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  
Clifton, Chairman  
Dietz  
Phillips  
White

**Absent Members:**

Alexander  
Foster

**Staff Present:**

Shawn Spencer, Director  
Tim Reavis, City Planner  
Marie Miller, Deputy City Attorney  
Keisa Stewart, Secretary  
John Pflasterer, Fire Marshal

**Approval of Minutes:**

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

Motion was made and seconded to excuse Ms. Alexander and Mr. Foster from today’s meeting. The motion was approved with (7) affirmative votes.

**Administrative:**
Subdivision Administrative:

A. SD2017-36  Lakewood Valley Homes, Lots 1 – 12 (preliminary plat of a residential subdivision located at NW corner of McCain & Randolph)

1. Planning requirements before the final plat/replat will be signed:
   a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
   b. Provide $500/acre for residential development instead of providing on-site detention.
   c. Provide ½ street improvements (street, drainage, curb and gutter) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
   d. Provide 25’ property line corner radius.
   e. Sidewalks required. Bond required if no sidewalks.
   f. Provide 10’ utility easements around property perimeter.
   g. Provide 10’ ROW dedication.

2. Meet the requirements of Community Planning, including:
   a. Provide the standard requirements of Zoning and Development Regulations.

3. 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.

4. Meet the requirements of the Fire Marshal, including:
   a. Provide an approved fire protection plan.
   b. Meet Fire Marshal’s requirements on fire hydrant location – hydrant locations are adequate.
   c. All exterior portions of a building must be within 150’ of a FD access road.

5. 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. Approval of plans by AR Dept. of Health Engineering Division and NLR Fire Department is required.
   f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
   g. Contact CAW for new service applications regarding the size and location of water meter.
   h. Submit plans for water facilities and/or fire protection system to CAW for review. Plan revisions may be required after additional review. That work would be done at the expense of the developer.
   i. Contact CAW Cross-Connection Control for requirements concerning backflow protection on meter service 377-1228.

6. Meet the requirements of NLR Wastewater, including:
   a. Sewer is available to the site.
   b. New sewer tap ($350) required.
   c. A complete set of drawings for development must be submitted to NLR Wastewater.
   d. Approval of plans by AR Dept. of Health Engineering Division is required.
   e. No objection to preliminary plat.

7. Meet the requirements of Rock Region Metro (CATA), including:
a. Location is served by METRO on route 10, McCain Mall.
b. No objection to this Preliminary Plat.

Mr. Spencer 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 was passed with (7) affirmative and (2) absent votes.

B. SD2017-38  Stafford Addition, Lot 1, (Preliminary Plat & SPR of a 1-story shop near intersection of Forest Rd. and w. Hillcrest Rd.)

1. Meet the requirements of Pulaski County
2. City will sign plat after all county requirements have been met and after county has signed plat.
3. Planning requirements before the final plat will be signed:
   a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
   b. Provide ROW dedication as shown.
4. Meet the requirements of Community Planning, including:
   a. Construction to meet set back requirements
5. Meet the requirements of the Fire Marshal, including:
   a. Provide an approved fire protection plan.
   b. Meet Fire Marshal’s requirements on fire hydrant location.
   c. Provide all weather access to three sides of the building.
   d. All exterior portions of a building must be within 150’ of a FD access road.
   e. Access road needs to support 75,000 lbs. per fire code.
   f. Meet Fire Marshal’s requirements on turn around for fire apparatus.
6. Meet the requirements of CAW, including:
   a. Water is not available to the site, but it is expected to be available by spring 2018. A capital investment charge will apply.
7. Meet the requirements of NLR Wastewater, including:
   a. Sewer is not available to the site.
8. Meet the requirements of Rock Region Metro (CATA), including:
   a. Location not served by METRO.
   b. We have no objection to this development.

Mr. Spencer 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 was passed with (7) affirmative and (2) absent votes.

C. SD2015-9  Vestal Vista Commercial Park, Lots 1-10 (one time, one-year extension of a preliminary plat of a commercial subdivision)

Mr. Spencer 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 was passed with (7) affirmative and (2) absent votes.
Public Hearings:

1. **Special Use #2017-10** To allow the storage of sand from an adjoining business in a C-3 zone located at 11,150 Hwy 165.

   The applicant, Robert Voyles representing Patrick Hayes, was presenting. Mr. Voyles gave a brief explanation of what the property usage would be.

   Chairman Clifton asked what the distance between the highway and the proposed parcel.

   Mr. Voyles answered 900 feet.

   Mr. Chambers asked how permanent is the use, will it be permanently forever use for sand storage or will if someone wanted to buy the entire parcel would the sand storage move. He asked if the applicant would be willing to agree to an un-mowed 50 foot buffer on the north side.

   Mr. Voyles stated its a modular use, it can be temporary. He stated that he would have to relay that suggestion to the applicant.

   Chairman Clifton asked if anyone in the audience would like to speak for or against the application.

   Mr. Stephen Hart is opposed to the application. He expressed his concerns for his safety, health and property value. He stated that the buffers doesn’t stop the noise, the residents can hear and see what’s going on currently.

   Mr. Sam Yutuc is opposed to the application. He expressed his concerns about the sand dust, what it does to the health of the residents.

   Mr. Ed Williams is opposed to the application. He expressed his concerns about the health of the community.

   Mr. John Santoro, representing the Willow Beach property owners association, is opposed to the application along with many others.

   Mr. Chambers asked when was this property rezoned to commercial. He asked in the development of the special use, there is a rise of the land with big trees, what is the intent for the trees.

   Mr. Spencer stated that he was unaware of when it was zoned commercial.

   Mr. Voyles answered the proposal was to come off the driveway and store sand, he was not sure about a current plan for the trees on the hill bank.

   Mr. Chamber made motion to add on to staff recommendations:
   - Hours of operation 6AM – 6PM
   - Applicant must submit dust control plan that abates the blowing of material off their property to the City Engineer/Planning department.
• No trees shall be removed from the agriculture area and the existing operation.

The motion was made and second to add this conditions to the application.

Mr. Spencer wanted the Commissioners and the audience to be aware that the noisy part of the activity is not a part of this property, it would not shut down the activity of the property south of the current property.

Mr. DC Miller is opposed to the application. He expressed his concerns about his property.

Conditions:
1. Provide full buffer with irrigation on east & west sides of property
2. No mining or digging on property & no removal of dirt
3. Sand stored at location to only come from southern adjoining property.
4. Access to storage area to come exclusively from established southern property line.
5. Sand not to be stacked over 25 ft. tall.
6. Business license to be issued after Planning Staff confirmation of requirements.
7. 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.
8. Hours of operation 6am – 6pm
9. Applicant must submit dust control plan that abates the blowing of material off their property to the City Engineer/Planning department for review.
10. No trees shall be removed from the agriculture area and the existing operation.

Chairman Clifton asked for a roll call vote on the application.

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Special Use #2017-10 received a negative recommendation with (7) opposed and (2) absent votes.

2. **Special Use #2017-11 POSTPONED.** To allow outside diagnostics and service work on diesel trucks located at 11,600 Maybelline Rd.

3. **Rezone #2017-8** To Rezone property located at the SE corner of Hwy 70 and I-440 from C-3 & C-4 to I-2 and to amend the land use plan from trade fair to light industrial to allow for warehouses with offices.

The applicant, Mike Marlar, was present.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.
Rezone #2017-8 was approved with (7) affirmative and (2) absent votes.

4. **Rezone #2017-9 POSTPONED.** To rezone property from R-3 to C-3 at property located at 1920 N. Locust St. and to amend the Land Use Plan from Public to Community Shopping to allow for commercial development.

5. **Rezone #2017-10 POSTPONED.** To rezone property from R-4 to C-2 at the NW corner of North Hills Blvd & Waterside Dr. to allow for a convenience store w/fuel pumps.

6. **SD2017-37** Lakewood, Lot B, Block 49 (Preliminary Plat of a lot located at the NW corner of North Hills Blvd & Waterside Dr.)

Chairman Clifton recused himself, Mr. White is active chairman for this application.

Mr. Spencer stated that DRC met and discussed items 1-10, this request is just for the property only, we are not talking about building on the property.

Chairman White asked if anyone in the audience or Commissioners have any comments.

Mr. Danny Lee asked for clarification.

Mr. Spencer explained this is a request for division of property only, not any development on the property.

Mr. Dietz stated that this is just to make a lot, the property owner would have to come before the Commissioners to have the property rezoned and this is not a request for rezoning.

Mr. Thad Eckolls expressed his concerns about the development of this property being in the flood zone.

There were no further comments.

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

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SD2017-37 was approved with (6) affirmative, (1) recused and (2) absent votes.

**Public Comments/Adjournment:**

Alderman Debi Ross stated that she received 54 email and numerous phone calls in opposition.
A motion was made to adjourn and it was seconded. The motion passed with (7) affirmative votes and the meeting was adjourned at 5:05 pm.

Respectfully Submitted:

[Signature]

Keisa Stewart, Secretary

[Signature]

Shawn Spencer, Director