



City of Jonesboro

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

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, May 14, 2013

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Note: Mr. Scurlock was present.

Present 7 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent 1 - Ron Kelton

3. Approval of minutes

MIN-13:041 Approval of the April 9, 2013 Meeting Minutes.

Attachments: [Meeting Minutes April 9 2013](#)

The Minutes were approved unanimously. Note: Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

4. Preliminary Subdivisions

COM-13:029 M.B. Pickering, Pick Pick, LLC is requesting MAPC to RECONSIDER a waiver of its rules and bylaws and add a Minor Replat approval for property located at the Northeast Corner of Hester and Nettleton Ave (1612 W. Nettleton). Hester Street is listed as a Collector Road on the Master Street Plan. Dedicating the required right of way would place the new right of way line within the existing building line along Hester St. Engineering Department does not have an issue with the proposal.

Attachments: [1612WNettleton AerialView](#)
[Pickering Replat Revised](#)
[Pickering Letter](#)

Applicant, Martha Pickering, owner of two lots at 1610 and 1612 E. Nettleton since 1990. It was originally one lot but aunt and uncle allowed Hester to be cut on one. The applicant and her mother later purchased the lot and divided it into two lots. They request to connect sewage and water off of Hester on the North side of the corner lot at 1612 and go across to 1610 so that lot will have water and sewer. CWL did provide instructions to the applicant. If the family decided

to sell 1610, CWL would need ownership of where the sewer and water line would connect to Hester.

Mr. Spriggs stated this item came before the MAPC for a request of the waiver for the Master Street requirements as a collector road for Hester. Staff noted that if they propose the right of way for the preservation distances, it would deem the property nonconforming, pulling the property into the right-of-way which became a major concern. The vote failed for the waiver request and Ms. Pickering was not present at the time. She requested a reconsideration of the vote. Mr. Spriggs asked if there were any other options to run the utilities without creating the property change?

Ms. Pickering replied there is no sewer on Nettleton according to CWL. There is a man hole to the east in front of the second Dickens home which would be a greater amount of distance to run it uphill from that manhole to the proposed lot.

Mr. Spriggs asked about this other option and if would cost to connect?

Mr. Pickering replied it would cause them to go uphill.

Mr. Morris stated the sewer is along Hester and you can connect to Hester instead of going down Nettleton. In terms of right-of-way preservation, they would like to keep as much right-of-way as possible.

Mr. Tomlinson replied there will be two nonconforming lots, even after they replat. You can waiver the square footage of lot 2 if you wanted to build a building, but our ordinance does not say anything about waiving the infrastructure requirements, setbacks and so forth. What would be gained by this request?

Ms. Pickering stated you never know what might happen in case they wanted to sell, which is not the plan now. They want to be prepared for any situation that arises.

Mr. Tomlinson stated we will not draw a line in the garage but if the house if rebuilt, you would have to move it into lot 2 or you would have trouble building on it.

Mr. Spriggs explained to Ms. Pickering somehow in the past, she received approval for two non-conforming lots that do not meet the 8,000 square foot minimum and you don't have the ability to overdevelop them without complying to a new standard.

Mr. Morris stated the sewer runs North and South along Hester and CWL needs the property to not run across the line.

Ms. Pickering stated she suspects there is a manhole under the asphalt just as the west side of the house on the corner.

Conversation continued regarding the current home and property.

A motion was made by Jerry Reece, seconded by Joe Tomlinson, that the minutes be Approved. The motion PASSED by a unanimous vote for approval of waiver. Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

PP-13-04

Preliminary Subdivision: Valley View Manor Subdivision:

George Hamman, Civilogic on behalf of Madison Estates LLC, is requesting MAPC approval of a Preliminary Subdivision located on Rockport Drive in the Valley View area. (See Aerial View).

Sponsors: Planning

Attachments: [AerialView_Valley View Manor
Report](#)
[Valley View Manor Preliminary Plan Revised](#)

George Hamman on behalf of Valley View Manor Subdivision, located on the southern end of Griffin Park and Northern end of Johnwood.

The proposed project will provide a connecting road between the two. They will eliminate the cul-de-sac and the four lots would be one large lot; lot 35. Significant drainage improvements will take place. Mr. Hamman informed MAPC that the Engineering Department spoke with him regarding some things they would like to happen. The request is for preliminary approval.

Mr. Spriggs stated the lot number will have to be reflected on the final development plan. Requests that the developer look at some questionable pie shaped lots in terms of setback lines, notably on lot 30.

Mr. Morris explained the subdivision needs better access and it would be beneficial to connect Christian Valley Drive and Darhill in the future.

Mr. Spriggs asked if the developer considered adding sidewalks, although they are not required.

Motion carried for approval of preliminary approval. The motion was made by Joe Tomlinson, seconded by Paul Hoelscher, that this matter be Approved .

The motion PASSED by a unanimous vote. Note: Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

PP-13-05

Preliminary Subdivision: Gregory's Subdivision Phase III

George Hamman, Civilogic on behalf of FDD, LLC is requesting MAPC approval of a Preliminary Subdivision for 27 lots located off of Crepe Myrtle and Gregory Drives; Property is zoned R-1 Single Family Residential.

Sponsors: Planning

Attachments: [Aerial View](#)
[Gregory's Subdivision Phase III](#)
[Report](#)

George Hamman, on behalf of Gregory Subdivision, stated that the plan was submitted to the MAPC about five or six years ago. This is a request for a continuation of the next phase in a subdivision. The Engineering Department requested that Ocean Drive extend to the east of the property line in order to begin a cross section between Prospect and Elizabeth. Mr. Hamman is not sure if the lots are sold. He believes the developers would be willing to work with lot 19 to provide a connection.

Mr. Spriggs stated the proposed 27 lots satisfy the minimum lots constraints and there are no deviations for the requirements.

Mr. Morris explained there is undeveloped land with connections to Elizabeth. If those spots have not been developed, they desire a connection of the western property line, across lot 19.

Mr. Hamman stated a little over half of the subdivision will continue to drain north and detention offset will be done to the south of the phase.

Motion made to approve the subdivision phase with a connection point as

outlined by the City. A motion was made by Joe Tomlinson, seconded by Jerry Reece, that this matter be Approved. The motion PASSED by a unanimous vote; Note: Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

PP-13-09 Preliminary Subdivision - Gabriel Crossing

Morris-Kidd LLC, requests MAPC approval of a 36 lot subdivision - Gabriel Crossing Preliminary Subdivision located at the southeast corner of Airport Rd. and Prospect Rd. Property is currently zoned R-1 Single Family Residential.

Sponsors: Planning

Attachments: [GabrielCrossing Preliminary Subd Plat-Application](#)
[Gabriel Crossing Drawings](#)
[Report](#)

Carlos Wood on behalf of Morris Kidd, LLC

Request made preliminary approval on Airport Road and Prospect Road.

Mr. Spriggs stated the lot configuration for the 37 lots is within compliance. He asked if the developer gave any consideration for sidewalks, which was asked on behalf of the City administration. In terms of access, especially for access to school

Mr. Wood stated the homes are 1500 square foot, at \$100 per foot.

Mr. Morris explained maintenance agreements are signed before the plat is recorded, whether POA or the individual homeowner is responsible for maintenance of all drainage easements, whether it is the individual lots of the detention ponds. The document is recorded with that plat and filed with Courthouse so if potential owners want to buy a home, they will have access to that information.

A motion was made by Joe Tomlinson, seconded by Jerry Reece, that this matter be Approved. The motion PASSED by a unanimous vote; Note Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

PP-13-10 Preliminary Subdivision: Bridlewood Subdivision Phase 2; Location: Richardson Road @ Longcrest

B& T Land Company, LLC requests MAPC review of a Preliminary Subdivision located on the south side of Longcrest Drive, East of Bridlewood Phase 1: Current Zoning is R-1 Single Family Residential. The developer is proposing 17 lots in Phase 2.

Sponsors: Planning

Attachments: [BridlewoodSub Aerial Map](#)
[Bridlewood Phase2 Preliminary Subd Plat-Application](#)
[Bridlewood Phase2 Drawings](#)
[Report](#)

Phase 2 is a continuation to the east of an existing subdivision.
Mr. Spriggs stated the lots are in compliance. He asked if there is a need for temporary turnarounds on any of the streets.
The applicant stated it will create a loop on Crestview Road.
Motion to accept preliminary passed.

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

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

PP-13-11

Preliminary Subdivision: Buckhead Subdivision - Location: Southside of Woodsprings Road, East of Friendly Hope Rd.

Nikki Macon requests MAPC approval of a Preliminary Subdivision located within the R-1 Single Family Residential District, for 28 lots.

Sponsors: Planning

Attachments: [Buckhead Preliminary Subd Plat-Application](#)
[Buckhead Aerial View](#)
[Buckhead Drawings](#)
[Report](#)
[Buckhead Overall](#)

Carlos Wood on behalf of the owner presented the Preliminary-Buckhead Subdivision:

The proposed Phase 1 of a subdivision on Woodsprings Road and it has an overall connection will be connected to Kellers Chapel Road. They are proposing 3 quarter acre lots on the North side.

Mr. Spriggs stated the 28 lots on 7.3 acres on Phase I is in compliance with R-1 standards. Staff has met with utility, Fire, Inspections, and Engineering. There were concerns of development and connection. All parties reviewed the Master Street Plan and recognized there are collectors East-West of the site that they would like to see considered, as well as an arterial North-South. This information were discussed and asked if these items can be considered. Mr. Spriggs also stated there are some developments in the future for a PUD.

Mr. Morris stated the Master Street Plan has a connection between Woodsprings and Kellers-Chapel Road. The plan calls for a 100 foot right-of way preservation for the area. For future planning, we need to insure the City has right-of-way for the corridor. It would also be a good idea to connect from Carriage Drive to Friendly Hope Road.

Mr. Spriggs asked if they considered walkability issues during the preliminary stage.

Mr. Woods stated it will be an item and the lake will also be utilized as a recreation amenity as well.

Motion carried for Phase I development.

A motion was made by Joe Tomlinson, seconded by Beverly Nix, that this matter be Approved. The motion PASSED by a unanimous vote; Note: Mr. Scurlock voted Aye.

Aye: 7 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

PP-13-12 Preliminary Final Subdivision: Merrell Estates Phases 3, 4, 5 & 6 (Correction: This is a final subdivision review for Phase 3 only).

Merrell Estates Development, LLC requests MAPC review of a Preliminary Final Subdivision for 20 lots located off Highway 49S., Adjacent to Merrell Phase 1 & 2, off of Adam Dr.

Attachments: [Merrell Estates 3-4-5-6 Final Plans](#)
[Merrell Estates Preliminary Application](#)
[Merrell Estates 1 Report](#)

Mr. Spriggs stated it was a noted modification. After reviewing the plan, Staff had previously reviewed the phase III. The particular item for review tonight will be a Final for Phase 3 only on Julia.

Mr. Woods stated the developer met with the Fire Department about a concern for a turnaround. The developer will provide a turnaround at the end of the north street that runs east and west. They will not develop Phase 6, they will move that turnaround to Phase 3, which is the change reflected in the Plans. Mr. Spriggs stated it is in compliance with the minimal standards of R-1.

Mr. Woods stated the turnaround will be on the opposite end of Julia.

A motion was made by Joe Tomlinson, seconded by Brian Dover, that this matter be Approved. The motion PASSED by a unanimous vote; Note: Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

5. Final Subdivisions

PP-13-07 Final Subdivision- Southbend Subdivision Phase 4

H&W Construction L.L.C. requests MAPC approval of a Final Subdivision Plan which includes 14 lots on 5.93 acres of land located on Harrisburg Road/Hwy. 163 & Hollow Creek Lane/Viney Creek Lane. Property is zoned R-1 Single Family Residential.

Attachments: [Southbend Subdivision Phase Four Final Report](#)

Matt McAllister on behalf of the applicant H&W Construction, presented the Final Subdivision.

Mr. Spriggs stated the lots are in compliance. Staff has met with the utility companies. There has been concern of the right of way dedication on Harrisburg Road to be in compliance with the 100 foot right-of-way dedication and it currently lacks this dedication.

Mr. Morris stated the Stormwater was taken care of when the other phases were completed.

Mr. Wilcox stated there is concern about the 100 ft right-of-way since they previously developed the other phases without the right-of-way along Harrisburg Road.

Mr. Spriggs stated the Master Street Plan was adopted in 2009 and it is some overlapped with older developments. The Planning Commission has the ability to waive it. The state does not want the City to accept right-of-way on their behalf. The applicant can request a waiver.

Mr. Morris stated as with all right-of-way, their position is to preserve as much as they can.

Mr. Tomlinson stated sometime in the future, the City will need those right-of-ways and should still preserve them.

Mr. Wilcox stated it will throw the look of the subdivision and it will offset the fence and shorten the lots. He said the City would have to buy 15 homes to accommodate the right-of-way. Many of the homes are set 30 feet from the property line.

Motion made to approve the request with a waiver of the 100 ft. right-of-way.

Mr. Spriggs stated Staff will get an official stance about demanding/receiving from the Highway Department regarding right-of-ways.

A motion was made by Joe Tomlinson, seconded by Brian Dover, that this matter be Approved. The motion PASSED by a unanimous vote; Noted Mr. Scullock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

PP-13-08

Final Subdivision: K&G Properties LLC -

George Hamman, Civilogic on behalf of K&G Properties, LLC is requesting MAPC approval of a Final Subdivision located within the Sage Meadows Subdivision, South of Macedonia Rd., North of Sage Meadows Blvd.; 6.74 Acres (36 lots): Property recently rezoned to RS-8 Single Family Residential.

Sponsors: Planning

Attachments: [THE VILLAGE AT SAGE MEADOWS Report](#)

George Hamman on behalf of the applicant. They have met with Engineering and will continue to meet with them regarding street calming.

Mr. Spriggs stated their concerns were the same with Engineering regarding the high speed traffic.

Mr. Morris asked about lots 17 and 18 and Lots 1 and 36 regarding connection.

Mr. Hamman stated lot 37 will become a dash line and will not be included in the plat.

Mr. Spriggs stated all of these concerns are addressed in the staff report.

A motion was made by Beverly Nix, seconded by Joe Tomlinson, that this matter be Approved. The motion PASSED by a unanimous vote; Note: Mr Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

6. Site Plan Reviews

SP-13-06 SP13-97 5207 E. Johnson- Heritage Bank - Final Site Plan Review - C-3 Limited Use Overlay (C-4 L.U.O.).

George Hamman, Civilogic, on behalf of the owners- Heritage Bank requests MAPC review and approval of a Final Site Plan for property located at 5205 E. Johnson Ave. @ Oriole Dr.. Current Zoning is C-4 Limited Use Overlay (C-4 L.U.O.).

Sponsors: Planning

Attachments: [SP 13-97 5205 E. Johnson APPL](#)
[SP 13-197 5205 E. JOHNSON -- HERITAGE BANK](#)
[ORDINANCE of Approval 10 072](#)
[Rezoning Plat](#)
[Report](#)

George Hamman on behalf of the applicant- Heritage Bank.

Mr. Spriggs stated this is a C-4 limited use overlay and staff has noted the drive off of Hwy 49 requires the applicant to establish ingress/egress easements for the two lots. Concerns has been paved for the amount of pavement as to not cause visibility issues and the buffer required along the south of the detention area. A landscape plan is required with the site plan. There is a required green space buffer. There is only 55 ft of right-of-way given but 120 feet is required along Hwy 49.

Mr. Hamman stated he will talk with AHTD about the right-of-way.

Mr. Spriggs stated the applicant will need to gain waiver from MAPC or dedicate additional right-of-way before they plat.

Mr. Morris stated the requirement will only come if you replat the property.

Ms. Jody Roberts, 1102 Oriole Drive asked if they can request a higher fence

than 6 feet. She is concerned about the dumpster.

Mr. Spriggs stated the applicant can request a waiver to build a higher fence. It is not uncommon for this type of development to extend another 2 feet.

A motion was made by Joe Tomlinson, seconded by Brian Dover, that the Final Site Plan be approved. The motion PASSED by a unanimous vote; Note Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

COM-13:036 MAPC Conceptual Review: Planned District Development- 4021 Southwest Drive:

Hardy Little Architects & Associates requests MAPC review of a Conceptual Site Plan. The property is located at 4021 Southwest Drive/East Side of Street (Hwy. 49S), South of Kellers Chapel Road. Property is zoned R-1 Single Family. Developers seek to rezone the property potentially as a Planned District Development on 6.74 acres with a mixture of 11 single family homes and 9 duplexes and common open space areas. No action will be taken by the MAPC. Owners seek MAPC input on the submitted conceptual layout with the anticipation of a formal application to follow.

Sponsors: Planning

Attachments: [PLANNED UNIT DEVELOPMENT _HUF](#)
[4021SouthwestDrive_KagleHuff_Aerial](#)

Conceptual Review- PD (PUD) at 441 Southwest Drive; Mac McAllister and Hardy Little on behalf of applicant.

The property is not in compliant for a regular cul-de-sac and the applicant would like to put commercial businesses in the front and residential in the back. This development is intended to be an elderly development community.

Mr. Spriggs explained the applicant is seeking feedback on further development of the project. City Staff has met to discuss concerns By it being a private drive, they were forced to do it as a PD in the rear. They are requesting 11 SF homes and 9 duplexes intermixed with common space areas. Master Land Use recommended it is as a mixed-used type of development.

Mr. McAllister stated there will be sidewalks. A sewer will be placed on the south side of the street and the north side for water. They are working with CWL and ready to provide a preliminary plan set.

Mr. Little stated with an elderly development, there will be less travel. There is a community building at one end and a common area at the other end. It has not been determined whether it will be owner-occupied or one owner and rented properties. Mr. Spriggs stated it would be logical to request a Bill of Assurance towards the closing phase to make sure those agreements are in place.

Mr. Little stated SF homes will have garages and the duplexes will have carports.

COM-13:037 MAPC Concept Review - 3308 S. Caraway- Craighead Commons P.U.D.

John Easley, Associated Engineering on behalf of his client Cesar Islas requests MAPC conceptual review of a potential submittal of a Final Site Plan for a Planned Unit Development - P.U.D. approved in September, 1999 by the MAPC. The proposed plan will complete the build-out of the remaining units remaining of the original 96 units approved. (See attached Plans).

Attachments: [AerialMap_Commons](#)
 [Letter of Verification_Craighead Commons PUD S. Caraway Rd](#)
 [CraigheadCommons](#)
 [CraigheadCommons_Proposed Final Development Plan](#)

Conceptual Review- 3308 South Caraway, presented by John Easley on behalf of the applicant.

All of Caraway Commons has been developed and Craighead Commons has been partially developed. He would like to purchase the remainder 12 acres and building the rest of the PUD. They would like to add an additional 12 or 24 units depending on the drainage. They have provided for parking and adjustments to the clubhouse of Craighead Commons. Most of the infrastructure is there and bring the current 12 acres up to code with stormwater regulations.

Mr. Spriggs stated this phase had been out there for a while to complete the project. With Staff, as long as they comply with current Floodplain and Stormwater regulations, they will approve the completion. In terms of the additional planning, it does not interfere with the current site plan. They will need approval of the final plan from MAPC. There is no standard of measurement the intensity of the use, so there is no issue with minor change they are requesting. It will stay C-3 PUD. Access will remained as planned. There is a knockout gate on Caprice and access will still lead off Caraway Road.

Not problems were noted by the Commission.

7. Rezoning

RZ-13-05

RZ13-05: Text Amendment- Temporary Occupancy Certificates.

AN ORDINANCE TO AMEND SECTION 117-33 OF CHAPTER 117 OF THE JONESBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT REQUIREMENTS AS IT RELATES TO REQUIREMENTS FOR TEMPORARY CERTIFICATES OF OCCUPANCY

Chapter 117, Section 117-33, the Zoning Ordinance specifies specific requirements regarding the issuance of certificates of occupancy.

The MAPC is asked to review this text amendment ordinance which establishes minimum requirements for temporary certificate of occupancy, and make recommendation to City Council for approval.

Attachments: [CertificateofOccupancy_Ordinance Mark Up Copy](#)

New provision will allow final occupancies on larger projects such as the new

NEA Hospital. This will only happen on very rare occasions in accordance with the ordinance. It has gone through Public Works Committee and wanted to bring before MAPC as a courtesy. The Chief Building Official has the ability to make sure these buildings are in compliance and requests MAPC's recommendation to move to City Council for final adoption. It will only apply to future occupancies. They will be able to get all power with the certificate.

A motion was made by Beverly Nix, seconded by Joe Tomlinson, that this matter be Recommended to Council . The motion PASSED by a unanimous vote; Note: Mr. Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and Jerry Reece

Absent: 1 - Ron Kelton

RZ-13-04

RZ 13-04: Text Amendment- Helipad/Heliport Ordinance: The City of Jonesboro Planning Department is presenting a Text Amendment to Chapter 117 of the Code of Ordinances to regulate the placement of off-airport helipads/heliports uses for modes of flight within the City Limits. The MAPC will be studying this issue in their next session.

This Ordinance will be studied over the next two months to allow for a complete analysis and open public process for input. No action is needed my MAPC, until the study is complete.

Sponsors: Planning

Attachments: Helipad_heliport_Draft Regulations

Motion made to un-table was made by Ms. Nix. Seconded by Mr. Tomlinson. Motion carried.

Mr. Spriggs stated Staff is working on document and it is leading to a Conditional Use process. The hardship is getting someone into the MAPC meeting to provide feedback. Michael Morris had designed airports and is willing to provide information if needed. The City only wants to incorporate bare minimum requirements to address use issues.

Mr. Scurlock voiced concerns of safety and noise.

Mr. Spriggs stated the City has no standards to regulate any of this and we have instances in the City where we have no current oversight. The City recognizes there is a personal and commercial usage for helicopter use. Other cities actually exempt hospitals and the City has interest in exempting hospitals and other certain commercial properties. We want minimum standards on drifts, hours of operations, and proximity to residential. If we allow a Conditional Use, they have to notify neighbors and this route provides more public engagement than a permit which is Staff oversight. The heliports on hospitals do have certain guidelines. We need to regulate design and landings. Mr. Spriggs stated that certain agricultural exemptions are not uncommon and would extend to certain areas of the community. Motion to retable passed.

A motion was made by Beverly Nix, seconded by Joe Tomlinson, that this matter be Tabled. The motion PASSED by a unanimous vote; Note Mr.

Scurlock voted Aye.

Aye: 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Elmore and
Jerry Reece

Absent: 1 - Ron Kelton

8. Staff Comments

9. Adjournment