

**PLANNING COMMISSION MEETING MINUTES  
NOVEMBER 14, 2006**

The Planning Commission held its monthly meeting Tuesday, November 14, 2006 in the City Council Room at the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from last meeting
2. Conditional Use Permit for Didicom, LLC, owner of property Big Bell Holdings, 1031 Fayetteville Road, Van Buren, Arkansas. This request is for a cell tower to be allowed on a site at 2900 Fayetteville Road, Van Buren, Arkansas. Represented by Joel Taylor.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

3. Rezone request for property on Rena Road west of Lee Creek from C-2 to R-1 to allow the development of this property into single-family homes with access to Lee Creek and the Arkansas River, property owner Charles Palmer, developer Woody Nelson, represented by Al Prieur of Hoffman-Prieur and Associates, Inc.
4. Variance request for adjustment of lot width size in the proposed Woodbridge at Lee Creek subdivision to allow the development of this property into an area with private roads, security and access to the Arkansas River. Owner Charles Palmer, developer Woody Nelson, represented by Al Prieur of Hoffman-Prieur and Associates, Inc.
3. Variance request for lot width and lot size on lots 30, 31 & 37, Parkview West Tract D, 1101 to 1107 North 8<sup>th</sup> Street, Van Buren, Arkansas, represented by Al Prieur of Hoffman-Prieur and Associates, Inc.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

4. Any other business that comes before the Planning Commission

PLANNING COMMISSION MEETING

MEMBERS PRESENT:	Bob Freeman, Chairman Philip Bagby, Co-Chairman John Symonds Mark Evans Sue Moore Frank Newman Andy Dibble
MEMBERS ABSENT:	Lyn Brown Dorvan Wiley
OTHERS PRESENT:	Cami Brown, Rec. Sec. David Martin, Chief Bldg. Inspector Brad Baldwin, City Engineer Candice Settle, City Attorney Al Prieur, Hoffman-Prieur & Assoc. Joel Taylor, Didicom, LLC Jimmy Bell, Developer Woody Nelson, Developer Ken Wintory, Realtor JW & Georgia Polk James King WJ Rimmer M Terrymore Rick & Robin Wilkins Steve Gann Sharon & Gene Mellon Donna Wright Jade Wright Frank Wright Jere Ann & Ronnie Ocker Tommy Craft, Realtor/Developer

This meeting was called to order at 7:00 P.M. The first item for review was the minutes from the last meeting. Philip Bagby made a motion to approve the minutes as written, motion was given a second by John Symonds, and the motion carried with a unanimous vote.

Next item for review was Conditional Use Permit for Didicom, LLC, for a cell tower to be allowed on a site at 2908 Fayetteville Road, Van Buren, Arkansas, represented by Joel Taylor. After some discussion, a motion was made by Philip Bagby to approve, motion seconded by Frank Newman, and motion carried with a unanimous vote.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

First item was a Rezone request for property on Rena Road west of Lee Creek from C-2 to R-1 to allow the development of this property into single-family homes with access to Lee Creek and the Arkansas River, property owner Charles Palmer, developer Woody Nelson, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. Al Prieur commented that his firm and the owner and developer had been working with the City to come up with something that would work for everyone. Prieur commented this would be a gated community, with access to the water from each home. After talking with City Engineer Brad Baldwin, Chief Building Inspector David Martin, and with City Attorney Candice Settle, it was decided that the zoning for this property should be R-3, due to the lot width and the area. With the way the property is being developed the owner will be able to come back and request the land be taken out of the floodplain. At this time Al Prieur requested this Rezone request, along with the Variance Request on this development be withdrawn to be resubmitted for an R-3 Rezone request in December 2006. Mr. Prieur also asked the plat review for this property be tabled until that time, as well. Mr. Prieur commented that this development is something very new to this area, that the impact will be a very positive one for this area that this community will be proud of. Chairman Bob Freeman asked if there was anyone from the Parkridge area that had any comments on this, to which no one at this meeting responded. Co-Chairman Philip Bagby commented for the record that it be made clear a Public Hearing was held on this matter, and there was no one in attendance that spoke in opposition of this matter. At this time the Rezone Request and the Variance Request for Woodbridge at Lee Creek were withdrawn, to be resubmitted in December 2006.

Next item for review was a variance request for lot width and lot size on lots 30, 31 & 37, Parkview West Tract D, 1101 to 1107 North 8<sup>th</sup> Street, Van Buren, Arkansas, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. This variance was a request to make five lots out of the above- mentioned three lots, with the developer building 2-car garage homes, approximately 2000 square foot homes on these lot, with 1,500 square feet heated. At this time a petition was presented to the Planning Commission from a group of homeowners in this Subdivision who were opposed to the variance request being considered. Mr. Rick Wilkins spoke on behalf of these citizens, commenting that making this property into five lots would close the area down to very narrow conditions between properties compared to everything around it. The petitioners all feel it would change the character of the neighborhood and the very reason they chose this area to live in and raise their families in. The property owners also feared the development in this manner would lower their property value. The

Commission then listened to the opinion of Tommy Craft, the potential developer of this property, who commented he felt it would make the value of the property in this area go up if were to come in and build five houses on five lots. Next to address the Commission was Fred Wright, concerned citizen, who commented he felt like the potential asking price projected by Mr. Craft for these homes that would hardly have a back yard was unrealistic. Mr. Wright also commented that we have laws in place for such matters, and this situation was a perfect example why we have these laws. Next to speak was Michelle Perrymore, who commented she picked this neighborhood because it is an established neighborhood, and she doesn't want to see this changed. Next to speak was Donna Wright, and she commented the part of this development of these lots that bothered her was the thought of five houses fifteen feet apart. She commented most of the homes in this area are 50 feet apart, and this would not look right jammed in among these homes. Al Prieur commented that the yards would have 60 feet in the back yards. Commissioner Frank Newman commented did not like the set up since he first looked at this project, and Frank Newman then made a motion to deny this request. This motion was then given a second by Andy Dibble, and the motion carried with five (5) votes for the motion, 1 vote from Mark Evans against the motion, and Philip Bagby abstained from the vote.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

Next item in front of the Planning Commission was Northridge Phase XI & XII Preliminary plat, represented by Al Prieur of Hoffman-Prieur & Associates. After some discussion, Andy Dibble made a motion to approve, with Sue Moore giving the motion a second. The motion carried with a unanimous decision.

Next item for review was Sparks Northside Commercial Park, represented by Al Prieur of Hoffman-Prieur & Associates. After some discussion a motion was made by Sue Moore to approve this plat, motion being seconded by Andy Dibble, and the motion carried with a unanimous decision.

The next plat for consideration was Woodbridge, represented by Al Prieur of Hoffman-Prieur & Associates. It was decided that this plat would be tabled until next month, December 2006.

Sidewalk funds to build a sidewalk from Butterfield Jr. High to King Elementary School, which had been discussed previously by the Commission, came up again at this time. After some discussion, a motion was made by John Symonds to recommend to City Council that the sidewalk funds be used to proceed with this project. The motion was given a second by Frank Newman, and the motion

carried a unanimous vote. Chairman Bob Freeman commented that Brad Baldwin, City Engineer update the specs on this project, to take in front of the City Council at the time the recommendation is on the City Council agenda.

With no other business before the Commission, this meeting was adjourned.

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Bob Freeman, Chairman

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Cami L. Brown, Rec. Sec.