



City of Jonesboro

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

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, August 14, 2012

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore and Jerry Reece

Absent 3 - Brian Dover; Jim Scurlock and Beverly Nix

3. Approval of minutes

MIN-12:054 Approval of the MAPC Minutes for July 10, 2012

Attachments: [MAPCMeetingMinutes_July2012](#)

A motion was made by Jerry Reece, seconded by Joe Tomlinson, that this matter be Approved . The motion PASSED by a unanimous vote

Aye: 5 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover; Jim Scurlock and Beverly Nix

4. Site Plan Reviews

SP-12-08

Site Plan: Detached Pool House, Accessory Structure with Living Quarters:
3808 Riviera Dr.: Requested by Sid Pickle at 3808 Riveria Drive.

Attachments: [Permit Drawings](#)
 [Staff Memo](#)

Mr. Spriggs introduced the case noting the reasoning for it being before the MAPC. The unit will have a full kitchen and living quarters as a pool house in the R-1 District. The MAPC requested to see these due to the recent upgrades to the Code and to coordinate requests in the existing R-1 District.

Mr. Tomlinson asked for information on the drive approach. Mr. Spriggs noted the property will be accessed from the rear from Strawfloor Dr. (right of way in the rear).

A motion was made by Joe Tomlinson, seconded by Ron Kelton, that this matter be approved subject to final approval of Staff. The motion PASSED by a unanimous vote.

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover;Jim Scurlock and Beverly Nix

5. Final Subdivisions

COM-12:053 Blake Brasher (Brasher Investments) requests MAPC approval of a replat of property located at 817 E. Johnson; This request is for a reduction of Right of Way due to existing conditions.

All departments concur; except Engineering Comments: 1.) Requests Driveway on Fisher St. be closed and relocated further south away from signalized intersection; 2.) Fence encroachments on Public R.O.W. should be removed; and 3.) Interior traffic and parking plan should be submitted for review.

Attachments: [RP 12-34](#)
[817 E. Johnson Ave- Engineering comments](#)
[RP 12-34 Right of Way](#)
[Unapproved Site Plan 817Johnson](#)

Mr. Michael Boggs, HKB Inc. presented the replat asking for a waiver of the dedication of additional right of way due to a proposed building addition. (60 ft right of way required; but 40- ft. is existing.

Mr. Spriggs noted that Staff has no issue on the request. The MAPC has authority to waive the right of way requirement. Engineering requested conditions were read. Including existing fencing within the right of way; the parking requirements must be coordinated; fire truck/ turning radius need to be coordinated.

Mr. Morris commented on the open curb along Fisher St. They were addressed and we are closing off the access except where the existing gate is. They will be closing down that drive. It is a warehouse space to store HVAC units. Some are stored outside.

A motion was made by Jerry Reece, seconded by Joe Tomlinson, that this matter be approved. The motion PASSED by a unanimous vote

Aye: 5 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover; Jim Scurlock and Beverly Nix

COM-12:054

Iris Joan Harps requests MAPC approval of a Replat of Lot 11 of Harps Spring Valley Addition (West side of Neely Ln.). This will increase the subdivision by 1 lot. Resulting platted lots will remain in compliance of minimum standards. All reviewing departments concur with this request with no objections.

Attachments: [RP 12-35 Harps Spring Valley Addition](#)
[Plat of Spring Valley Subdivision for RP 12-35 04-5-73](#)

Mr. Spriggs stated that this is a formality because they are adding a lot to the subdivision. All standards of right of way are met. Mr. Tomlinson stated that the lots were larger because the lots originally did not have sewer.

A motion was made by Joe Tomlinson, seconded by Ron Kelton, that this matter be approved. The motion PASSED by a unanimous vote

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover;Jim Scurlock and Beverly Nix

COM-12:058 Eddie Burris, President, Craighead County Fair Association requests MAPC approval of a Replat for Lot 5 at FloyRed Commons Located on Parkwood Rd. East of Stadium, creating 3 lots.

Attachments: [REPLAT Lot 5 FloyRed Commons](#)

Mr. John Easely, Associated Engineering presented asking for a replat of Lot 5 into 3 lots. No access is provided on Stadium Blvd., but off Parkwood Dr. with a shared drive and off of the west off of Lot 9.

Mr. Spriggs gave staff comments noting no opposition or issues with the request. The development is proceeding accordingly. Minimum frontage requirements are being met with the modifications of the previously approved Floyred Subdivision, a major development. Mr. Tomlinson complimented the developers on sticking to the plan with no access off of Stadium Blvd.

A motion was made by Joe Tomlinson, seconded by Kim Elmore, that this matter be approved. Chair voted to pass the measure. The motion PASSED by a unanimous vote

Aye: 4 - Joe Tomlinson;Paul Hoelscher;Ron Kelton and Kim Elmore

Absent: 3 - Brian Dover;Jim Scurlock and Beverly Nix

Abstain: 1 - Jerry Reece

6. Conditional Use

CU-12-09

Attachments: [Application](#)
[Letter of Intent](#)
[Aerial Map](#)
[Supplemental Map](#)
[Staff Summary](#)

Applicant: Mr. Gilmore presented the request on behalf of the Owner: Pat Hamlin. Ms. Hamlin presented information clarifying that the parking conditions meet the standards sufficiently.

Mr. Spriggs gave staff comments. This use will not be of any detriment. It borders C-3 and C- 4 property. Conditions were listed and the applicant concurs. Hours are 8-5 Monday-Saturday.

A motion was made by Ron Kelton, seconded by Joe Tomlinson, that this matter be Approved . The motion PASSED by a unanimous vote

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover;Jim Scurlock and Beverly Nix

7. Rezoning

RZ-12-13

Consolidated Youth Services requests MAPC approval of a rezoning from R-1 to C-3 General Commercial for 10.9 acres, located at 4220 Stadium Blvd.

Attachments: [Rezoning Application ConsolidatedYouth](#)
[Rezoning Plat](#)
[Rezoning Map](#)
[Staff Summary](#)

Applicant: Jason Branch, HKB Engineers represented the Owner and stated that they are seeking to rezone the property from R-1 Single Family to C-3 General Commercial, with the intent for the land to be in conjunction with the Fire Station previously rezoned to C-3 General Commercial.

Mr. Spriggs gave a staff summary noting that the 10.9 acres on Stadium Blvd. on Fire Academy Drive is adjacent to the recent case rezoning the Fire Station. Consolidated Youth Services hopes to rezone the property and make it consistent on the Zoning of the surrounding land uses. Stipulations for the Master Street Plan were given and are in compliance. Fire Academy is a private drive. C-3 General Commercial District standards were provided in the Staff report. Staff recommended a condition that any approval would be contingent upon a site plan coming before the MAPC for any redevelopment in the future.

Joe Tomlinson expressed concern over the access/egress easement- to assure that the County property to the east will not be landlocked, and the easement remains for access to that tract.

Departmental/Agency Reports:

Police: N/A
Engineering: No Comments
Sanitation: No Comments
Streets: No Comments
Jets: No Comments
Fire: No Comments

Public Input: None Present

MAPC ACTION:

Based on the facts, Mr. Reece made a motion to approve the case as noted and to recommend approval to the City Council. Motion was seconded by Mr. Joe Tomlinson. The motion PASSED by a unanimous vote

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover;Jim Scurlock and Beverly Nix

RZ-12-14

Spencer Moore, owner of Demo's BBQ & Smokehouse, Inc., is requesting to rezone property located at 4109 E. Johnson Ave., which is R-1 Single Family Residence and property at 4115 E. Johnson Ave., which is zoned C-4 Commercial, L.U.O. to "C-3" General Commercial, Limited Use Overlay.

Attachments: [Rezoning Application Package](#)
[ORDINANCE 08 048 Previous Rezoning @ 4115EJohnson](#)
[Staff Summary](#)
[Plat of Survey](#)

Applicant: Michael Daniels, HKB & Associates. Mr. Daniels presented the case on behalf of the owner for a rezoning from C-4 L.U.O. and R-1 Single Family to C-3 L.U.O. Commercial. He added that they are requesting approval on the 2 tracts of land.

Staff: Mr. Spriggs gave staff comments and the history of the neighboring property which was rezoned in 2008 , to C-4 L.U.O. Staff has listed the 3 conditions from the original case and has attempted to append those conditions to this case.

The provisions for C-3 General Commercial have been listed in the report. The applicant has listed proposed uses to be excluded, and those to be allowed only by Conditional Uses. All other C-3 uses would be permitted as-of-right. The area is changing due to the anticipated growth of the Northeast sector. Staff expressed concerns over access management and noted that future development is asked to be submitted to the MAPC for review and approval.

Mr. Daniel: Stated that along the southern line, the 25 ft. buffer is asked to be reduced, because on the western lot we will be require to have a 20 ft. setback. A 5-ft. jog will occur to the east. Mr. Spriggs noted that the western lot will abut other C-3 Commercial property.

Mr. Spriggs asked how much of the existing southern buffer will be removed?
Mr. Daniel stated that they are willing to leave whatever is asked.

Mr. Tomlinson gave comments and asked for clarification on the buffer near the R-1 residential area. He is asking for the 20 ft. all the way across.

Mr. Daniel stated that he is asking for the 5 ft. reduction on the west.

Mr. Hoelscher asked what does Staff recommend an adequate buffer would be, if there were no trees there?

Mr. Spriggs stated that you would need a minimum of 20 ft. to adequately grow anything. A privacy fence could be installed to enhance the screening. Evergreens can be planted in the buffer.

Mr. Tomlinson asked- Are all the uses listed permitted uses within the ordinances? **Mr. Spriggs** stated that they are allowed as conditional use within the C-4, but the applicant added these to be allowed in the C-3 requested, to give consideration to the neighbors abutting to the south.

Mr. Daniels explained that all those uses will be submitted as conditional uses and notices will have to be sent to everyone within 200 feet of the property.

The staff conditions were read including the provision for MAPC review and approval of a future site plan.

Public Input: None.

Departmental/Agency Reports:

Police: N/A

Engineering: No Comments

Sanitation: No Comments

Streets: No Comments

Mr. Reece made a motion to approve as presented with the buffer reduction to 20 ft. The motion was seconded by Mr. Joe Tomlinson. The motion **PASSED** by a unanimous vote

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover;Jim Scurlock and Beverly Nix

RZ-12-15

Jim Lyons Attorney for Mrs. Arleta Moore is requesting rezoning for 905 Southwest Drive from R-1 Single Family Residential to C-4 Commercial

Attachments: [APPLICATION](#)
 [APPLICATION QUESTIONS/RESPONSES](#)
 [AS-BUILT SURVEY](#)
 [WARRANTY DEED](#)
 [Staff Summary](#)

Applicant: Jim Lyons, Attorney
Presented the case on behalf of the owner.

Mr. Lyons stated that he is representing Ms. Moore regarding this requested rezoning at 909 Southwest Drive; a petition from R-1 Single Family to C-4 Commercial. Staff has made recommendation of approval and we have no objections to his proposed conditions.

Staff: Mr. Spriggs gave staff summary/comments; noting that this area is primarily commercial along the 5-lane corridor.

The proposed rezoning is consistent with the Land Use Plan for the area, as PMUA- Planned Mixed Use Area. The site is sandwiched between commercial and residential. This area was probably prime residential in the past. There is obviously a transitioning occurring, given the Frame Shop use just to the south, which will be similar to what is being marketed in this case.

The property to the north and east has some existing buffer and screening and this change of use should not be an issue.

There are a number of uses listed in the C-4 Neighborhood Commercial District that are allowed by conditional use or by-right. Staff has highlighted the uses to be excluded, to assure no adverse affect on the neighboring residential.

The applicant requested a C-4 District; however, Staff has recommended a change as Limited Use Overlay (LUO).

The conditions were read.

Public Input: None.

Departmental/Agency Reports:

Police: N/A

Engineering: No Comments

Sanitation: No Comments

Streets: No Comments

Jets: No Comments

Fire: No Comments

Mr. Hoelscher asked that since there is not public input, have your office received any calls of opposition? Mr. Spriggs noted that none were received. Opportunity for future input will be allowed at the City Council level should it arise.

Commission Action:

Mr. Kelton made a motion to place Case: RZ-12-15 on the floor for consideration and for recommendation to City Council for a rezoning from "R-1 to "C-4 L.U.O." General Commercial District subject to the 3 Staff Conditions and the allowable uses approved by the MAPC. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by Mr. Tomlinson. The motion PASSED by a unanimous vote

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore and Jerry Reece

Absent: 3 - Brian Dover;Jim Scurlock and Beverly Nix

8. Staff Comments

9. Adjournment