

**CITY OF HOT SPRINGS NATIONAL PARK  
PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 08, 2009  
MINUTES**

**PRESENT:** Gary Threadgill, Commission Chair, Commissioner Larry Raney, Commissioner Wanda Thorp, Commissioner John Mory, Commissioner David Campbell

**ALSO PRESENT:** City of Hot Springs Planning and Development Director, Kathleen Sellman, AICP, Rick Stauder, Planning Coordinator, Jeffery Griffin, Planning Coordinator

**NOT PRESENT:** Commissioner Lauri Ames, Commissioner John Clopton

**INVOCATION:** Conducted by Commissioner Wanda Thorp

**PLEDGE of ALLEGIANCE:** Led by Commissioner David Campbell

**CALL to ORDER:** Commission Chair, Gary Threadgill, called the Thursday, January 08, 2009 regular meeting of the City of Hot Springs Planning Commission to order at 6:00 p.m.

**MINUTES:**

Motion by Commissioner Campbell, second from Commissioner Raney, **ADOPTED**, to accept the transcript of the December 11, 2008 regular meeting of the Planning Commission as submitted.

5 **AYES** (Mory, Thorp, Raney, Campbell, Threadgill)

2 **ABSENT** (Ames, Clopton)

**AGENDA:**

Motion by Commissioner Raney, second from Commissioner Thorp, **ADOPTED**, to accept the agenda for the regular meeting of Thursday, January 08, 2009 as presented.

5 **AYES** (Mory, Thorp, Raney, Campbell, Threadgill)

2 **ABSENT** (Ames, Clopton)

**NEW BUSINESS:**

1. Lot Split (FS-08-0242) – Mid-America Park Industrial – Re-Platting request to divide Lot 200 into two separate lots on Mid America Boulevard – 1412 Airport Road, Current Zone: MI. District: 4

Motion by Commissioner Raney, second from Commissioner Campbell, **ADOPTED**, to grant approval of re-subdivision of vacant Lot 200 to create two lots, Lots 200 A and 200 B, of the Mid-America Park Industrial that complies with City of Hot Springs Subdivision Ordinance and the existing Bill of Assurances.

5 **AYES** (Mory, Thorp, Raney, Campbell, Threadgill)

2 **ABSENT** (Ames, Clopton)

Public Hearing Lot Split (FS-08-0242): Opened 6:12 p.m.

- i. Scott Allen, 1003 Crystal Hill, Hot Springs, AR 71913, stated the application is to split Lot 200, a 9.970 acre parcel within Mid-America Park Industrial Subdivision and create 2 Lots, Lot 200 A consisting of 5.001 acres, and Lot 200 B consisting of 4.968 acres, located on Mid-America Boulevard.

Public Hearing Lot Split (FS-08-0242): Closed 6:16 p.m.

2. Re-Zoning (RZ-08-0240) – Lakeside School District #9 – Amendment to the text of the Malvern Avenue Overlay District to allow public school districts to utilize electronic signs. – 2837 Malvern Avenue. Current Zones, R-2, Malvern Overlay District. District: 6

Motion by Commissioner Raney, second from Commissioner Campbell, **ADOPTED**, to table the request for a code text amendment to the Malvern Avenue Overlay District for an indefinite period.

**5 AYES** (Mory, Thorp, Raney, Campbell, Threadgill)

**2 ABSENT** (Ames, Clopton)

Public Hearing Re-Zoning (RZ-08-0240): Opened 6:20 p.m.

- i. Thomas Starnes, 169 Canary Court, Hot Springs, AR 71913, stated Lakeside has a diverse attendance, the proposed electronic sign will enhance image of Lakeside School District, provide improved visibility of communications with the displaying of text and graphics in messages, contains photo sensor and dims. Nearest residences are 700' to the west and 1161' to the east, a traffic signal is at location; believes electronic sign would enhance image of Malvern Area Overlay District.
- ii. Bruce Orr, 2837 Malvern Avenue, Principal, Lakeside High School District, stated Lakeside School District is non-profit, the sign will not have any sponsors, electronic sign could be programmed to power down, would enhance communications and provide a professional appearance.
- iii. Shawn Cook, 2837 Malvern Avenue, Superintendent, Lakeside School District stated the electronic sign would not be visible in residential area; Lakeside School District is an attraction for residency.

Public Hearing Re-Zoning (RZ-08-0240) Closed 6: p.m.

#### ITEMS FOR DISCUSSION AND ANNOUNCEMENTS:

1. Planning Directors Report -  
Planning and Development Director Kathy Sellman reported:

- a. The City of Hot Springs Board of Directors upheld the recommendation of the Planning Commission and denied the appeal of Barker Estates;
  - b. The City of Hot Springs Board of Directors approved appeal for amendment to approved Preliminary Subdivision Plat to develop seven commercial lots on 11.89 acres behind the 4000 block of Central Avenue for Central Crossing Phase II; with condition that Lots 7 & 8 shall have no curb cuts on Files Road;
  - c. The City Board of Directors approved the Re-Zone from C-4 to CTR for 236 Whittington Avenue;
  - d. March 2009 schedule – reschedule Planning Commission meeting for Monday, March 09, 2009, Tuesday, 9th Annual Advisory Committee Appreciation Dinner on March 10, 2009, AR Chapter APA Conference begins on Thursday, March 12, 2009;
2. Comments from Commission –
- a. Commissioner Raney referenced discussion from the January 06, 2009 regular meeting of the City of Hot Springs Board of Directors that the Planning Commission motion had no second in support of the motion offered regarding the Preliminary Subdivision Plat Review to develop a five (5) lot single family residential subdivision; and there were no findings cited for the recommendation to deny the amendment to the previously approved Preliminary Plat for Central Crossing Commercial Subdivision Phase II, a Multiple Building Site Plan for commercial development;
  - b. Director Sellman stated that the Planned Development Zone District has been well underway by the Planning Commission. A Round Table for Planned Development was held on December 18, 2008, and was received well. Input at the Round Table was received from Developers, Engineers, Planning Commission members, and other agents for applications. The notes from the December 18, 2008 Round Table will be distributed to those in attendance. The present timeline for Planned Development Zone District review will occur over the next three weeks. The Planning Commission will meet on: 1.) Thursday, January 15, 2009 at 5:00 p.m. to assess changes to Section 16-2-47, Planned Development; 2.) Thursday, January 22, 2009 at noon for follow-up Round Table; 3.) Thursday, January 29, 2009 at 5:00 p.m. for final draft.
  - c. Director Sellman stated that review of Malvern Avenue Overlay District would commence the first of February, after completion of the Planned Development review.

**ADJOURNMENT:**

Planning Commission Chair Gary Threadgill cited the achievement of the agenda and adjourned the January 08, 2009 regular meeting of the Planning Commission at 7:35 p.m.