



# City of Jonesboro

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

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, September 14, 2010

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

**Present** 9 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Jerry Halsey Jr.; Ron Kelton; John White and Jim Scurlock

### 3. Approval of minutes

Approval of MAPC Minutes for August 10, 2010.

**A motion was made by Joe Tomlinson, seconded by Margaret Norris, that the minutes be Approved . The motion carried unanimously.**

**Aye:** 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; John White and Jim Scurlock

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

### 6. Conditional Use

CU10-08: Brighton Academy, Located at 520 Carson Street.

Jessica Lunde requests MAPC's approval of a general daycare use within the C-1 Downtown Core District as a Conditional Use.

**Jessica Lunde stated that she is asking for a conditional use at 520 Carson St. She is allowed up to 117 children, but will only accept a maximum of 80 children. She agrees with the staff report. She has received letters of support from the Jonesboro Sun and St. Bernards Hospital.**

**Joe Tomlinson stated that his major concern applies to the flow of traffic for drop off and pickups. He added that he can envision traffic stacking on Carson St. Truck traffic, egress and ingress is what he is concerned about.**

**Mrs. Lunde explained that there is an entrance on Carson St. Most of my staff will not be using the side drives but will enter from the front. Visitors will go**

down the drive way and go to the farther point of the parking lot and pull around. Staff will help unload and bring the children inside. Some of the employees will be parking in the rear as well. We will keep Carson St. as clear as possible. There is a one way entrance on Carson. There is a sign that designate it as the entrance; you can go around the building and exit on the opposite side.

**Staff:** Mr. Spriggs summarized the staff report and has no additional concerns other than the listed conditions. All of the items meet the zoning requirements. The number of children cared for will be determined by the State licensing agency.

**Mr. Tomlinson:** 40 or 50 cars in the afternoon concerns me. When you open up, you will have to work on the access issue, because of danger with the emergency vehicles.

**Mr. Kelton:** Seems like you have a decent plan; you have seen it work before. Do you anticipate some of the employees will be from St. Bernards and will be walking across the street. Mrs. Lunde replied that some will walk over as a convenience because of employment at the hospital.

**A motion was made by Joe Tomlinson, seconded by Margaret Norris, that this matter be Approved. The motion carried by the following vote.**

**Aye:** 6 - Margaret Norris; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton and Jim Scurlock

**Abstain:** 2 - Jerry Halsey Jr. and John White

CU-10-09: Kayla Newcom- Conditional Use

Kayla Newcom requests Conditional Use approval for the placement of a residential style pre-manufactured 5-bedroom home on a lot within the Gott Subdivision, zoned R-1 Single Family District located at 1809 Darrick Lane, Jonesboro,

**The mother of the applicant, Ms. Linda Newcom appeared before the Commission. Kayla Newcom wants to set a prefab doublewide on a piece of property next to her home at 1809 Darrick Circle.**

**Mr. Spriggs summarized the Staff Report and stated that staff had no issues with the request. No opposition has come forth.**

**Joe Tomlinson stated that the City has stringent requirements on this type of use, and you have met all the requirements of the residential pre-manufactured unit.**

**A motion was made by John White, seconded by Lonnie Roberts Jr., that this matter be Approved. The motion carried by the following vote.**

**Aye:** 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; John White and Jim Scurlock

CU-10-10: Access-2-Life- 502 & 504 Washington Ave.

Conditional Use Request for a Detail Shop within the C-1 Downtown Core District.

**A motion was made by Ron Kelton, seconded by Joe Tomlinson, that this matter be Tabled. Applicant was not present. The motion carried by the following vote.**

**Aye:** 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; John White and Jim Scurlock

CU-10-11: 2626 & 2642 Stadium Blvd.- RL of Jonesboro, Inc. & L.H. of Jonesboro, Inc. request Conditional Use approval to allow the selling of alcohol in the C-2 Commercial District.

Section 6-37 of the Jonesboro Code of Ordinances states: *Such dispensing of alcoholic beverages shall occur in commercially zoned districts which shall include C-1, downtown core commercial district and C-3, general commercial district. Dispensing of alcoholic beverages may be permitted in the C-2, downtown fringe commercial or I-1, limited industrial district only after review and approval as a conditional use by the Metropolitan Area Planning Commission (MAPC).*

**John King of Darden Restaurant presented the case seeking a conditional approval. We will be happy to answer any questions.**

**James Elwin Hinds** Back in the 1920, Al Capone, who put on the air of being a respectable citizen. But, everyone knew he was not. Because of the corruption of that era, he got by with a lot of things. Folks that era is coming to Jonesboro. We have people who are liars, who are putting on an era of respectability. They are saying that these restaurants are going to be nonprofit. There is not one of you that believe that. This is a dry county. The people voted it dry and at some point, we need to stand up and say no. This is not a good argument to zone. We will have more DWI's on Stadium Blvd. It is already a place to alleviate traffic on. We do not need these people here.

Vice Chair Roberts stated that we are not here to make a decision of the ABC board, we are here to make a zoning decision.

Mr. King added that they go through the training programs that are required for City and State; we will adhere to all club license rules.

Mr. Spriggs stated that this is before the MAPC because of the City Code of Ordinances Chapter 6, Alcohol Beverages, which specified the C-2 District would require a conditional use. C-2 was intended to be downtown fringe, however, the hotel areas on Apache, and this region are somehow also zoned C-2. This is far removed from Downtown core. This is an issue where the C-2 seems out of place. Staff supports this use, because restaurants are typically allowed along Stadium Dr.

Mr. White asked if it were zoned properly (C-3) this exercise would not been necessary? Mr. Spriggs concurred.

**A motion was made by John White, seconded by Brian Dover, that this matter**

**be Approved . The motion carried unanimously.**

**Aye:** 7 - Margaret Norris;Joe Tomlinson;Brian Dover;Paul Hoelscher;Ron Kelton;John White and Jim Scurlock

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

## 7. Rezoning

RZ10-09: Text Amendment: Sec. 117-225. (a) Accessory buildings/Accessory Dwellings. **ITEM TABLED.**

MAPC is holding a public hearing on the review of the existing Zoning Text regarding Accessory buildings/Accessory Dwellings within the existing R-1 Single Family Residential District.

This includes pool houses, and detached accessory dwellings on large acre lots. The Commission will be making a recommendation to City Council on this issue.

RZ 10-10: Text Amendment Case: MAPC is holding a public hearing to consider the following text amendment: **ITEM TABLED.**

AN ORDINANCE ESTABLISHING RULES FOR FUTURE SUBDIVIDING / REPLATTING OF PROPERTY CURRENTLY ZONED AND CLASSIFIED AS "R-2A", "R-2", "R-3", "R-4", "R-5", and "R-6", BY AMENDING AND ADDING SECTION 117-138 (15) TO THE JONESBORO CODE OF ORDINANCES BY THE CITY COUNCIL

RZ-10-15- Moring Rezoning Case- 401 E. Oak Ave. (also known as 1002 Cobb St.)

Glen & Nancy Moring request MAPC approval of a rezoning request from R-2 Low Density Multi-family to CR-1 Neighborhood Commercial for 0.15 acres

**Applicant:**

**Mr. & Mrs. Nancy and Glen Moring appeared before the Commission stating that they have a real estate appraisal business. She and her son along with one assistant will be located at the site. Mr. Moring noted that they would like to request a rezoning and use the house for an office to do appraisals. Mrs. Moring stated that she does most of her work out in the field and does not have a lot of traffic in the area. There is a parking area across the street that belongs to St. Bernards.**

**Staff:**

**Mr. Spriggs summarize the Staff findings and noted that after reviewing the request for a change to CR-1, he feels that the MAPC should modify the petition to a CR-1 Limited Use Overlay (LUO) to allow for minimal restrictions. He has not spoken to the applicant, but if the applicant agrees, conditions should be placed on the recommendation that (1) the structure shall remain residential in character and any future additions or redevelopment of the site**

be subject to MAPC approval; and (2) that the lighting photometric levels shall remain at a level of no spill-off towards abutting residential properties.

Mr. & Mrs. Moring concurred with the modification.

A motion was made by Joe Tomlinson, seconded by Margaret Norris, that this matter be Recommended to Council . The motion carried by the following vote.

Aye: 8 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Paul Hoelscher;Ron Kelton;John White and Jim Scurlock

#### **8. Staff Comments**

#### **9. Adjournment**