

**Searcy Board of Zoning Adjustment
Meeting Minutes
March 4, 2026**

This meeting of the Board of Zoning Adjustment was held in the City Hall Chambers at 12:00 Noon, immediately preceding the regularly scheduled meeting of the Planning Commission.

Commission Members Present:

Steve Jordan, Chairman
Larry DeGroat, Vice Chairman/Secretary
Mike Cleveland
Charles Green
Jamie Mobley
Bill Patton
Todd Sparks
Lisa Wray

City of Searcy Staff Present:

Richard Stafford, City Planner
Gabrielle Ingle, Recording Secretary
Mark Lane, City Engineer
Phil Watkins, Plan Review/Building Inspector

Commission Members Not Present:

Matt Boyd

Chairman Jordan called the meeting to order and noted that a quorum was present.

Variance – C4 Lot Size & Width Requirements – Lots 1A & 1B of Charlestowne Village Addition – Davidson Engineering

The first item on the agenda was a request for a variance for the lot size and width requirements at Lots 1A and 1B of Charlestowne Village Addition, which are located in a C4 zone. Bear Davidson was present to represent this agenda item, which corresponded to a Planning Commission request for approval of a final plat at the referenced location. Mr. Davidson explained that the request involved splitting the existing Lot 1 into Lots 1A and 1B because the property owners intend to sell the existing Lot 1, and adjacent property, as four separate parcels. Mr. Davidson described the proposed lot sizes as normal for a strip mall shopping center, but the planned Lot 1B is a long and narrow parcel that does not meet the required size and width requirements of the C4 zone. Mr. Davidson explained that there is already a parking agreement in place, and the notes address shared utilities and shared fire sprinkler system maintenance.

Commissioner DeGroat asked if the process of dividing a parking lot for separate ownership, rather than designating a parking lot as common area among property owners, was normal; City Planner Richard Stafford explained that there are multiple examples throughout the city of such division of ownership, but that both methods are common. Mr. Stafford explained that this proposed parking lot was unique because it was narrow. Commissioner DeGroat asked if other sections of the parking lot in the referenced strip mall shopping center have separate ownership; Mr. Davidson confirmed that Lot 2 and Lot 3 are similarly divided and owned, and that there is an access easement. Chairman Jordan and Commissioner DeGroat asked if other units in the strip mall shopping center have been sold separately from the building in the same way; Mr. Davidson confirmed.

At Chairman Jordan's request, Mr. Stafford detailed the criteria outlined in Article 10-5 of the Zoning Code that enables the Board of Zoning Adjustment to approve applications for proposed variances. Mr. Stafford explained that the primary concerns of the review staff were related to the shared ownership of the fire sprinkler system, which was addressed by the applicant. City Engineer Mark Lane expressed concerns about setting precedent that may encourage individuals that did not intend to comply with the Zoning Code to construct similarly-shaped buildings and then apply for variances based upon the building's shape. Chairman Jordan expressed concerns that the variance request contradicted the criteria outlined in the Zoning Code because it was solely based upon a desire to increase the value and income potential of the property.

No members of the public were present to speak to this agenda item.

Commissioner Green made a motion to approve the variance. Commissioner Patton seconded the motion. Commissioners DeGroat, Cleveland, Green, Mobley, Patton, Sparks, and Wray voted in favor of the motion. Chairman Jordan voted against the motion. The motion passed with seven votes in favor, one opposed, and one absent.

Adjournment

Larry DeGroat, Secretary

**Searcy Planning Commission
Meeting Minutes
March 4, 2026**

This regularly scheduled meeting of the Planning Commission was held in the City Hall Chambers immediately following the Board of Zoning Adjustment meeting at 12:00 Noon.

Commission Members Present:

Steve Jordan, Chairman
Larry DeGroat, Vice Chairman/Secretary
Mike Cleveland
Charles Green
Jamie Mobley
Bill Patton
Todd Sparks
Lisa Wray

City of Searcy Staff Present:

Richard Stafford, City Planner
Gabrielle Ingle, Recording Secretary
Mark Lane, City Engineer
Phil Watkins, Plan Review/Building Inspector

Commission Members Not Present:

Matt Boyd

Chairman Jordan called the meeting to order and noted that a quorum was present.

Approval of Minutes

The first item on the agenda was the approval of the February Planning Commission minutes.

Commissioner Patton made a motion to approve the minutes as presented. Commissioner DeGroat seconded the motion. The motion passed unanimously.

Final Plat – Lots 1A & 1B of Charlestowne Village Addition – Davidson Engineering

The next item on the agenda was a request for approval of a final plat for Lots 1A and 1B of Charlestowne Village Addition. Bear Davidson was present to represent this agenda item, which corresponded to the preceding Board of Zoning Adjustment agenda item. City Planner Richard Stafford explained that the approval of this plat was before the Planning Commission, and not incidental, because of the corresponding variance. **Commissioner DeGroat made a motion to approve the final plat as presented. Commissioner Green seconded the motion. The motion passed unanimously.**

Rezone – UT to I2 – Forward Searcy Site No. 2 – Davidson Engineering

The next item on the agenda was a request for a rezone of Forward Searcy Site No. 2 from UT to I2. Bear Davidson was present to represent this agenda item, which he described as a parcel of approximately thirty acres of city-owned property adjacent to the airport. Mr. Davidson explained that Forward Searcy plans to market the site for future industrial development, and that they applied for grant funding to support road improvements and utility access.

Chairman Jordan requested confirmation that the applicant complied with the public notice requirements; Mr. Stafford confirmed. Chairman Jordan asked if the Airport Commission supported the proposed rezone; Darrell Welch of Forward Searcy answered that Forward Searcy approached the

Airport Commission and received their full support prior to moving forward with their plans to market the site.

Chairman Jordan opened the public hearing.

Chairman Jordan closed the public hearing.

Commissioner Green made a motion to approve the rezone as presented. Commissioner Patton seconded the motion. The motion passed unanimously.

Adjournment

Larry DeGroat, Secretary