

PLANNING COMMISSION
MINUTES
FOR MEETING HELD, MARCH 29, 2011

MEETING: Shown herein is a summary of action taken at the Pine Bluff Planning Commission meeting held March 29, 2011 at 4:00 p.m. in the City Hall Chambers.

QUORUM: Those members present included: Lou Taylor, Joe Clement, Evelyn Blunt, Edward Long, Steve Huselton, Frank Hartwick, Gordon Reese and Don Scott

OTHERS PRESENT: Others present include: Jerre George, Regional Planner, Lakishia Hill, Zoning Official and other concerned citizens

CALL TO ORDER: Chairman Taylor called to order the Pine Bluff Planning Commission meeting for March 29, 2011.

CONSIDERATION OF MINUTES:
February 22, 2011 minutes adopted.

OLD BUSINESS:
NONE

NEW BUSINESS:

Item 1: Use Permitted on Review request by Moments of Truth Evangelistic Ministries to establish a church at 116 S. Plum Street within a B-1 Residential zone.

Clarence Peacock spoke for this request.

Mr. Peacock stated that he would like to establish a small ministry for the purpose of teaching and preaching the gospel. He stated that before they started working it was all grown up. He went in and invested a lot of financing cleaning up and renovating the house, including electrical and plumbing. Mr. Peacock stated they have had inspections and are finished and are requesting approval.

Commission Chair Taylor asked if there was anyone here to speak for or against the request. Since there were none, he asked for staff recommendation.

Regional Planner George recommended approval of the request subject to the applicant providing off street parking as indicated and as approved by the zoning staff and in accordance with all other city codes.

Commission Chair Taylor asked if there were any questions of staff. Since there was none, he asked for a motion on staff recommendation.

Commissioner Long stated a motion for approval subject to staff recommendations.

Commissioner Hartwick seconded the motion.

Commission Chair Taylor stated: I have a motion and second to approve the request subject to staff recommendations. All in favor signify by saying "Aye". All opposed signify with the same sign. The item was unanimously approved.

Item 2: Rezoning request to rezone 2.55 acres of property at 4208 Camden Road from B-3 commercial to RMF-21 residential multi-family.

Dale Dixon spoke for this request.

Mr. Dixon spoke in favor of the rezoning request. He stated that the apartments would be high-end one, two and three bedroom apartments that would also be gated. That piece of property has been vacant for a long time and he thinks the apartments would help that area and increase enrollment in Chapel school district.

Commission Chair Taylor asked if commissioners had any questions of Mr. Dixon.

Commissioner Reese asked where the two entrances would be that Mr. May referenced in his letter to the commission.

Jamie May informed Mr. Reese that both entrances would be on Camden Rd.

Commission Chair Taylor asked if there was anyone else to speak in for this request. Since there were none he asked if there was anyone to speak against the request.

Bobby Naylor spoke against the request. Mr. Naylor stated that he lives across the highway from this project. He expressed concern with sewer installation on the property and the adjacent houses. Mr. Naylor asked if the commission voted in regard to sewer installation and if the commission knew what was going to be built.

Commission Chair Taylor stated that it is most likely that they will have to install city sewer services and the adjacent houses may have to as well. He informed Mr. Naylor that he could check with Wastewater because the commission has nothing to do with sewer services.

Commission Chair Taylor informed Mr. Naylor and his daughter that the request was to rezone the property for the development of apartments.

Regional Planner George stated that there are 2.5 acres and the request is for RMF- 21 which will allow 50 plus units. There are two other classifications, RMF-18 and RMF-12.

Commission Chair Taylor asked if there was anyone else to speak against this request. Since there were none he asked for staff recommendation.

Regional Planner George stated that there has not been a lot of development in the Watson Chapel area. There is developable property but a lot of it is in estates and out of town ownership. There are a couple of small complexes on Sulpher Springs Road but that is all that has been done in some time. There appears to be a demand for it, we get calls in the Planning Office for affordable housing. The site is on a major road. It's close to the school. There are a few single family residences around it. It is on a commercially zoned site that has been zoned that way for quite some time. There has been no interest that the planning office is aware of for utilizing the property for commercial use. Because of the location and the need for housing in the area staff feels like the location is appropriate for multi-family development and recommend approval.

Commission Chair Taylor asked if there were any questions.

Commissioner Long asked if they were going to deal with the number of units.

Regional Planner George stated that the number of units could be reduced within the meeting.

Commissioner Long stated a motion to reduce the zone to RMF-18.

Commissioner Hartwick seconded the motion.

Commission Chair Taylor stated: I have a motion and second to reduce the occupancy from RMF-24 to RMF-18. All in favor signify by saying "Aye". All opposed signify with the same sign. The occupancy was unanimously reduced.

Commissioner Reese stated a motion to approve the request subject to zone to RMF-18.

Commissioner Clement seconded the motion.

Commission Chair Taylor stated: I have a motion and second to approve the request under zone RMF-18. All in favor signify by saying "Aye". All opposed signify with the same sign. The request was unanimously approved.

Item 3: Use Permitted on Review request Highland M.B. Church to build a new church at 3600 W. 14th Avenue within an R-4 residential zone.

Deacon Ules Compton spoke for this request.

Deacon Compton stated asked for permission to build a new church facility, build a new parking lot and tear down the old building.

Commission Chair Taylor asked if there was anyone who would like to speak for or against the request. Since there were none he asked for staff recommendation.

Regional Planner George recommended approval of the UPOR request to establish a new church at 3600 W. 14th Avenue, subject to construction of the proposed parking as shown on the site plan, site plan approval by the zoning staff, meeting any other city codes, and removal of the existing structure.

Commission Chair Taylor asked if there were any questions of staff. Since there was none, he asked for a motion on staff recommendation.

Commissioner Blunt stated a motion for approval.

Commissioner Scott seconded the motion.

Commission Chair Taylor stated: I have a motion and second to approve the request. All in favor signify by saying "Aye". All opposed signify with the same sign. The item was approved unanimously.

Item 4: Use Permitted on Review request to establish a transitional home for women at 500 W. 8th Avenue within an R-3 residential zone.

Willie Slack spoke for this request.

Mr. Slack stated that he is trying to establish a transitional home for women and he is trying to get the commission's approval to start this house and to help people to integrate back into society.

Commission Chair Taylor asked if there were any questions of Mr. Slack.

Commissioner Blunt and Commission Chair Taylor asked if residents will be referred or court ordered and what led him to this site.

Mr. Slack stated he will receive people from treatment facilities and he would have people working with him and have requirements of the residents. He stated that he would prefer people come on their own instead of through the courts. Mr. Slack stated that the owner's brother was a recovering person and was informed of the property by him.

Commission Chair Taylor stated that the material received by staff gives no indication of how the transitional home will operate.

Mr. Slack explained there would be a staff person living in the home making sure it is clean and curfews are being met. He stated he is only trying to give them a chance to recover.

Commissioner Blunt asked if there would be men or women.

Mr. Slack stated that he would not house men and women together.

Commission Chair Taylor asked if there were any further questions of Mr. Slack. Since there were none he asked if there was anyone else to speak for or against the request. Since there were none he asked for staff recommendation.

Regional Planner George recommended denial of the request. There is not enough parking. The use does not appear to be compatible with the neighborhood. The application is for a transitional housing facility but there is no information regarding supportive services. Most of the information is regarding rules of the house as would be for a boarding house. For those reasons we recommend denial.

Commission Chair Taylor asked if there were any questions of staff from commissioners.

Commissioner Long stated that the questions of staff should be answered.

Regional Planner George explained supportive services and the difference between a transitional facility and rooming house.

Commission Chair Taylor stated that the parking requirement cannot be met at the house and there would need to be more detailed information submitted. A fire sprinkler system would be required and an interior layout of the building.

Commission Chair Taylor asked for a motion.

Commissioner Long started a motion to in favor of staff recommendation to deny the request.

Commissioner Blunt seconded the motion.

Commission Chair Taylor stated: I have a motion and second to deny the request. All in favor signify by saying "Aye". All opposed signify with the same sign. The item was unanimously denied.

Item 5: Public Hearing to discuss the adoption of the Pine Bluff Commercial Historic District as a local historic district.

Robert Tucker gave a brief synopsis of the adoption of the Pine Bluff Commercial Historic District as a locally designated historic district. He explained permit requirements for additions, renovations, maintenance work and demolitions of property and other guidelines within the district.

Commissioners and staff discussed existing buildings in the area and expressed their approval of the information submitted.

Commission Chair Taylor asked if there were any further comments. Since there were none he asked for a motion.

Commissioner Blunt started a motion in favor of establishing the Pine Bluff Commercial Historic District.

Commissioner Scott seconded the motion.

Commission Chair Taylor stated: I have a motion and second in favor of establishing the Pine Bluff Commercial Historic District. All in favor signify by saying “Aye”. All opposed signify with the same sign. The item was unanimously recommended.

Item 6: Public Hearing concerning definitions and permitted zones for the following uses: Commercial Indoor Amusement Facility, Commercial Indoor Recreational Facility, Restaurant, Entertainment Restaurant, Diner, Tavern, Night Club, Private Club, special Occasion Events, Event Center or Banquet Hall, Bed and Breakfast Limited and Bread and Breakfast Expanded.

Regional Planner George gave an over view of the proposed definitions and changes in the zoning ordinance. She asked that the commission pass this item to the City Council.

Commissioner Hartwick stated a motion to forward the ordinance changes to the City Council.

Commissioner Blunt seconded the motion.

Commission Chair Taylor stated: I have a motion and second in favor of forwarding the ordinance changes to the City Council. All in favor signify by saying “Aye”. All opposed signify with the same sign. The item was unanimously forwarded to the City Council.

COMMITTEE REPORTS:

NONE

PLANNING DIRECTORS REPORT:

NONE

ADMINISTRATIVE MATTERS:

Commissioner Huselton asked about the proposed badges for council members.

Zoning Official Hill stated that she received approval from the Assistant Chief for the badges. She was asked to develop an example of the badge for the program administrator.

OPEN DISCUSSION:

ADJOURNMENT:

Commission Chair Taylor entertained a motion to adjourn.

The motion was made and seconded.

Commission Chair Taylor adjourned the meeting.

THESE MINUTES ARE ADOPTED THIS 26TH DAY OF APRIL 2011.

CHAIRMAN

SECRETARY