



City of Jonesboro

Meeting Minutes

Metropolitan Area Planning Commission

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org>
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Tuesday, October 9, 2007

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Approval of minutes

A motion was made by Joe Tomlinson, seconded by Margaret Norris, that this be Approved on the Consent Agenda. The motion CARRIED by the following vote:

Aye: 5 - Margaret Norris; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Gary Harpole

Absent: 3 - George Krennerich; Ken Collins and Lonnie Roberts Jr.

MIN-07:1705 MAPC Minutes from the 9/11/2007 meeting.

Attachments: [MAPC - Minutes - 09-11-07](#)

4. Preliminary Subdivisions

5. Final Subdivisions

6. Conditional Use

CU-07-11 CU-07-11 RES Development - Off Premise Billboard

Applicant requests placement of an off premise billboard in an I-1 district at 3750 Moore Road along Highway 63.

Sponsors: Planning

Attachments: [CU-07-11 Application and Plat](#)
[CU-07-11 Gibson's Sign Mart](#)

Withdrawn

6 CU-07-12 CU-07-12 Living Word Church

Applicant requests to build a 20,000 to 26,000 square foot Worship Center in an R-1 Single Family Residential District at 5601 Southwest Drive.

Sponsors: Planning

Attachments: [CU-07-12 Living Word Church Application and Letter of Intent](#)
[CU-07-12 Living Word Church Plat](#)
[CU-07-12 Living Word Church](#)

George Hamman came forward as proponent for this item.

City planner stated that this location is zoned R-1 and a conditional use is required for a worship center. The property is 6.8 acres and we have no objection to the proposed structure that would serve 500 members. We do have a preliminary site plan but it has not been reviewed by the engineering department. We have listed 5 additional conditions which are:

1. That the final development plan be submitted illustrating the use and site development;
2. That a final landscape plan be submitted and approved by the director;
3. That the lighting plan shall be implemented at restricted levels to prevent adverse effect on abutting residential;
4. That upon issuance of the zoning permit approval all other building permits and all other permits be applied for and obtained by the applicant; and,
5. That all stipulations by City departmental staff and other agencies be satisfied prior to the final occupancy certificate issuance.

Mr. Day made a motion to approve with the stipulations brought forward by staff. Mr. Harpole seconded.

Approved

Aye: 5 - Margaret Norris; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Gary Harpole

Absent: 3 - George Krennerich; Ken Collins and Lonnie Roberts Jr.

7. Rezoning

RZ-07-36

RZ-07-36: Stadium/Parkwood/Sun Rezoning

Applicants request rezoning of a parcel of property containing approximately 3.989 acres more or less to be rezoned from R-3 Multifamily Residential to C-3 General Commercial.

Address locations: 2206, 2212 and 2200 Stadium Blvd.; 3304, 3008, and 3010 Parkwood Rd.; 3009 and 3011 Sun Ave.

Sponsors: Planning

Attachments: [Parkwood Sun Zoning Plat](#)
[RZ07-36 Stadium Parkwood sun Staff Report](#)

Skip Mooney came forward as proponent for this item. The group would like to rezone from R-3 to C-3 LUO with a stipulation that any future redevelopment submittals are to be reviewed and approved by the planning commission in an orderly fashion to protect the other neighbors.

Bill Alexander came forward as an opponent to this item. A petition was presented to the commission.

City planner stated that staff requested the LUO so that piece mill developments would be prevented.

Joe Tomlinson made a motion to recommend to the City Council that the subject request be rezoned to C-3, limited use overlay. The limited uses imposed are as follows:

1. Building permit shall not be issued in the zoned area for any new commercial uses until such proposals have been submitted, reviewed, and approved by the planning commission.
2. Billboards are not permitted in this area.
3. High volume retail uses such as convenience store, car wash, pawn shop, restaurant fast food, vehicle repair limited, vehicle repair general, agriculture farmers market, service station would not be permitted in this area.

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

Aye: 6 - Ken Collins; Margaret Norris; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Gary Harpole

Absent: 2 - George Krennerich and Lonnie Roberts Jr.

RZ-07-41

RZ-07-41 Darrel Cook

Applicant requests rezoning of approximately .97 acres from R-1 Single Family Residential to I-1 Industrial on the east side of Industrial Drive.

Sponsors: Planning

Attachments: [RZ-07-41 Cook Application](#)
[RZ-07-41 Cook Plat](#)
[Staff Summary RZ07 41 Darrel Cook](#)

Darrel Cook came forward as proponent for this item. Mr. Cook's property will not pass a septic test for residential use but with an I-1 zoning it would pass with limited water use.

City planner stated that this area is primarily residential but there is industrial use north of the area. Staff believes that this commission should consider that this area is surrounded by residential uses and those uses which the applicant plans to put on the property should have a buffer for any nuisances that could be caused on industrial. We recommend a limited use overlay be placed on this request.

Mr. Cook states that he plans to build an open span building and privacy fencing. A dry storage facility.

Commissioners asked if he planned to have inside or outside storage. At this time applicant doesn't know exactly what will be in this building. If there is a privacy fence there would not be a problem with outside storage.

Mr. Harpole made a motion to recommend this item to City Council with a limited use overlay to allow warehouse storage facility and requiring that a privacy fence be erected to shield any outside storage from the road or abutting residential.

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

Aye: 5 - Margaret Norris; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Gary Harpole

Absent: 3 - George Krennerich; Ken Collins and Lonnie Roberts Jr.

8. Staff Comments

SP-07-02

SP-07-232 Bob Rees Apartments

Applicant requests approval of a site plan for over 48 units at 5309 Highland Park Circle.

Sponsors: Planning

Attachments: [Magic Touch Apts Site Plan](#)

Robert Rees came forward as proponent for this item. Mr. Rees wanted to come forward with an entire plan and not have to bring this to MAPC one building at a time.

Lila Gilbert came forward as an opponent for this item. Ms. Gilbert is concerned with drainage in this area. The land that Mr. Rees has his land at about 2 feet above the adjoining neighbors and they are concerned that they will have run off from his land. Also, Ms. Gilbert stated that she would like to see a privacy fence placed. She believes that the amount of units that he is requesting is too many for this area.

Mr. Rees stated that the site is approved for 64 apartments. The area drains somewhat to the south and to the east. The reason for the dirt work is to put in a drainage system that would take all the water through pipes and discharge the water into a ditch to the east.

City planner stated that this proposal is currently under review at engineering. They have not received the storm water pollution intervention plan and that is part of their requirement. We are asking that you consider approval on the engineering and staff review.

Mr. McAlister stated that they have designed detention to address the whole of the drainage basin. Engineering would not release this without detention being addressed.

He will do a phase development and we ask that any approval be contingent upon those final reviews. Screening isn't a requirement unless there are certain issues. This was rezoned for 16 units per acre in 2006. He is only planning to do 58 units. He has the potential to do 64 but he is going with the lower number.

Commissioner asked if the detention pond was in the right-of-way on Pausch Drive. The City has no right-of-way on Pausch as stated by Mr. Rees. Mr. Tomlinson asked about the easement that is available on Pausch now. Mr. Rees stated that he believes he had given easements to Pausch. Mr. Rees believes it to be 60'.

City planner stated that there is not a street there but that Mr. Rees has donated the right to the easement to the city by plat only. It has not been developed or improved. Commissioner states that Pausch Drive should be developed up to Highland Park Circle through this development. Pausch Drive starts at Highland Drive and should be extended to Highland Park Circle. This road is just a gravel road at this time.

Mr. Day made a motion to approve the site plan with the stipulation that Pausch Drive be developed from Highland Drive to Highland Park Circle to connect those streets before any building permits will be issued and that prior to any building permits being issued that the detention pond be fully functioning so that there will be no drainage issues and final approval by city staff.

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

Aye: 6 - Ken Collins; Margaret Norris; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Gary Harpole

Absent: 2 - George Krennerich and Lonnie Roberts Jr.

9. Adjournment