



# City of Jonesboro

## Meeting Minutes

### Metropolitan Area Planning Commission

900 West Monroe,  
Jonesboro, AR 72401  
<http://www.jonesboro.org>  
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Tuesday, June 12, 2007

5:30 PM

Huntington Building

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1. Call to order
2. Roll Call
3. Approval of minutes

Minutes for May 8, 2007, meeting.

**Approved**

RZ-07-25 Text Amendment: On and Off Premise Sign Codes

City Planner Otis Spriggs gave a brief overview of the final changes to the Sign Code draft after meeting with the sign companies. Six items were discussed. Item number one is a minor word change. The second request is Section 14.32.11.7.9: In the previous draft the square footage for a sign in a residential district as part of a home occupation was (4) and is now (2). The sign companies questioned making this change. Mr. Spriggs commented that the standard in the current adopted Zoning Code is 2 square feet for home occupation signs. Mr. Day asked for clarification on the draft change. Mr. Spriggs stated that staff feels that this is good standard which allows individuals a small placard type sign for advertising. This will preserve the residential character.

The third item is in both commercial zones under "Secondary Advertising Display Signs". The sign companies are asking that we exempt drive-thru signs that are not meant to be read from the roadway from regulations in #2. Staff had no problem with this suggested change. This allows a maximum of two (2) secondary advertising display signs are permitted on each property per street frontage provide they are 24 square feet or smaller in sign area and they are spaced no closer than 150' from another secondary advertising display sign. The note was added: Drive-thru signs that are not meant to be read from the roadway shall be exempt from these requirements.

Mr. Spriggs stated that the next item was on high rise signs – the sign companies are asking that a 75' maximum height be the standard. Mr. Spriggs stated that he listened to the audio tape and the MAPC agreed to 15 ft. above the billboard standard which is 50 f.t. which yielded 65 f.t.

Mr. Day asked what about the last item: Legal Nonconforming Status. Staff feels that this standard is controlled by law. Perhaps we can change the standard to 2 years of non use of a sign. This would require individuals to comply with the adopted code at the time of construction. Mr. Day asked for example the Grecian Steak House sign on Caraway- If someone constructed a business there can they utilize that sign. Mr. Spriggs stated that if it exceeds 2 years vacancy then the code requirement would apply.

The next time was the ground signage in the C-4, C-5, CR-1 districts. These are districts such as the Windover area. Mr. Spriggs stated that the MAPC discussed this area and wanted to maintain the current character of this area and limited the signage to a maximum of 6 to 8 ft.

The sign companies are requesting that the signage be allowed per street frontage. This would yield signage up to 25 ft. Staff does not support such height in areas such as this.

The draft document limit states 6 ft. Mr. Spriggs stated that these areas are meant to be residential scale. Mr. Bill Gatlin asked what areas does this district cover does it cover south Caraway. Mr. Spriggs added that this would only cover areas such as Latourette development which is residential scale commercial. This does not include C-3 areas.

Mr. Gatlin stated that they were concerned about multiple tenants. Mr. Spriggs stated that because this district is so restricted the probability for multiple tenants requiring tall pole signs is slim. Mr. stated that the areas out front where cars would block the sign is a problem. Mr. Spriggs stated that when you drive the Windover C-4 area the properties have ground signage that does not exceed 10

ft. in height, and the area is well preserved and the signage reads well. These are newly developed areas and the probability of blocking the sign is very slim.

The last item deals with signage in the C-1, C-2, C-3, I-1, I-2, PD-B, PD-I or Pd-M districts.

and industrial districts regarding sign height. A table was presented that uses a formula per street frontage. Bill Gatlin stated the difficulty with the signs being blocks. We attempted to size the sign down and making it a little taller. We have reduced from 400 to 300 square feet. Mr. Day asked on the C-4 and CR-1 will going to 8 ft. or 10 ft. for a free standing in those districts. Bill Gatlin stated that we can live with 10 ft.

Mr. Spriggs added that the final recommended change for billboard signage. The recommended spacing of 1500 ft. from any direction between billboards. Mr. Day suggested that we stay with the staff recommendations with the exception of leaving Hwy. 63 with the present spacing requirements. Mr. Spriggs asked will that cover the access roads; he replied yes. Mr. Day asked does that meet staff's recommendations. Mr. Spriggs stated that he did not object due to high speed travel on 63.

Motion was made by Mr. Day that the Off-premise sign code be adopted with the noted changes that the signage spacing along I-63 remains as-is, with the amendment that the spacing be 1,500 ft. between structures as stated in the draft. That the list of changes presented by the sign professions with the exception of item number 2; that we accept the C-1, C-2, C-3, I-1, I-2, PD-B, PD-I or Pd-M district changes and that the changes for the C-4, C-5, CR-1 that we stick with the original draft except raise it to 10 ft. maximum height. Item 4 is accepted, Item 5 High Rise Sign height of 75 ft. is accepted, item #6 change to the 2 year limitation on Non-Conformancy. Mr. Day thanked staff and the sign professionals for doing such extensive work and good job on this, as well as the MAPC.

Motion was 2nd by Mr. Halsey.

A motion was made by Secretary Marvin Day, seconded by Jerry Halsey Jr., that this Rezoning be Recommended to the City Council. The motion CARRIED by the following vote:

FP-07-04 - The Grove

Applicant requests final approval of The Grove at Caraway Road and Johnson Ave.

John Easley came forward as proponent for this item. He stated that he has talked with engineering and fire and has made changes that were requested. He is still working with engineering on drainage.

City planner stated that the plan is consistent with the requirements for buffering, setbacks, etc. and staff has forwarded comments to engineering and fire.

City engineer stated that they are still working with Mr. Easley on drainage and traffic aspects and asked that the hydrology be handled administratively after this meeting.

Fire marshall stated that all items meet or exceed what they had asked.

Mr. Collins made a motion to approve this item with the stipulation that the drainage plans be approved administratively.

A motion was made by Ken Collins, seconded by Secretary Marvin Day, that this Subdivisions be Approved. The motion CARRIED by the following vote:

**4. Conditional Use**

Staff Report CU-07-05 - Kelly Copeland Apartment Complex.  
Conditional use requested on Richardson Rd., south of Rook and east of Oaklawn.

Don Parker came forward as proponent for this item. The request is for a conditional use to build a 76 unit apartment complex. The density has been reduced from 85-90 units to 76 for the entire complex. Mr. Copeland has agreed to develop this project in phases with the first phase having 37 units, the second to have 22 units, third to have 17 units. There is also a recreation area that would be developed in phase 2. Carlos Wood has been working on the drainage issues with city engineer and we would stipulate that those comments be addressed and be met.

June Baldwin came forward as an opponent for this item. She was spokesperson for the Paddock Subdivision. Their concerns are increase in traffic, crime, and noise and a decrease in the value of our homes. There are 112 residents who were being represented by Mrs. Baldwin.

Willy Richards came forward as an opponent for this item. Mr. Richards stated that these complexes create problems. He stated that he was a retired state police officer. Mr. Richards stated that people who live in apartment homes are lawbreakers and that crime happens more often in apartment complexes.

Mr. Parker commented that not all people who live in apartment complexes are criminals. There is a significant buffer between the Paddock Subdivision and this complex.

Bob Hare also came forward as an opponent for this item. Mr. Hare stated that there is another subdivision that is coming into the area and just being built and he felt if those homes were already built that the residents would feel the same way in that subdivision. Mr. Hare addressed traffic in the area.

City planner stated that suggestions be considered if this item is passed by this commission. The side walk was suggested because it can be required in multi-family districts and would be reasonable for safety of school children, etc. The sidewalk would only be on the property owned by Mr. Copeland.

City engineer stated that a comment letter was issued to Carlos Wood asking for detailed plans for hydrology report. We have not received those plans to date. This can be handled administratively if this commission so desires.

Mr. Collins made a motion to approve based upon the following stipulations: 1. That the existing tree line remain and that additional trees be planted along the western boundary of the property. 2. That the sidewalk will remain in the plan. 3. The engineering comments taken care of and we would like to see the final plans and reports brought back to MAPC for final approval.

A motion was made by Ken Collins, seconded by Jerry Halsey Jr., that this Conditional Use be Approved. The motion CARRIED by the following vote:

Conditional Use: 07-07 - Lee & Shannon Bethune

Applicant requests a conditional use at 3216 Neil Circle for an indoor batting facility that will be open to the public.

Lee Bethune came forward as a proponent for this item. There is no training facility available to the public in this area and we feel that this would be a good fit.

City planner stated that the concern was for parking at this facility. We request that the applicant demonstrate that the parking will be taken care of.

City engineer stated that no rezoning requests are reviewed by engineering and asked to be excused from the rest of the meeting.

A motion was made by Ken Collins, seconded by Gary Harpole, that this Conditional Use be Approved. The motion CARRIED by the following vote:

**5. Rezoning**

RZ-07-24 - Jerry Craft/Robert Gibson  
Request rezoning from R-1 Residential to C-3 Commercial at 2915 Wood St.

**Tabled**

RZ-07-26: CamTri Ross Investments, Inc.  
RZ-07-27: CamTri Ross Investments, Inc.  
Request rezoning from C-3 Commercial to CR-1 LU-O Commercial and Residential Mix on Latourette Drive.

**A motion was made by Jerry Halsey Jr., seconded by Gary Harpole, that this Rezoning be Tabled. The motion CARRIED by the following vote:**

RZ-07-29: Sanda Greene

Applicant requests rezoning at the corner of Race St. & Briar Lane of 0.52 acres from R-1 Residential to C-3 LU-O General Commercial Limited Use Overlay.

**Terry Bare came forward as proponent for this item.**

City planner stated that the comments had been forwarded. The applicant is agreeable to provide buffering to the residential by either a screen or fence. The applicant also listed the limited uses that will be prohibited (convenience store, gas station, big box retail, adult entertainment, restaurant, fast food, general car wash, pawn shop, RV park, vehicle repair and sales).

Mr. Tomlinson stated that he was concerned about Briar Ln. not having an access.

Mr. Bare stated that one of the lots fronts on Briar Lane and that an access would be possible.

Mr. Tomlinson made a motion with the stipulation as to an ingress/egress being placed on Briar Lane. Mr. Day seconded the motion.

**Recommended to the City Council**

RZ-07-30: Gary Ezell

Applicant requests rezoning at 3313 and 3403 Southwest Drive for 5.22 acres from R-1

Residential to C-3 General Commercial.

**George Hamman came forward as proponent for this item.**

**City planner stated that this proposal and feel that it would be developed as commercial. A concern is the possibility of curb cuts on Highway 49 in the future. We have no objection to the rezoning. The land use study has expired but it is pending restudy.**

**Mr. Day made a motion for C-3 LUO with stipulations to limit to the following uses - Animal care, general and limited; ATM Bank Financial; Bed and Breakfast; car wash; church; university; college; communication tower; construction sales and service; daycare; funeral home; nursing home; parking lot; pawn shop; government service; hotel; library; medical office; museum; parks and recreation; post office; outdoor/indoor entertainment; fast food restaurant; general restaurant; retail service; safety services; school; service station; utility major/minor; vehicle equipment sales; vehicle repair general/limited; vocational school. Exclude any feature that refers to the mall. Site plan review is also requested for this property. Second by Mr. Halsey.**

**A motion was made by Secretary Marvin Day, seconded by Jerry Halsey Jr., that this Rezoning be Recommended to the City Council. The motion CARRIED by the following vote:**

RZ-07-31 Gary Ezell

Applicant requests rezoning at 3306 Southwest Drive for 3.87 acres from R-1 Residential to C-3 General Commercial.

**George Hamman came forward as proponent for this item.**

**City planner stated that this case is just like case RZ-07-30. We would suggest the limited use on this lot as well.**

**Mr. Collins made a motion to make it the same as the previous item which was for C-3 LUO with stipulations to limit to the following uses - Animal care, general and limited; ATM Bank Financial; Bed and Breakfast; car wash; church; university; college; communication tower; construction sales and service; daycare; funeral home; nursing home; parking lot; pawn shop; government service; hotel; library; medical office; museum; parks and recreation; post office; outdoor/indoor entertainment; fast food restaurant; general restaurant; retail service; safety services; school; service station; utility major/minor; vehicle equipment sales; vehicle repair general/limited; vocational school. Exclude any feature that refers to the mall. Site plan review is also requested for this property. Second by Mr. Day.**

**A motion was made by Ken Collins, seconded by Secretary Marvin Day, that this Rezoning be Recommended to the City Council. The motion CARRIED by the following vote:**

RZ-07-32 Lowe's Addition - Hilton Garden Inn

Applicant requests rezoning at 2800 South Caraway Road for 5.44 acres from C-2 Commercial to C-3 General Commercial.

George Hamman came forward as proponent for this item.

City planner stated that the request is supported and this area was zoned C-2 in the annexation.

A motion was made by Jerry Halsey Jr., seconded by Gary Harpole, that this Rezoning be Recommended to the City Council. The motion CARRIED by the following vote:

RZ-07-33 Hilton Garden Inn

Applicant requests rezoning on the west side of Fair Park Blvd, between Race Street and Phillips Drive for 1.75 acres from C-2 Commercial to C-3 General Commercial.

George Hamman came forward as proponent for this item.

City planner stated that staff would support this use for a hotel.

A motion was made by Jerry Halsey Jr., seconded by Ken Collins, that this Rezoning be Recommended to the City Council. The motion CARRIED by the following vote:

- 6. Preliminary Subdivisions**
- 7. Final Subdivisions**
- 8. Staff Comments**
- 9. Adjournment**