



# City of Jonesboro

900 West Monroe,  
Jonesboro, AR 72401  
<http://www.jonesboro.org/>

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, March 11, 2008

5:30 PM

900 West Monroe

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### 1. Call to order

**Present** 8 - Ken Beadles; George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Brian Dover  
**Absent** 1 - Marvin Day

### 2. Roll Call

**Present** 9 - Ken Beadles; George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Brian Dover

### 3. Approval of minutes

**MIN-08:030** Minutes for the Metropolitan Area Planning Commission meeting on February 12, 2008.

**Sponsors:** Planning

**Attachments:** [MAPC Minutes 02-12-2008](#)

Passed

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

### 6. Conditional Use

**CU-08-15** Applicant requests conditional use for placement of a 80 x 28 manufactured housing at 4121 Keller's Chapel Road.

**Sponsors:** Planning

**Attachments:** [Staff Summary Conditional Use 08-03 Mobile Home CU-08-03 - Mobile Home on Keller's Chapel](#)

Mrs. Terry McGinnis came forward as proponent for this item.

City planner stated that within an R-1 district that a mobile home has to be approved by the commission. This case was brought to the commission in 2004 but nothing was done with the approval. In 2006 another case was brought by another person of the same family came forward and requested a mobile home be placed here. Mrs. McGinnis is requesting that this piece of

land be subdivided and another unit be placed on the rear portion of the lot. Staff has made a number of recommendations which were listed in the staff report and would suggest the stipulation that the replat would have to come through this office and be recorded if this item is approved before placement of the mobile home.

A motion was made by Joe Tomlinson that the item be approved with the stipulation that was read by city planner, seconded by Jerry Halsey Jr., that this Conditional Use be Approved. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr. and Brian Dover

**Absent:** 1 - Marvin Day

**CU-08-13** CU-08-01 King's Ranch

Applicant requests conditional use for a Christian Children's home located at 2816 Day Drive (Tract A on drawing only) for abused and neglected children (peaceful). This multi-acred, wooded tract is isolated and will be near founder's home. Existing structure will be used and is consistent with existing homes in area.

**Sponsors:** Planning

**Attachments:** [CU-08-01 - Application and Letter King's Ranch](#)  
[CU-08-01 - PLAT OF SURVEY PDF](#)  
[ModelevskyLettertoMAPC](#)  
[CU 08 01 tkw Staff Summary Conditional Use Kings Ranch - Cooper](#)

A motion to untable this item was made by Krennerich, seconded by Halsey. Mr. Tomlinson abstained. All others present voted aye.

Georgia Spence came forward to speak. Ms. Spence stated that they are opposed to the home going in beside them.

Mr. Krennerich stated that this was a difficult decision for the commission. Mr. Krennerich stated that he believes this is not the area to place this home.

A motion was made by Vice Chair George Krennerich, seconded by Jerry Halsey Jr., that this Conditional Use be Denied. The motion CARRIED by the following vote:

**Aye:** 5 - George Krennerich;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson and Jerry Halsey Jr.

**Nay:** 1 - Ken Collins

**Absent:** 1 - Marvin Day

**Abstain:** 1 - Brian Dover

## **6. Annexations**

**AZ-08-01** Applicant requests annexation of property located at 5200 and 5202 Woodsprings Road.

**Sponsors:** Planning

Attachments: [Staff Summary AZ08 01 Saulsbury Pierce Annexation](#)  
[AZ-08-01 - Application](#)  
[AZ-08-01 - Fire Dept Letter](#)  
[AZ-08-01 - Plat](#)

Adam Salisbury came forward as the proponent for this item.

City planner stated that staff has forwarded the request to the fire department and the only comment from the fire department was that it would comply in terms of the minimum locality. It is closely approaching that 5 mile limitation. Staff made comments on the unimproved portion of Flemon Road. It appears to have the minimum requirement of 60 ft. of right-of-way but there is concern for that particular right-of-way. Flemon Road had some drainage issues to the east and staff is unaware of any particular impacts on this particular lot.

Mr. Krennerich asked if a drainage study had been done. City engineer stated that there are some issues and there is a plan developed to alleviate those problems. Mr. Light stated that he could not answer any questions about this particular lot at this time.

City planner stated that there is a lake on the property as well.

Mr. Salisbury stated that there is a small pond at the corner of the intersection. Currently they have no problems with flooding on their property. The natural drainage of water is north of the property.

A motion was made by Lonnie Roberts Jr., seconded by Margaret Norris, that this Annexation be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr. and Brian Dover

**Absent:** 1 - Marvin Day

## 7. Rezoning

### **RZ-08-51**

Applicant requests rezoning of approximately 1.62 acres on Matthews between Haltom and Patrick Streets from R-2 Residential to C-2 LUO.

Sponsors: Planning

Attachments: [Mathews Ave - Haltom Street -REZONE PACK](#)  
[Staff Summary RZ08-01Gibson](#)

Terry Bare came forward as proponent for this item. They are asking for a C-2 with limited use overlay.

City planner stated that staff would support a C-2 limited use as applied for by the applicant.

Mr. Bare stated that the owners are willing to submit site plans for review when that time comes.

A motion was made by Ken Collins with recommendations that are listed by staff and that a site plan be brought before the commission, seconded by Jerry

Halsey Jr., that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr. and Brian Dover

**Absent:** 1 - Marvin Day

**RZ-08-52** Applicant requests rezoning of approximately 18.87 acres at 2301 Browns Lane from R-1 Residential to C-3 LUO.

**Sponsors:** Planning

**Attachments:** [Browns Lane - Windover REZONE PACK](#)  
[Staff Summary RZ08 02-Hill on Brownslane](#)

Terry Bare came forward as proponent for this item.

A motion was made by Lonnie Roberts Jr. with the staff conditions as well as adding no billboards and site plan review to come before the commission, seconded by Ken Collins, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 6 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson and Brian Dover

**Absent:** 1 - Marvin Day

**Abstain:** 1 - Jerry Halsey Jr.

## **8. Staff Comments**

**SP-08-03** SP-07-292 Kelly Copeland Apartments on Richardson

Applicant was required to bring the site plan of the apartments before the MAPC after his conditional use was approved on June 12, 2007.

**Sponsors:** Planning

**Attachments:** [Copeland Apt Site Plan Drwgs](#)  
[Memo Copeland Apt Site Plan Review Memo](#)  
[Comment Letter eng copeland](#)

Kelly Copeland came forward as proponent for this item. This item was approved in July.

City planner stated that some stipulations were placed on the site plan. The applicant provided sidewalks on site and also provided areas for the bus loading and unloading of children. Another stipulation was that the existing tree line be left and additional trees be planted along the western boundary. The only change that staff saw was the phasing of the property. Staff has no issues with that whatsoever. The engineering department has been working with the applicant's engineer and I believe they have ironed out all of the site issues in terms of drainage.

City engineer stated that the site plan has been reviewed and they have signed them.

A motion was made by Jerry Halsey Jr., seconded by Joe Tomlinson, that this Site Plan be Read. The motion CARRIED by the following vote:

**Aye:** 6 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson and Jerry Halsey Jr.

**Absent:** 1 - Marvin Day

**Abstain:** 1 - Brian Dover

**SP-08-04**

Applicant requests that the commissioners review a site plan for apartment buildings near Home Depot and Sonic Drive-in on Parker Road.

**Sponsors:** Planning

**Attachments:** [Robert Wood Cover Memo](#)  
[Bob Wood Aerial](#)  
[Bob Wood Letter & Sample Project](#)  
[Bob wood plat](#)  
[Bob Wood Zoning Map](#)

City planner stated that this is not a site plan review, but just a direction request.

The site is located at the terminus of Gladiolus Drive. The land is currently zoned C-3.

Mr. Krennerich asked about a lake on the property. Mr. Wood stated that the lake is no longer there.

Mr. Wood stated that it would not include the entire property but only about 12 acres of it. Mr. Wood stated that it is an upscale development and depending on how the percentages work out he would like to place carports on the parking. He is also requesting building mini-storage buildings since apartment dwellers are one of the biggest users of mini-storage buildings. As far as the landscaping, he would tend to lean more toward bushes and flowers instead of grass. There may be a couple of ponds included if it permits. That might be a way of handling the storm water drainage.

Conceptual drawings were given to planning. Mr. Tomlinson pointed out that there is a 1ft. property line shown on the plat plan that it appears that Mr. Wood does not own. Mr. Krennerich stated that it is a fine area to place apartments but there is no site plan to look at and to comment about.

Mr. Tomlinson stated that this area is completely inundated with traffic at the present time at Parker and Harrisburg Roads and believes that the infrastructure won't support another 160 units. That end of town is saturated.

City planner stated that a planned development would probably be better since Mr. Wood is wanting mixed uses. Mr. Wood stated that he learned more reading the paper than to coming to the work session meetings.

A motion was made by Vice Chair George Krennerich that the commission needs to see a rezoning request and a site development plan before proceeding, seconded by Jerry Halsey Jr., that this Site Plan be Read. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Brian Dover

**Absent:** 1 - Marvin Day

**9. Adjournment**