

**North Little Rock Planning Commission  
Regular Meeting  
September 8, 2020**

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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 In-person:**

White, Vice Chairman  
Chambers  
Wallace  
Foster

**Members Present via Phone / Zoom:**

Belasco  
Dietz  
Banks  
Phillips

**Member Absent**

Clifton – was in the room as an applicant, but did not participate as a Commissioner

**Staff Present:**

Shawn Spencer, Director  
Tim Reavis, Assistant Planning Director  
Amy Fields, City Attorney  
Elaine Lee, Assistant City Attorney  
Dustin Free, Fire Marshal's Office

**Approval of Minutes:**

Motion was made and seconded to approve the August meeting minutes. The minutes were approved with (8) affirmative votes.

**Administrative:**

Vice Chairman White gave instructions and direction on how the meeting was to proceed due to the high attendance and social distancing restrictions.

## **Planning Commission Items:**

### **1. Rezone #2020-13 To rezone property from R4 to C2 to allow for a convenience store with fuel pumps located at the northwest corner of N. Hills Blvd & Waterside Dr.**

The applicant, Norman Clifton, was present. He asked to reserve his comments until after others had spoken. Chairman White granted the request.

Mark Abernathy, lives between lake #1 and lake #2, spoke against the request due to environmental reasons and potential gasoline spills. Mr. Abernathy brought a folder with information for distribution to the Commissioners.

Tommy Bond, engineer, worked with Lakewood Property Owners association. Discussed the integrity of the dam. Said there was seepage on one side of the dam. Mr. Chambers asked if Mr. Bond could give the dam a grade what it would be. Mr. Bond said "C". He said the dam was built in the 30s and about a million dollars was spent about a year ago to reinforce it. Mr. Foster said he found it hard to believe that it was only a C.

Evan Blake, 4500 Lakewood Dr. Executive Director of Lakewood Property owners associated. Spoke against the rezoning. He said he sunk down to his neck in the mud from the lake. Said improvements to the plume have been done recently to prevent against flood. Said if dam fails it might take the gas tanks with it. Tanks might end up in the Arkansas River. Cleanup costs would be high.

David Hoister, 3 Bel Aire, says Plantopia is an asset to the Community. He doesn't support the rezone for a gas station. Says the Land Use Plan doesn't support this proposal. He is concerned about the sound and light pollution the development would be detrimental to the neighborhood.

Michael, Waterside Dr. resident, he said that he wouldn't be able to get a FHA refinance loan if a gas tank of 1000 gallons or above is within 300 feet of his property. He cited HUD.gov as his source.

Nile Watson, 2017 N. Poplar St, lives in Argenta. His family has lived in NLR for a long time. He opposes the rezoning request because it is environmental racism. He is concerned about damage to the environment in neighborhoods in the City. He believes that kids from the nearby school would walk to the convenience store and eat food that is bad for them, and that this would be a food swamp.

Barbara, 1432 Garland Ave, opposes the rezone due to traffic concerns. She states that it is difficult to turn left from Waterside Dr. and that the apartments have made it worse. A gas station would be worse. She states that if the project were to go forward, a traffic study should be done. Mr. Spencer stated that a traffic study would be done if necessary during Site Plan Review if required.

Jim Laidlaw, 3705 N. Hills Blvd, opposes the rezone due to environment and traffic reasons.

Dan Chatman, 3701 N. Hills Blvd, opposes the rezone due to environmental and family reasons. He cited the World Health Organization on unsafe Benzene levels. He is against the traffic increase a convenience stores. He cites an increase in crime that convenience stores bring. Mr. Foster asked about property values being decreased due to a convince stores, Mr. Foster asked if

his property gone up since the Exxon on McCain has been taken down. Mr. Chatman stated it has gone up. Mr. Foster was skeptical.

Mr. White asks that if the traffic on N. Hills gets too heavy, will it be expanded to 4 lanes all the way down. Mr. Spencer said he would need to check with the City Engineer.

Brenda Leger, 3715 Lakeview Rd. Pre-school teacher, opposes the rezone. Cited an article about property values – gas station is on the list. She is concerned that the environment will have a negative impact on the future residents of NLR.

Tiffany Nelson, 209 Goshen, opposes the rezone for environmental reasons, negative property values, it violates the Land Use Plan, an increase in crime. She cited FBI data on crime at gas stations. Mr. Foster discussed the possibility of creating a Conservation Trust program that would be funded and supported by members of the community, Local and State corporations, and Local, State and Federal Conservation Grant Programs. Mr. Foster indicated that such Conservation Trust could purchase properties which members of the community want to preserve from development. Ms. Nelson who is the creator and administrator of the blog, protectNLR, at the request of Mr. Foster, agreed to conduct a survey via the protectNLR blog to see if members of the community would support such a Conservation Trust.

Ron Walker, 1708 Waterside Dr. Is against the rezoning request for a gas station. Has traffic concerns going from Waterside Dr. onto N. Hills Blvd. He does not feel this use is compatible with the neighborhood.

Steve Giles, attorney, advises that the Commissioners to listen to the neighbors. Mr. Giles says that he has coached the residents on what to say during their presentation. He says that this will be a catalyst for future business on N. Hills Blvd. He believes a traffic study should be required.

William Hobes, Shore Point resident, opposes the rezone due to noise and light pollution reasons, traffic concerns, and changes to the character of the neighborhood.

Paul Alexander, 941 Skyline Dr., opposes the rezone due to environmental concerns. He is concerned that trees in the area will die. The petroleum run off from the underground tanks will cause problems.

Thomas Lights, 3119 N. Olive, opposes the rezone. He visits the lake to walk his dog. He doesn't think the proposed gas station would be good for the neighborhood. He agreed with the reasons others have said before him.

Lynn Abernathy, 3131 Lakeview, opposes the rezone. 20 year NLR resident. She is concerned about birds that live in the area will be harmed due to the proposed use. The vapors that will be released from the fuel pumps will cause harm. She opposes auto-centric uses in the area.

The applicant, Norman Clifton, stated that this development would meet any requirement from any governing organization. He asked that the application be considered based on its merits, not emotion. He stated that the City's Land Use Plan supports this type of development. Mr. Clifton said he purchased the property in 2014. Mr. Clifton stated that a portion of the dam was deeded to him, but he deeded it back to the Lakewood property owners association. He did this because there was a small amount of seepage from the dam. Mr. Clifton stated he was told the seepage would be corrected with improvements to the dam. Mr. Clifton discussed the drainage path of the

storm water in the area. Mr. Clifton suggested the traffic study had resulted in the location for the current stop light for the apartments on N. Hills Blvd. He stated no building could be placed on the property without going through the Site Plan Review process. He stated that the gas tanks would have to meet 19 pages of index requirements on the EPA website. Mr. Clifton stated the tanks would have to be permitted and inspected by various agencies before they could be operational. Mr. Clifton addressed concerns by suggesting that the country is an entrepreneurial country, and if he follows all laws, should be able to attempt to run his business here. Mr. Clifton restated that this proposal would meet the Land Use Plan. He inventoried surrounding uses around the property. Mr. Clifton stated that the last time this was considered was withdrawn before it got it front of the Commission. He asked the Commission to vote yes for the application.

An individual who did not identify himself said that the application does not conform to the Land Use Plan. He accused the applicant of largely ignoring the Land Use Plan, and only paying attention to a portion of it.

Mr. Chambers thanked the presenters for being civil.

Vice Chairman White called for a vote to close the public hearing.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent (applicant)</b>

Vice Chairman called for a vote on the application.

<b>Banks</b>	<b>No</b>	<b>Dietz</b>	<b>No</b>	<b>Wallace</b>	<b>No</b>
<b>Belasco</b>	<b>No</b>	<b>Foster</b>	<b>No</b>	<b>White</b>	<b>No</b>
<b>Chambers</b>	<b>No</b>	<b>Phillips</b>	<b>No</b>	<b>Clifton</b>	<b>absent (applicant)</b>

The application was recommended denial. 8 no, 1 absent (Mr. Clifton was applicant).

**A. SD2020-37 WNLR Commercial Addition, Lot 4 (Preliminary Plat & SPR of a restaurant at 12311 Maumelle Blvd.**

- 1. Engineering requirements before the plat will be signed:**
  - a. Option to pay the drainage in-lieu fee of \$5,000/acre instead of providing onsite detention.
- 2. Planning requirements before the plat will be signed:**
  - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Provide 70' front building setback line.
  - c. Provide 25' cross access easement on plat with abutting property.
  - d. Provide 10' utility easement along rear of property as shown.
  - e. Provide 25' utility easement along front property line as shown.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. If applicable, Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention

calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:

- i. Proposed pipe material specifications.
- ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- g. If applicable, Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

**4. Meet the requirements of the City Engineer, including:**

- a. If applicable, Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- b. If applicable, at the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

**5. Meet the requirements of Community Planning, including:**

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Provide dumpster location.
- c. Dumpster to have masonry screening. Label on drawing.
- d. No fence is to be within a front building line.
- e. All exterior lighting shall be shielded and not encroach onto neighboring properties.

**6. Meet the requirements of the Master Street Plan, including:**

- a. Sidewalks along Maumelle Blvd previously waived for this subdivision.
- b. Provide ½ of 200 ft ROW.
- c. Meet the requirements of Access Management Plan.

**7. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (3) street trees 40' on center.
- d. Provide parking lot shade trees at a ratio of 1 tree per 6 spaces.

- e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
  - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
- 10. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
  - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review.
  - c. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
  - d. Approval of plans by the Arkansas Department of Health Engineering Division
- 11. Meet the requirements of NLR Wastewater, including:**
- a. White oak Connection Fee required
  - b. Grease Interceptor and sampling manhole required.
  - c. Sanitary sewer service line material shall be SDR 26 or SDR 21 PVC.

The applicant, Brad Peterson, was present.

Mr. Chambers 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 passed with (8) affirmative votes, (1) absent.

**B. (POSTPONED) SD2020-38      Baring Cross Subdivision, Block 1, Lot 18 (SPR of a quadplex at 1306 Parker St.)**

**C. SD2020-39      Northbrook Subdivision, Phase 2 (Block 1, Lots 12-19 & Block 5, Lots 1-24 & Block 6, Lots 1-7 & Block 7, Lots 1-12 & Block 8, Lots 1-4)**

- 1. Before the plat is signed provide a variance for the minimum lot size requirements for R1.**
- 2. Before the plat is signed provide letter from the Fire Marshal stating the emergency 2<sup>nd</sup> entrance has been completed, inspected, and meets their requirements.**
- 3. Before the plat is signed provide City Council ordinance rezoning the property to R1.**
- 4. Engineering requirements before the plat will be signed:**
  - a. Provide full street improvements (street, drainage, curb and gutter, sidewalk, cross walks) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.

- b. Option to pay the drainage in-lieu fee of \$500/acre for residential development instead of providing onsite detention.

**5. Planning requirements before the plat will be signed:**

- f. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- g. Pay for street signs.
- h. Street names to be approved by Planning Staff.
- i. Provide 60' ROW dedication for Northbrook Dr.
- j. Provide 50' ROW dedication for Andover Dr. & Cardiff Dr.
- k. Provide 20' sewer, utility, and drainage easement in the rear of Lots 12-18, Block 1. Label on drawing.
- l. Add note to plat that no lots on block 6 and block 8 will have direct driveway access to Northbrook Dr. Add note to plat that lot 1, block 5 and lot 19, block 1 will not have direct driveway access to Northbrook Dr.
- m. Provide 10' utility easement on front property lines.

**6. Permit requirements/approvals submitted before construction can begin:**

- h. A signed and recorded plat must be on file with the Planning Department.
- i. Provide a full set of plans and specifications (PDF format) to the City Engineer for review.
- j. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
  - iii. Proposed pipe material specifications.
  - iv. Proposed trench and bedding details, materials and specifications.
- k. Provide CNLR Grading Permit application to City Engineer with grading plans.
- l. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- m. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- n. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
- o. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- p. Schedule preconstruction meeting with City Engineer. The contractor's on-site superintendent must be present.

**7. Meet the requirements of the City Engineer, including:**

- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
  - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
  - e. Schedule a pre-consultation meeting with the City Engineer before beginning construction of the roads.
- 8. Meet the requirements of Community Planning, including:**
- f. Provide the standard requirements of Zoning and Development Regulations.
  - g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 9. Meet the requirements of the Master Street Plan, including:**
- D. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards on both sides of all streets.
  - E. Provide full street improvements.
  - F. Provide 50' ROW dedication for Cardiff Dr. & Andover Dr.
  - G. Provide 60' ROW dedication for Northbrook Dr.
- 10. Meet the requirements of the Screening and Landscaping ordinance, including:**
- k. All disturbed areas are to be stabilized to a non-erodible condition.
  - l. Provide 1 tree per lot within 10 feet of the front property line or provide a bond on a lot by lot bases.
- 11. Meet the following requirements concerning signage:**
- b. All signs require a permit and separate review.
- 12. Meet the requirements of the Fire Marshal, including:**
- b. Provide an approved fire protection plan.
  - c. Meet Fire Marshal's requirements on fire hydrant location.
  - d. Meet Arkansas Fire Code access requirements for subdivisions over 30 lots.
- 13. Meet the requirements of CAW, including:**
- e. All CAW requirements in effect at the time of request for water service must be met.
  - f. Approval of plans by AR Dept of Health Engineering Division is required.
  - g. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review
  - h. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- 14. Meet the requirements of NLR Wastewater, including:**
- a. No objections.

The applicant, John Pawnall, was present.

Mr. Chambers 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 passed with (8) affirmative votes, (1) absent.

**D. SD2020-41 Argenta Addition, Block 38, Lot 7R (Replat & SPR of a mixed use development at 601 N. Olive St.)**

**1. Engineering requirements before the plat will be signed:**

- a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
  - b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - c. Street improvements must be approved by City Engineer and accepted by City Council.
- 2. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
  - b. Provide 10' rear yard building setback line.
  - c. Pay for street signs.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
- a. A signed and recorded plat must be on file with the Planning Department.
  - b. If applicable, Provide CNLR Grading Permit application to City Engineer with grading plans.
  - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plans showing silt fence, storm inlet protection, and drainage details.
  - d. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
  - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
  - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of the City Engineer, including:**
- g. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
  - h. Alley radii shall have 25' minimum radii.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Provide dumpster location.
  - c. Dumpster to have masonry screening.
  - d. No fence is to be within a front building line.
  - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
  - f. Provide 1 onsite parking space per residential dwelling unit. 7 parking spaces provided, 13 required.
- 6. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks to meet City Engineer's requirements.
  - b. Provide ½ street improvements.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide 3 street trees along E. 6<sup>th</sup> St.
  - d. Provide 2 street trees along N. Olive St.
  - e. Provide parking lot shade trees. For 13 parking spaces provide 3 parking lot shade trees.
  - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

- h. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
- i. Provide 4 foot side yard landscape strip between property line and paving.
- 8. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 AFC for mixed use.
- 10. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
- 11. Meet the requirements of NLR Wastewater, including:**
  - a. Submit plans to NLRW for review and approval
  - b. Grease interceptor and sampling manhole required for the restaurant.

The applicant, Vernon Williams, was present.

Mr. Chambers 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 passed with (7) affirmative votes, (1) absent, (1) Mr. Foster abstain.

**2. Rezone #2020-10 To amend the Land Use Plan from Single Family to Multi-Family and to rezone from R3 to R4 to recognize an existing accessory dwelling at 1701 W. Short 17<sup>th</sup> St.**

The applicant, Reola Perry, was present. She wishes to rezone the property from R3 to R4 in order to pull permits to remodel the 2<sup>nd</sup> dwelling unit on the property.

Mr. Spencer stated that the building was built as an accessory dwelling. It is not a storage building being converted, but the dwelling sat empty for more than a year.

Mr. Chambers asked about spot zoning.

Mr. Spencer said it was spot zoning, but that in this situation, a rezone is the best way to handle it.

Ms. Fields agreed.

There were no comments from the audience.

Vice Chairman Clifton called for a vote.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent</b>

The application passed 8 yes, 1 absent

**3. Rezone #2020-14 To amend the Land Use Plan from Light Industrial to Single Family and to rezone property from C3 to R1 to allow for a single family residential neighborhood at the north end of Northbrook Dr.**

The applicant, John Pawnall was present. The request is to rezone for the Northbrook Subdivision, Phase 2.

Mr. Chambers asked for some background on the C3 zoning.

Mr. Spencer said when the north belt was planned, the property owner zoned it C3, but the north loop never got built and the current property owner is stuck with it.

A woman who did not identify herself had a question about the City limits near Denton Rd. She was worried about future development along Denton Rd. and emergency services responding to that area.

Dustin Free of the Fire Marshal's office discussed mutual aide agreements with the NLR and Sherwood.

Vice Chairman White called for a vote on the application.

<b>Banks</b>	<b>Yes</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Yes</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Yes</b>	<b>Clifton</b>	<b>absent</b>

The application passed 8 yes, 1 absent.

**Public Comments/Adjournment:**

Mr. White stated that more people are working from home from buildings in their back yard. He said that the Commission might look at that in the future.

Mr. Spencer discussed potential issues that surround that issues.

Motion made to adjourn and seconded. Vice Chairman White adjourned the meeting at 6:20 pm.

Respectfully submitted,



Tim Reavis, Planning