

## Planning commission meeting 9-26-24

### Public hearing:

1<sup>st</sup> public Hearing opened at 7:00 pm

Minutes for Comcast began at 7:01pm

Applicant presentation- Ronnie Colvin with Comcast, Evangela Parker

Interested in expanding rural broad and in this area of the state, per a grant

Investment is about \$14million, large area of development in southern Faulkner county.

True fiber optic technology will be offered to the homes in the area.

Finished the Cabot area almost 1 year ago.

Site plan is a 10x18 metal structure, will house fiber equip, sit on concrete pad with a generator for back up power.

Proposed property 2.84 acres fronting hwy64. Will not be a staffed location only maintained, will be a static location.

No public comment at this time

Ended at 7:09

Minutes for Duplex Development began at 7:09

Presentation made by Patric Hagamen with Tyler group

GK Ventures, 5 duplex dev.

Hwy mixed use zone,

66x30 each

No public comment

Ended at 7:11pm

### **PC Meeting called to order at 7:11pm by Trey White**

Approval of minutes

Motion- Todd Beene

2<sup>nd</sup> Ryan Sims

No comments

In favor- all

Opposed- none

No old business

New Business-

Comcast site plan:

Outside the city limits but within the 1 mile jurisdiction, no zoning or address for us to approve

Question by Kim Williams- the proposed location is close to our Industrial zone, why did you not select an area in the industrial zone?

Unsure, Comcast uses a real estate company for these selections. This area was selected per their requirements.

Will there be anything planted to "buffer" the area?

Yes there are natural elements present, they will look at the site and make a pleasing decision

Ronnie was released from the meeting.

Duplex Development:

Referred to the updated site plan

Questions- site plan does not allow for emergency vehicles to turn left in the cul-de-sac.

Suggest cutting the island at the opening of the cul-de-sac.

Road into development will be a private drive, site 6.2.10

Drainage study will be done and provided back to PC,

Tyler Group is asking for prelim approval of development at this time and will be developing to the standards required by our code.

Curb and gutter discussed- this is a private drive

6.11.4 sited by Kim W.

Definitions by our code this will be an apartment complex.

Ryan Sims will recuse himself from vote, he does subcontract to Tyler Group.

6.2.10- Owner of property will maintain the street

Fire hydrant will be added to the property.

Privacy Fence surrounding the property.

Working toward a compromise:

20' turn radius by removing the Island at the cul-de-sac.

24' width of street

5' buffer to adj property at the terminus of the cul-de-sac .

25' setback in back

Trey white measured the diameter of property via software -East to west is 96'

They have met with Vilonia Water, Sewer and Fire Chief and meet the minimum requirements for duplex or apartment.

Trey asked how do we as PC want to proceed?

Since this is a survey instead of a site plan, we will need an engineered site plan submitted. This being an approved use, there is nothing to approve. PC will give feedback to allow the development.

Summary to be sent to Tyler Group for submission next month.

Zoning Variance:

Coy Stewart to present.

Looking for a variance on his current owned property purchased in 2016.

He has developed and updated current property, spoken with Trey Foster and was referred to PC to discuss.

Property was purchased from the same family understanding then the property would be "grandfathered in" and storage units were built on it 1.5 yrs ago.

Trey sited 3.1.2

Currently Zoned as Town Center, Mr. Stewarts property would have to be re-zoned.

PC cannot make a variance for zoning,

Master street plan- Working session with Trey Foster is needed, no recommendation to be made at this time- most likely Oct. or Nov..

Meeting adjourned at 8:02pm

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_

Date: 11-7-24