

**North Little Rock Planning Commission
Regular Meeting
August 10, 2021**

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
Foster
Phillips
Wallace
White, Vice- Chairman

Members Absent:

Staff Present:

Shawn Spencer, Director
Timothy Reavis, Assistant Director
Elaine Lee, City Attorney
Alyson Jones, Secretary

Approval of Minutes:

A motion was made and seconded to approve the July meeting minutes as presented.

Administrative:

Item #6 has been postponed until the September Planning Commission Meeting.

Public Hearing:

SD2021-34

North Argenta, Block 8, Lot 6 (SPR of a parking lot at 2100 Main St.)

1. Permit requirements/approvals submitted before a building permit will be issued:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
- b. A signed and recorded plat must be on file with the Planning Department.
- 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 CNLR driveway / curb cut permit application to City Engineer.

2. Meet the requirements of the City Engineer, including:

- a. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- b. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- c. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. If a dumpster is added on site, a masonry screen is required.
- c. Backing out onto W. 21st not permitted. City Engineer must approve parking plan.
- d. Fence along rear property line should to allow the adjacent property the sight line to safely back out of their driveway.

4. Meet the requirements of the Master Street Plan, including:

- a. Sidewalk is existing.

5. 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 1 street tree.
- d. Provide 1 parking lot shade tree.
- 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. The adjacent property in the rear is R2. Full screen required – 8 ft. tall opaque screen and trees every 20 feet.

6. Meet the following requirements concerning signage:

a. All signs require a permit and separate review.

7. Meet the requirements of the Fire Marshal.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Barrett Davidson stated that he plans to pursue two waivers at the next City Council meeting.

Mr. White asked what waivers he would be asking for.

Mr. Davidson stated the first waiver he would be asking for is pertaining to the requirement for buffers between dissimilar uses. The property is an old residence but it is zoned commercial. The owner's intent is to lease the space for offices. The property directly to the east is residential. The is currently decorating fencing around the property with brick pillars with wood privacy fencing in between. The owner would like to replace the wood fencing with black rod iron material which doesn't qualify as an opaque buffer. The brick is in good condition and aesthetically pleasing and they would like to leave it in place. The second waiver regards landscape strips between parking and the right of way. The code calls for 6 feet and based on the site we only have room for 5 spaces. If the requirement is met there will only be room for 4 spaces. The owner is requesting a waiver from that 6 foot strip between the right of way line of 21st St and the beginning of the parking surface.

Mr. White asks for Mr. Chambers' opinion.

Mr. Chambers stated that he believes that the issue is strictly up to City Council. He stated the Design Review Committee required it and the applicant prefers to ask for a waiver so I will be a City Council decision.

Mr. White stated that he believes it is important that City Council knows that the Planning Commission does not approve of the waiver.

Chairman Clifton stated that an item like this was discussed and staff directed the Planning Commission not to recommend for or against a waiver. The subdivision committee and them as a Commission can require that and it is the intent of the staff that the applicant present any requests for waivers to the City Council.

Ms. Spencer stated that the Planning Commission is requiring those items as well as anything on that list. After the Commission votes for or against the application as submitted. The applicant can go to City Council and request a waiver of anything. He stated that Planning Commission is not in control of what the City Council decides. He stated that lots of City Council Members are watching so they heard Mr. White's statement. He said the Planning Commission should not support or not support any waivers. If it is done for one than it would have to be done for all of them.

Ms. Lee agreed with Mr. Spencer that if we start that practice it will be one we have to do every single time. She cautioned that if that is something that we start doing then it will have to happen every time.

Mr. Davidson stated that he understands he will have to meet all of the requirements unless the waiver is approved by City Council.

Chairman Clifton stated that it is believed that the Commission is recommending it to the Council by requiring it.

Mr. Spencer confirmed that the Commission is recommending that it be built as per the ordinance.

There were no additional comments from Commissioners or the audience. The motion to approve passed with (9) affirmative votes.

Chairman Clifton asked Ms. Lee for clarification that is ok with not having a roll call vote on these type applications since the majority of the committee is in person today.

Ms. Lee confirmed that is fine.

SD2021-36 Triple Trapeze Addition, Lot C1 (Preliminary plat & SPR for an indoor recreation facility at 9320 White Oak Crossing)

1. Engineering requirements before the plat will be signed:

- a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.

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 30' drainage and utility easement along front property line as shown.
- c. Provide 15' drainage and utility easement along west property line as shown.
- d. Provide 40' drainage and utility easement along rear property line as shown.
- e. Provide a 15' drainage easement along the east property line as shown.
- f. Provide 40' front building line as shown.
- g. Provide cross access easement to connect with adjacent lot.

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. 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 Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. 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. 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.
 - b. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Gravel not permitted as a parking surface.
 - c. If a dumpster is added, it is to have a masonry screen, and be located behind the building.
 - 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. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - 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 (6) street trees.
 - d. Provide (5) parking lot shade trees.
 - 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.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
 - c. Provide an evacuation Plan (2012 Arkansas Fire Code Section 404)
 - d. Type A-2 occupancies with an occupant load of 100 or more and Type A-1, 3 & 4 occupancies with an occupant load of 300 or more shall be sprinklered. (2012 Arkansas Fire Code Section 903.2.1)
 - e. Fire apparatus access road to support 85,000 lbs. to within 150' of any portion of the building (City Ordinance 9267 and 2012 Arkansas Fire Code Appendix D)
- 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. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction

specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

f. A water main extension may be needed to provide water service to this property.

11. Meet the requirements of NLR Wastewater, including:

- a. Provide a 15' wide exclusive sanitary sewer easement centered on the sewer main.
- b. White Oak Connection Fee is required.

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 (9) affirmative votes.

3. Rezone #2021-14 To amend the Land Use Plan from Duplex to Heavy Industrial and to rezone from R4 to I3 to allow for a warehouse at 2501 Gribble St.

Mike Watson, Engineer with Halff and Associates, Clayton George and Kenny Bolton with Jeffery Sand and Gravel.

Chairman Clifton stated that the applicant was present and agreed to all of the staff recommendations.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Rezone #2021-13 was approved with (9) affirmative votes.

SD2021-37 JS Addition, Lot 2 (Preliminary Plat & SPR for a warehouse at 2401 Gribble St.)

1. Engineering requirements before the plat will be signed:

- a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- b. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.

- 2. Planning requirements before the plat will be signed:**
 - a. Provide 50' ROW dedication for Gribble St.
 - b. Provide half of 50' ROW dedication for Palm St.
 - c. Show 50' Texas Eastern gas pipeline easement.
 - d. Show 30' MO-PAC pipeline easement.
 - e. Provide a 10' utility easement along Palm St.
- 3. Other Boards approvals required before applying for a building permit.**
 - a. Provide approved City Council ordinance on rezoning property to I3.
- 4. 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. 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 plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added, provide a masonry screen.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. 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.
 - b. Provide ½ street improvements.
 - c. Provide 50' ROW dedication for Gribble St.
 - d. Provide half of 50' ROW dedication for Palm St.
- 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 (11) street trees along Palm St.
 - d. Provide (6) street trees along Gribble St.
 - e. Provide (2) 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 6 foot front yard landscape strip between property line and paving.

- j. Provide 4 foot side yard landscape strip between property line and paving.
 - k. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers. Abutting property to the north is R4. Full screen – 8 foot fence and trees every 20 feet - is required.
- 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 Arkansas Fire Prevention Code.
 - c. Fire apparatus access road to support 85,000 lbs. to within 150' of any portion of the building (City Ordinance 9267 and 2012 Arkansas Fire Code Appendix D)
 - d. There shall be a fire hydrant within 400' of any portion the building (Arkansas Fire Code Section 507.5.1)
- 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. 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.
 - c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. 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. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. A public main extension is required to serve the property.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Mike Watson stated the he would also be going to City Council to ask for a waivers on the half street improvements on Palm St and Gribble St. as well as waivers for the landscaping, irrigation, curbs, and gutters around the parking lot. The applicant will be taking access to this property from the west. They will not be accessing through Gribble St or Palm St. That is the reason for request of waiver of half street improvements.

There were no additional comments from Commissioners or the audience. The motion to approve passed with (9) affirmative votes.

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces.
 - b. Provide ½ street improvements (sidewalk) or a performance bond.
 - c. A signed and recorded plat must be on file with the Planning Department.
 - d. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - f. Provide CNLR driveway/curb cut permit application to City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Due to the driveway being used only as a service entrance, radii shall be labeled and may have 10' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. The Board of Adjustment granted a variance to allow the proposed addition to extend over the 25' building line as shown.
- 4. 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.
- 5. 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 an additional street tree along Indian Hills.
 - d. 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.
 - e. Provide 6 foot front yard landscape strip between property line and paving.
 - f. Provide 4 foot side yard landscape strip between property line and paving.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
 - c. An A-3 fire area exceeding 12,000 square feet or with an occupant load of 300 or more will require a sprinkler system. (Arkansas Building Code Section 903.2.1.3) **or** The building may be separated, by fire barriers with a minimum 2 hour fire-resistance rating, into separate fire areas falling within the allowances above (Arkansas Building Code Section 707.3.10)
 - d. Meet the means of egress sizing requirements of the Arkansas Building Code Section 1005.
- 8. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. 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.

- c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
- d. Approval of plans by AR Dept of Health Engineering Division is required.
- e. 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. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.

9. Meet the requirements of NLR Wastewater.

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 (9) affirmative votes.

6. Conditional Use #2021-9 POSTPONED

7. Rezone #2021-13 To amend the Land Use Plan from Single Family to Multi-Family and to rezone from R3 to R4 to allow for a quadplex at 2300 Redding Ln.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Casey Clark, owner, developer, wants the opportunity to utilize almost a full acre of land almost close to the center of the city to build more than duplexes which is what it is zoned for now.

Mr. Reavis stated that the applicant gets ready to build he will have to go through Site Plan Review when he gets his proposal.

Chairman Clifton asked the applicant if they understood this process.

Mr. Clark confirmed he understood.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	No
Chambers	Yes	Phillips	Yes	Clifton	Yes

Rezone #2021-13 was approved with (8) affirmative votes.

8. Rezone #2021-15 To amend a Land Use Plan from Single Family to Duplex and to rezone from R1 to R3 to allow for a duplex at 417 W 4th St.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Chris Lacy, General Council for Rock City Houses LLC and Jeff Acklin, owner stated his request to change zoning of vacant property to allow for duplexes.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Rezone #2021-15 was approved with (9) affirmative votes.

9. Special Use #2021-15 To allow 6 recreational vehicles in an R4 zone at HWY 161

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

YJ Patel, new owner, stated due to ownership change he is just requesting approval of the same use as was approved 6 years ago.

Mr. White asked when the duplexes across the street from the property were built.

Mr. Patel stated that there are two mobile homes located across the street.

Mr. White asked about the 6 houses on HWY 161 across from the property.

Mr. Foster stated those apartments have been there for a while.

Chairman Clifton stated that it was all part of a motel at one time and had been there since around the 1950s.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Special Use #2021-15 was approved with (9) affirmative votes.

10. Special Use #2021-16 To allow a small cell antenna in a PI zone located at 2400 Lakeview Rd.

Chairman Clifton asked staff to clarify the definition of a PI zone.

Mr. Spencer stated that it is Public Institutional, such as, schools, City Hall, Hospitals, Government buildings.

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Richard Bearden, applicant

Chairman Clifton if this issue would require Site Plan Review.

Mr. Chambers stated that the applicant is adding to an existing pole.

Mr. Spencer stated that if a Small Cell is in the City right of way the City Engineer and Electric Company will review it but once it is on private property it is treated as a cell tower. He confirmed there would not be a Site Plan Review because it was an addition not a new tower.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

Banks	Yes	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Special Use #2021-16 was approved with (9) affirmative votes.

Public Comments/Adjournment:

Chairman Clifton asked if on Item #4 did the Commission vote on the Rezone or the Site Plan Review first.

Mr. Spencer stated that the Rezone was first to give it permission to be allowed.

Mr. Chambers asked if the Commission would then skip the next item if the first did not pass.

Mr. Spencer stated that the Commission would still vote on it but with the condition that the Planning Commission only supports it if the rezoning gets approved by City Council.

Chairman Clifton adjourned the meeting at 4:24pm.

Respectfully Submitted:

Tim Reavis, Planning