

Planning and Zoning Commission
Public Hearing & Special Meeting
February 07, 2022
(Revised by Karen Dill)

Members Attendance:

Mike Jones
Ryan Biles
Karen Dill
Bill Coley

Others in Attendance:

Jeremy Gosdin
Trae Reed
Jim VonTungeln
Kelly Rather

Public Hearing called to order at 6:10pm by Karen Dill. The hearing was to hear public comments on the Conditional Use Permit for Rather Rentals. No public comments. The hearing was closed at 6:11pm.

Special Meeting was called to order at 6:12pm by Karen Dill. The agenda was a Conditional Use Permit for Rather Rentals to add 3 more duplexes to a one acre lot that has 2 existing duplexes currently. In the January P & Z meeting, the commission discussed that the duplexes could be considered as one multi-family unit. This requires a public hearing to approve. Karen Dill read Jeremy Gosdin's outline of the conditions set forth to approve the application.

1. Because the individual buildings would be considered one multi-family unit, the buildings would have to be constructed using the International Building Code instead of the Residential Building Code.
2. Plumbing requirements set forth by the city engineer and public works dept to connect to city and water sewage must be met.
3. 63% of the site will be covered by impervious surface and roof coverage from the addition of the buildings. A site drainage plan must be submitted to ensure property drainage of the site. Drainage plan must be stamped by a licensed engineer.

Karen asked for a motion to approve the Rather Rentals as a multi-family unit with the conditions stated. Ryan Biles made the motion, Mike Jones 2nd. Kelly Rather asked to speak. His questions was had anyone done research on what other city's UDC says about medium density areas? He stated that he had done considerable research and most cities have a "door limit" in R-2, medium density. Beebe has a limit of 9 structures per acre. Most have a 12-16 door limit per acre. Rather researched about 30 towns. Rather stated that the commission has not given him a path forward and asked that the commission review this subject in the UDC. Karen stated that there does need to be a review of the UDC pertaining to this subject but disagreed with him regarding the commission not giving him a path forward. The path forward would consist of the units being considered as one multi-family unit and follow the IBC and the requirements mentioned above. We must go by the regulations that are in place. Ryan Biles agreed that we need to look at possible changes to the UDC. The commission and city need to have time to research. Kelly Rather asked about a timeline. Reyan responded that the next P&Z

meeting is in 2 weeks. If the commission came up with a possible change, the city council would vote on the change at their next meeting. It could possibly be adopted in March. Rather again disagreed with the building being built under the IBC because duplexes are built under the IRC. Karen explained that because the units are being considered as one multi-family unit, they have to adhere to the IBC. Rather also stated that he would not agree to engineered drawings and drainage study. Rather stated that he did not want to move forward with the Conditional Use Permit because of these reasons. Ryan Biles withdrew the motion. Karen stated that we would research this subject and how other cities handle medium density. Ryan believes that Lonoke is the type of city that wants to encourage infill and medium density and that we need to look into this. Jeremy Gosdin will do research and have it to the P&Z by the next meeting.

Meeting adjourned at 6:45pm