



# City of Jonesboro

## Meeting Minutes

### Metropolitan Area Planning Commission

900 West Monroe,  
Jonesboro, AR 72401  
<http://www.jonesboro.org>  
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Tuesday, September 11, 2007

5:30 PM

900 West Monroe

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**1. Call to order**

**2. Roll Call**

**Present** 6 - Ken Beadles; George Krennerich; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Marvin Day  
**Absent** 3 - Ken Collins; Jerry Halsey Jr. and Gary Harpole

**3. Approval of minutes**

**MIN-07:1672** Metropolitan Area Planning Commission Minutes from the August 14, 2007 Meeting.

**Sponsors:** Planning

**Attachments:** [MAPC - Minutes - 08-14-07](#)

Approved

**4. Preliminary Subdivisions**

**5. Final Subdivisions**

**6. Conditional Use**

**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](#)

Tabled

**Aye:** 5 - George Krennerich; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Marvin Day

**Absent:** 3 - Ken Collins; Jerry Halsey Jr. and Gary Harpole

**RZ-07-37**

RZ-07-37: Chester/Brown Rezoning

Applicants request rezoning of a parcel of property approximately 3.18 acres more or less from R-2 Residential to C-3 General Commercial at a location which is north of Johnson Ave., between Rogers St. and Scott St.

**Sponsors:** Planning

**Attachments:** [Evers Brown Photos](#)  
[RZ07-37 Chester Brown Rogers Staff Report](#)  
[Evers Brown Plat](#)

Mr. Patrick Lemley came forward as proponent for this item.

City planner stated that this proposal had been forwarded to members of the planning commission. Staff feels that this area would be revitalized and this would be a positive move for this area of the city.

Mr. Krennerich stated that he feels that this area will be a good place for this development. Mr. Tomlinson made a stipulation of no off-premise billboards. Mr. Krennerich made a motion to recommend this item to City Council as a C-3 LUO with the stipulation being no billboards. Mr. Roberts seconded.

A motion was made by Vice Chair George Krennerich, seconded by Lonnie Roberts Jr., that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 5 - George Krennerich; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Marvin Day

**Absent:** 3 - Ken Collins; Jerry Halsey Jr. and Gary Harpole

**RZ-07-38**

RZ-07-38: Meadows Construction Rezoning

Applicant requests rezoning of a parcel of property containing approximately 1.56 acres to be rezoned from I-2 General Industrial to I-1 Limited Industrial. The property is located at 3663 E. Parker Road (lot 2).

**Sponsors:** Planning

**Attachments:** [Meadows Constr Plat](#)  
[RZ07-38 Meadows Construction Staff Report](#)

Carlos Wood came forward as proponent for this item. Mr. Meadows would like to break off a small portion of the lot for a single building that could be used as office space.

City planner stated that this request is to rezone from I-2 to I-1 so that they will be able to use the property for offices and storage. Staff recommends this request.

A motion was made by Vice Chair George Krennerich, seconded by Joe Tomlinson, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 5 - George Krennerich;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson and Marvin Day

**Absent:** 3 - Ken Collins;Jerry Halsey Jr. and Gary Harpole

**RZ-07-39**

RZ-07-39: City of Jonesboro Landfill Rezoning

Applicant requests rezoning of property containing approximately 58.43 acres, which over the years has been a non-conforming landfill use from R-1 Residential to I-2 Limited Use Overlay. This property is located on Strawfloor Road, encompassed by Casey Springs Rd., and Tall Birch Drive.

**Sponsors:** Planning

**Attachments:** [Jonesboro Landfill Rezoning 2007 PLAT RZ07-39](#) [City of Jonesboro Landfill](#)

City planner came forward as proponent for this item. The site is now zoned R-1 and is a non-conforming use as the landfill.

Mr. Tomlinson asked if this would stay under City ownership. Mr. Krennerich asked the city attorney about development of this area. Mr. Crego stated that it would have to be monitored for the methane gas for at least 20 years. The fill area would not be able to be developed for a minimum of 20 years. Mr. Roberts asked about buffering and city planner stated that if new construction or development was done then they would have to do buffering.

A motion was made by Vice Chair George Krennerich, seconded by Joe Tomlinson, that this Rezoning be Recommended to Council. The motion **CARRIED** by the following vote:

**Aye:** 5 - George Krennerich;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson and Marvin Day

**Absent:** 3 - Ken Collins;Jerry Halsey Jr. and Gary Harpole

## **8. Staff Comments**

**COM-07:037**

Staff Administrative Item for M.A.P.C. for the September 11, 2007, meeting.  
Special Permission: Multiple Banner Signage along corridors for Troops return.

Mr. Tomlinson made a motion to approve this item. Mr. Day seconded. All voted aye.

Mr. Krennerich stated that he felt that the signs should be up as long as they were gone.

Read

## **9. Adjournment**