



City of Jonesboro

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

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, November 10, 2009

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent 1 - Ken Collins

3. Approval of minutes

A motion was made by Joe Tomlinson, seconded by Margaret Norris, that these Minutes be Approved. The motion CARRIED by the following vote:

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent: 1 - Ken Collins

Approval Meeting Minutes for the Special Meeting -Land Use Plan: October 19, 2009.

A motion was made by Joe Tomlinson, seconded by Margaret Norris, that these Minutes be Approved. The motion CARRIED by a Voice Vote.

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent: 1 - Ken Collins

5. Final Subdivisions

7. Rezoning

RZ 09-20 Jim Walter Homes/George Hamman requests rezoning from R-1 residential to C-3 General Commercial from 1.63 acres located at 3309 E. Parker Road.

Mr. George Hamman, Civilogic presented the case. Stated that he prepared the application and plat. Jim Walter's Homes occupied the site since prior to annexation. They have vacated the property and found a buyer. We feel that the new use is ideal and it is a commercial area with existing business that are industrial. He has read the staff report and agree to the L.U.O. and stipulations.

No Opponents.

Thomas White reported from staff. And read the stipulations such as the requirement of Cross Access Easements.

Mr. Tomlinson asked about the cross access easements (5th stipulation). He did not have a problem with billboards along the interstate if it meets the code. Mr. White stated that the signage code will cover this, and staff doesn't have a problem removing the stipulation. No other objections by the Commission. Conditions were as follows:

- A) The Site Plan and proposed use (engineering and architectural drawings) shall be reviewed and approved by the Metropolitan Area Planning Commission (MAPC);**
- B) Landscaping and Lighting plan shall be approved by MAPC;**
- C) Prior to final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure; and**
- D) Cross-access easements to the property east and west shall be granted.**

A motion was made by Joe Tomlinson, seconded by Paul Hoelscher, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent: 1 - Ken Collins

RZ 09-21 Prospect Missionary Baptist Church/Richard Belk requests rezoning from R-1 residential to C-3 General Commercial from 3.08 acres located at 4200 E. Johnson Avenue.

*Applicant requests reconsideration of the Cross-Access/Egress Easement Stipulation by MAPC. This is a re-opening of a previously approved matter.

Mr. George Hamman, Civilogic, provided the application and plat and the Church requests a C-3 Zoning to be consistent with the frontage there along E. Johnson. One day they would like to expand the Church and allow for more flexibility and lending latitude.

No Opponents.

City Planner Thomas White stated that along this corridor one of the few R-1 Zoned properties in this block. Staff is recommending approval as a C-3 L.U.O. General Commercial with the following conditions:

- 1. That the final site plan and proposed use shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.**
- 2. That a final landscaping plan shall be submitted for approval by the MAPC to soften the appearance from the residential abutting as well as illustrating all fencing and screening.**
- 3. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.**

A motion was made by Vice Chair Jerry Halsey Jr., seconded by Joe Tomlinson, that this Rezoning be Recommended to Council with the above conditions. The motion CARRIED by the following vote:

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent: 1 - Ken Collins

9. Adjournment

Mr. Kelton asked Mr. Phillip Crego to give clarification of any sunset provision that may have been imposed on Non-conforming uses, and that may have stipulated that the properties be rezoned by a certain date.

Mr. Crego stated that he did not recall an expiration or advertisement being done. The annexation and any sunset provision would have been before his time but he will be happy to look into it and report back to the Commission.

Meeting was adjourned.