



*City of Jonesboro Planning Commission*  
**Staff Report – CU 14-07– 2504 Old Greensboro Rd.**  
**Municipal Center- Council Chambers – 300 S. Church St.**  
*For Consideration by the Planning Commission on May 27, 2014*

**REQUEST:** Applicant proposes to construct a new church building within an R-1 Single Family Residential District, as allowed under the Conditional Use review process before the MAPC.

**APPLICANT:** Jehovah’s Witnesses, 5618 Summer Place, Jonesboro, AR

**OWNER:** Dale Cobble, 95 Midway Rd., Hoxie, AR

**LOCATION:** 2504 Old Greensboro Rd., Jonesboro, AR

**SITE DESCRIPTION:**

Tract Size:	Plat not filed.
Frontage:	Unknown frontage along Old Greensboro Rd./Hwy. 351
Topography:	Flat
Existing Developmt.:	Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

**HISTORY:** None

**Zoning Code Analysis:**

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location:

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.

(Zoning Ord., § 14.24.02)



**Zoning/Vicinity Map**

**Findings:**

Applicant proposes to construct a new church building within an “R-1” Single Family Residential District, as allowed under the Conditional Use review process before the MAPC.

No formal site plan has been submitted to the Planning Department concerning the request. Questions on congregation size, ancillary uses such as daycare, parsonage (housing/dwelling space), educational/class room uses need to be addressed by the applicant. Any approval of the conditional use shall be subject to final site plan approval which should include a plat submittal for review and approval. Such plat must comply with the Master Street Plan recommendations for right of way preservation.

Other church uses have been approved within the R-1 Single Family District such as the following which are within 1-mile of the proposed site:

- FAMILY FELLOWSHIP BAPTIST CHURCH
- GREENSBORO CHURCH OF CHRIST
- HARMONY MISSIONARY BAPTIST CHURCH
- PLEASANT GROVE UNITED METHODIST CHURCH

**Conclusion:**

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That upon issuance of the Conditional Use Approval, the owners shall submit a final site plan subject to MAPC approval.
2. All future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
3. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
4. Final Occupancy shall be achieved within a one year time limit.

**Sample Motion:**

*I move to place Conditional Use Case CU 14:07 on the table for consideration, as presented for a worship facility/church to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and appropriate design standards have been applied. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.*

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking north toward subject property from southwest corner of subject property.



View looking northeast toward subject property from southwest corner of subject property.





View looking east toward subject property from southwest corner of subject property.



View looking southeast from southwest corner of subject property.



View looking south from southwest corner of subject property..



View looking southwest from southwest corner of subject property.





View looking west from southwest corner of subject property.



View looking northwest from southwest corner of subject property.