stated that item 7 will be pulled from this agenda and reconsidered in the October meeting.
  - Mr. Penn requested to also add to New Business a Final Plat of Trammel Estates 6B.
  - Chairman declared the Agenda received as revised.
5. Zoning Amendment for Lot 4, St. Vincent North Addition from C-2 to C-3. Thomas Engineering, Agent. (Public Hearing)
  - Kevin Gambrell, Contracted City Planner, read the Staff Report. He stated due to the Preliminary Plat approval last month, this should now be called Lot 5. Staff recommends approval.
  - Chairman opened a Public Hearing.
  - There being no comments, Chairman closed the Public Hearing.
  - Gilham made a motion to recommend this item to the City Council for approval.

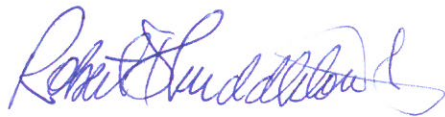
- Martin seconded the motion.
  - Unanimous roll call vote to recommend the Zoning Amendment for Lot 5, St. Vincent North Addition from C-2 to C-3 to the City Council for approval.
6. Site Plan for Lot 4, St. Vincent North Addition. Thomas Engineering, Agent. (Public Hearing)
- Mr. Gambrill read the Staff Report. He stated due to the Preliminary Plat approval last month, this should now be called Lot 5. He stated that Staff recommends Tabling the Site Plan until the Zoning of this property is amended by City Council.
  - Martin asked if this could be approved as a Conditional Use.
  - Mr. Gambrill confirmed.
  - Chairman asked if the issue with parking had been resolved.
  - Mr. Gambrill stated according to the ADA standpoint, it has been resolved.
  - Bruno made a motion to Table this item.
  - Gillham seconded the motion.
  - Unanimous roll call vote to Table the Site Plan for Lot 5, St. Vincent North Addition.
7. Zoning Amendment at 9121 Jacksonville Cato from R-1 to R-1 Conditional. City of Sherwood, Owner. (Public Hearing)
- Chairman announced that this item is Tabled to October meeting.
8. Old Business
- Vision 2040
    - Chairman stated James Walden did the Final Draft, it stills needs to be proofed. There is a meeting with Metroplan regarding the Master Street Plan. There will be a Public Hearing with James Walden, it will then come to Planning Commission for consideration and adoption and then on to City Council for adoption and resolution.
9. New Business
- Preliminary Site Plan for 401 W. Maryland Avenue. Andrew F. McCauley, Architect.
    - Mr. Gambrill read the Staff Report. He stated there will be no vote tonight, this is informational only.
    - Chairman asked about a Conditional Use zoning requirement.
    - Mr. Gambrill confirmed.
    - Gillham suggested switching the parking lot and go cart track on the East side to get a larger buffer from residential properties.
    - Andrew McCauley, Architect, stated that these are electric go carts and the noise is minimal. The potential owner has spoken with neighbors.
    - Bruno suggested a sound-wall buffer.
    - Chairman advised that since this is a conditional use, conditions can be placed as part of the rezone process and/or during the Site Plan phase.
    - Mr. McCauley stated they are not developing in the creek.
  - Replat of Lots 67R-70R, Block 5, Stonehill 5 Addition. Thomas Engineering, Agent.

- Mr. Penn stated the applicant is correcting the bearings, but there are no substantive changes. He recommended approval.
  - Knight made a motion to approve.
  - Bruno seconded the motion.
  - Unanimous roll call vote to Approve the Replat of Lots 67R-70R, Block 5, Stonehill 5 Addition.
- Final Plat of Trammel Estates 6B. White-Daters & Associates, Agent.
    - Mr. Penn stated 6A was approved several months ago. Everything is in place, all documents are in, and the inspections have been made.
    - Martin made motion to approve.
    - Gillham seconded the motion.
    - Unanimous roll call vote to Approve Final Plat of Trammel Estates 6B.
- Mr. Penn announced that the City had contracted with Mr. Jim von Tungeln, who will be reviewing the Zoning Code and the Vision 2040 Plan with the objective of making sure the Zoning Code can implement the Plan; in addition he will review the Zoning Code to ensure it is completely consistent with State Law, and that all provisions are clearly designed to explicitly promote public health, safety, and welfare and do not over-reach those objectives.

10. Adjournment

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

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.




---

PLANNING COMMISSION CHAIRMAN

---

PLANNING COMMISSION SECRETARY