

**Minutes for May
Planning Commission Meeting
05/03/2021**

1. Call Meeting to Order at 6 p.m.

The May 3rd, 2021 Planning Commission meeting for the City of Little Flock was called to order at 6:10 p.m. by, Chairperson Terry Talbott.

2. Roll Call

Present were:

Chairperson Terry Talbott

Commissioner Luke Moffitt

Commissioner Diane Stafford

Commissioner Troy Davis

Commissioner Ray Webb

Absent were:

Vice Chairperson Jim Murphy

Commissioner Keith Ramsey

(Additional attendees are listed on the sign-in sheet)

(Zoom meeting was open to the public via FaceBook Live)

3. Action on Minutes

Commissioner Luke Moffitt motioned to approve the April 5th, 2021 Planning Commission minutes as presented.

Commissioner Ray Webb seconded the motion.

Motion passed unanimously.

4. Unfinished Business - None

5. New Business

- 5440 N. Ar. 94 HWY & Wildflower Lane; Parcel # 23-00002-000 & 23-00003-000; Rezone from Ag to R1; 26.27 acres; Sayre Revocable Trust.
Developer, Bart Bauer, stood to speak about the rezone request for parcel numbers 23-00002-000 and 23-00003-000 from Agricultural to Residential 1. The proposed use will be a residential subdivision.
Chairperson Terry Talbott opened the meeting for public comments.
Surrounding property owners stood to voice their concerns.
Chairperson Terry Talbott closed the meeting for public comments.
Commissioner Diane Stafford motioned to approve the rezone from Agricultural to Residential 1 for 5440 N. Ar. 94 HWY & Wildflower Lane.
Commissioner Luke Moffitt seconded the motion.

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Votes:

Chairperson Terry Talbott -Yes
Commissioner Luke Moffitt -Yes
Commissioner Diane Stafford -Yes
Commissioner Troy Davis -Yes
Commissioner Ray Webb -Yes

Motion passed unanimously.

- 4933 Rocky Ridge Tr.; Parcel # 23-00089-000; Lot Split
Representative, Tim West, stood to speak on behalf of Esterer Investments. The property owner requested a lot-split for parcel number 23-00089-000. It is to be subdivided into one 5.04acre parcel and one 13.65acre parcel.
No public comments were made.
Commissioner Troy Davis motioned to approve the Lot Split for 4933 Rocky Ridge Tr. with technical corrections made.
Commissioner Luke Moffitt seconded the motion.

Votes:

Chairperson Terry Talbott-Yes
Commissioner Luke Moffitt-Yes
Commissioner Diane Stafford-Yes
Commissioner Troy Davis-Yes
Commissioner Ray Webb-Yes

Motion passed unanimously.

- 2221 Rocky Ridge Tr.; Parcel # 23-00059-000 & 23-00060-000; Property Line Adjustment
Representative, Tim West, stood to speak on behalf of Esterer Investments. The property owner requested a property line adjustment for parcel numbers 23-00059-000 & 23-00060-000.
No public comments were made.
Commissioner Luke Moffitt motioned to approve the property line adjustment for 2221 Rocky Ridge Trail with technical corrections.
Commissioner Troy Davis seconded the motion.

Votes:

Chairperson Terry Talbott-Yes
Commissioner Luke Moffitt-Yes
Commissioner Diane Stafford-Yes
Commissioner Troy Davis-Yes
Commissioner Ray Webb-Yes

Motion passed unanimously.

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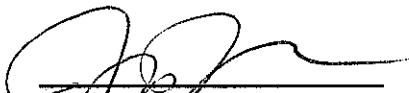
- 3801 Copper Ridge Rd.; Parcel # 23-00588-001; Lot Split
Representatives from Blue and Associates were present via Zoom to discuss the Lot Split for Wayne Hamilton. The property will be split into two parcels: a 2.25acre lot and a 1.50acre lot.
Public comments included concerns over the narrowed road, curb & gutter issues, and the increase in traffic.
Commissioner Troy Davis motioned to approve the lot split located at 3801 Copper Ridge Rd.
Commissioner Ray Webb seconded the motion.
Votes:
Chairperson Terry Talbott-Yes
Commissioner Luke Moffitt-Yes
Commissioner Diane Stafford-Yes
Commissioner Troy Davis-Yes
Commissioner Ray Webb-Yes
Motion passed unanimously.

6. Adjourn

Commissioner Luke Moffitt motioned to adjourn.
Commissioner Diane Stafford seconded the motion.
Motion passed unanimously.

7. Meeting Discussion to Follow

Respectfully Submitted By:



**Jessica Ferguson
Planning Commission
Secretary**

Approved By:



**Luke Moffitt
Planning Commission
Commissioner**