



City of Jonesboro

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

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, October 13, 2009

5:30 PM

900 West Monroe

1. Call to Order

2. Roll Call

Present 7 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Jerry Halsey Jr. and Ron Kelton

Absent 2 - Marvin Day and Paul Hoelscher

3. MAPC Minutes for September 8, 2009.

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

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover and Ron Kelton

Absent: 2 - Marvin Day and Paul Hoelscher

4. Preliminary Subdivisions

5. Final Subdivisions

6. Conditional Use

7. Rezoning

7. RZ 09-10 Larry Grisham requests and annexation and rezoning. Case tabled previously; Applicant requests item to be withdrawn.

Motion to untable the case and dispense was made by Ken Collins, seconded by Ms. Norris, that this Rezoning be Withdrawn. The motion CARRIED by the following vote: all ayes.

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover and Ron Kelton

Absent: 2 - Marvin Day and Paul Hoelscher

RZ 09-18 Brad Vaden from City Water & Light requests rezoning from R-2 (Multi Family District) to

C-4 (LUO for Automated Carwash) for .024 acres located between Culberhouse and Haywood.

Mr. Don Parker addressed the Commission and stated that this is a small tract. This is part of the same carwash site previously rezoned; which is an old booster site owned by CWL and will complete the project for the larger site for an R-2 Zoning to a C-4 LUO for a carwash.

Mr. Vaden is closing on the property contingent upon this rezoning. The staff report recommends approval on the same stipulations of the previous rezoning and I added the one item that the final lighting plan will be submitted showing zero foot-candles at the property lines.

Mr. Spriggs summarized the staff report and staff has carried over the same stipulations and recommends approval.

No opponents.

Motion was made by Mr. Tomlinson with the same stipulations to go before the City Council, 2nd by Mr. Collins.

The motion CARRIED by the following vote: All ayes.

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover and Ron Kelton

Absent: 2 - Marvin Day and Paul Hoelscher

RZ 09-19 Travis Cude / Cude Properties requests rezoning from C-5 (Neighborhood Office District) to C-3 (General Commercial District) for 0.23 acres located on Nettleton between Tony Street and Oakdale Street.

Mr. John Easley with Associated Engineering we are asking for C-5 to C-3. The owner owns the property to the west. I have spoke to Otis Spriggs concerning the easement in the rear and there is a privacy fence in the rear. Landscaping plans will be submitted along with the full site plans.

No opposition.

Mr. Tomlinson asked if there were any exclusions on the C-3 uses? Mr. Spriggs stated that in the staff report we listed in the staff report the allowable uses and staff has no objections because of the size of the site and limitations. With the parking lot standards we can regulate buffers; there is an existing privacy fence on the rear.

Mr. Easley stated that the owner will have an office expansion from the west. Mr. Dover asked if any of the abutting residential owners voiced any opposition? Mr. Spriggs stated no; and the rezoning signage would have been placed on Nettleton Ave.

A motion was made by Ken Collins, seconded by Brian Dover, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote: all ayes.

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover and Ron Kelton

Absent: 2 - Marvin Day and Paul Hoelscher

8. Staff Comments

8. Proposed Land Use Plan - Recommendation by the Land Use Advisory Committee.

Special meeting set for 5:30 PM on Monday, October 19, 2009 for the Land Use, sidewalk and fencing. Motion by Mr. Tomlinson, seconded by Margaret Norris. The motion CARRIED by the following vote: all ayes.

Aye: 6 - Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover and Ron Kelton

Absent: 2 - Marvin Day and Paul Hoelscher

8. Sidewalk Ordinance Discussion

8. Fencing - Pending Discussion.

9. Adjournment