



# City of Jonesboro

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

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, April 13, 2010

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

**Present** 5 - Lonnie Roberts Jr.; Paul Hoelscher; Jerry Halsey Jr.; Ron Kelton and John White

**Absent** 4 - Ken Collins; Margaret Norris; Joe Tomlinson and Brian Dover

3. Minutes for the March 9, 2010 MAPC Meeting.

**Aye:** 5 - Lonnie Roberts Jr.; Paul Hoelscher; Jerry Halsey Jr.; Ron Kelton and John White

**Absent:** 4 - Ken Collins; Margaret Norris; Joe Tomlinson and Brian Dover

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

### 6. Site Plan Reviews

6. Site Plan Review: SP-10-66, 2701 Nestle Rd.

CWC Mechanical, LLC requests a Site Plan Review and Approval by the MAPC, for a 5 acre tract of land, recently rezoned to I-1 Limited Industrial, to build an office & shop building.

**Carlos Wood, Engineer for the owner stated that he is building a shop building and office complex and plans move to that location.**

**Carlos Woods presented stating that this tract of land was zoned by the Council last meeting.**

**Mr. Hoelscher asked were they still working on the lighting plan. Mr. Spriggs explained the process and there were 6 stipulations during the rezoning to I-1 Industrial there was no Limited Use Overlay, the only condition was that it will go back to the MAPC for final approval.**

**Carlos Wood stated that the lighting plan will be submitted during the permit process.**

No opponents.

**Motion by Lonnie Roberts with the conditions noted; 2nd Mr. White. All ayes, Plan was approved.**

**Aye:** 5 - Lonnie Roberts Jr.;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and John White

**Absent:** 4 - Ken Collins;Margaret Norris;Joe Tomlinson and Brian Dover

6.

SFR-10-84 Located at 116 W. Lawson Rd.

Martin A. Hesch, on behalf of Mr. & Mrs. Tony and Susan Parrish, requests approval of a 2,244 sq. ft. pool house to be located in an R-1 Single Family Residential District. Staff requests MAPC's approval of the plans to build a pool house having a dwelling area.

**Staff requests MAPC's approval of the plans to build a pool house having a dwelling area. Mr. Spriggs added that this is situation of the Zoning Code where an amendment was done recently that does not cover the existing R-1 District. Typically this would be an administrative review and approval.**

**Mr. Marty Hesch, Hesch Construction presented. We submitted a plat with the pool which is existing.**

**Mr. Hesch stated that this is a 10 acre tract. The master bedroom was placed on the plans. As it was brought to staff it implied a possibility of it becoming a 2nd dwelling. It was an omission on my part having the floor plan the reflect a master bedroom. There will only be one large gathering area with a computer; no bed will be in it.**

**Motion by Mr. White, 2nd by Lonnie Roberts. All ayes, plan was approved.**

**Aye:** 5 - Lonnie Roberts Jr.;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and John White

**Absent:** 4 - Ken Collins;Margaret Norris;Joe Tomlinson and Brian Dover

## 7. Rezoning

RZ 10-02 Matt Valentine requests a rezoning of land situated at the southeast intersection of Industrial and Parker Road (Case was tabled in the last MAPC Meeting).

Consideration for recommendation by MAPC to rezone property containing 20.40 acres more or less,  
to rezone of land from R-1 Single Family Residential to C-3 General Commercial.

**Mr. Lonnie moved to un-table, Mr. White 2nd the motion. All ayes.**

**Carlos Wood represented the applicant for a rezoning to C-3.**

**Has interest for commercial on 2 acre tract staff has an opponent for more industrial. If you want to break it into smaller lots he would put in a cul-de-sac. He has some interested for some commercial purchases for 2 acre sites. I understand that staff may be more so looking at industrial for that site, but he wants to have flexibility with commercial. I have not read the staff**

report.

Mr. Spriggs gave staff comments. We've coordinated with the Master Street Plan and asked Mr. Wood to look at the right of way widths recommended. Mr. Wood replied that he has no problems with giving the easements along the right of way if it is needed. Staff looked at the C-3 issue and existing is the Raider Tire use to the south supported the smaller service type retail. Mr. Spriggs urged the commission to request that the individual site plans be submitted to MAPC.

Mr. Spriggs stated that any conditions placed on the approval would necessitate a limited use overlay. Mr. Wood stated that applicant would agree to put a street or cove in there to deal with the cross access issue. You will see this as a subdivision in the future.

Mr. Hoelscher asked if the site is in the floodplain. Mr. Wood stated that the present flood plain map shows the entire site is in the flood plain; Looking at the contours it is approximately 1 ft. of dept of water. With the new maps or more detailed study maps, this area and the area to the Westside of Industrial Dr. indicates that it will not be in the floodplain for the future.

Motion was made to recommend approval the rezoning and recommend to City Council with a change to C-3 General Commercial with the stipulation that site plan approval be approved by the Planning Commission with access easement management be included in the individual site plans. Motion was made by Mr. White; 2nd by Mr. Kelton. All ayes, Case Approved and recommended to City Council.

**Aye:** 5 - Lonnie Roberts Jr.;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and John White

**Absent:** 4 - Ken Collins;Margaret Norris;Joe Tomlinson and Brian Dover

RZ 10-04: The Links at Jonesboro, 3700 S. Caraway Rd./ Links Drive at Harrisburg Rd.

Rezoning Request from an "R-3" Multi-Family Zoned parcel of land containing 15 Acres more or less to a Planned District (PD-RM) Multi-family Development having 264 additional units

**Applicant Jerry Kelso stated that basically the site plan was approved; it is identical to that plan and the only reason we are rezoning is because CWL requires it be under a PUD for separate water meters. Phase one was built with individual meters. Other than that, everything else is identical to what you approved before.**

City Planner Mr. Spriggs stated that MAPC approved the site plan in the last meeting. This is a technicality as you can see for utility purposes. We have carried forth the original conditions from the previous case. Staff is in support of the request for a change to PD-RM. The only thing that has changed is the fact that they can meter each individual unit.

**Commission Action:**

Motion was made by Mr. Lonnie Roberts to approve as a recommendation to City Council as PD-RM, subject to the conditions (see 19 conditions below).

**Motion 2nd by Mr. Kelton.**

**Roll Call Vote: Mr. Kelton- Aye; Mr. White- Aye; Mr. Hoelscher- Aye; Mr. Roberts- Aye; Chair Halsey- Aye.**

**Aye:** 5 - Lonnie Roberts Jr.;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and John White

**Absent:** 4 - Ken Collins;Margaret Norris;Joe Tomlinson and Brian Dover

AN ORDINANCE TO AMEND SECTION 117-32 OF CHAPTER 117 OF THE JONESBORO CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS FOR THE PURPOSE OF CLARIFICATION ON THE PERMIT DRAWING REQUIREMENTS AS IT RELATES TO MULTI-FAMILY AND COMMERCIAL APPLICATIONS

**Staff: Mr. Spriggs presented the Text Amendment case stating that this is a coordination of a previous ordinance adopted a couple of years ago. It deals with the Zoning Code which allows for a certain threshold of multi-family developments which exceed 2 units, and the requirement of architectural review of such plans and also for all commercial. This makes our requirement congruent with the State, National and all local codes. We have reduced the requirement from 5 units to 3 units including all commercial improvements exceeding \$75,000 in costs, to require a licensed architectural seal.**

It also states that the Chief Building Code Official is authorized to require all applicable architect and engineer stamps when deemed necessary for safety per the Submittal of Documents Section of the 2007 Arkansas Fire Prevention Code (AFPC). We are attempting to bring everything into compliance. In August, 2008 the State code was changed. This will go to the Public Works Committee first and then MAPC's recommendation will be forwarded on to City Council for final adoption.

**Commission: Mr. Hoelscher asked that in terms of commercial is this exempting either emergency repairs and or routine maintenance? For example, if someone was re-roofing a building and it costs \$80,000 and that's all they were doing, would they be exempt. Mr. Spriggs stated that would fall under the special authority of the Chief building inspector in terms of exemptions. Mr. Hoelscher stated his firm has a lot of people that ask what will be required of them; there was not a specific requirement for mechanical and electrical; its left open to not know what each project will require; will the applicant be able to meet and get feed-back before the final design?**

**Mr. Spriggs replied that typically, staff meets with any potential applicant at the table with all departments and disciplines present to go over all requirements. We make ourselves available. Mr. Spriggs added that the Building Department at this time is not requiring a permit for re-roof projects.**

**Mr. Kelton asked what if someone is adding on to an existing building or unit?**

**Mr. Spriggs stated that if it is a tri-plex and above, the building code official can require the code analysis of the architect. Minor modifications do not require an architect. Those items only require a letter of code analysis. Mr. Hoelscher stated that the issue here is- this is already a requirement of the state.**

**Action:**

**Mr. Kelton moved to adopt the ordinance and recommended approval to Council; motion 2nd by Mr. Roberts. Case approved all ayes.**

**Aye:** 5 - Lonnie Roberts Jr.;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and John White

Absent: 4 - Ken Collins; Margaret Norris; Joe Tomlinson and Brian Dover

**8. Staff Comments- 1. Ben Ford CR-1 Zoning- Proposed GNC Store**

**1. Ben Ford**

2300 Stadium at Parkwood. Mr. Spriggs stated that we recently rezoned this property to the CR-1 Residential Commercial mixed use district. Under the Cr-1 it allows for certain uses. This case was approved for a professional off use. Mr. Ford is attempted to attract small service oriented retail uses. We wanted to present this to the Commission for input on how to proceed.

Mr. Ford stated that the vacant tenant space has been on the market for over a year and half to tow years. There is a tenant that wants to sign a two year lease starting May 15th. It is part retail and vitamin supplements for clients. I don't want to lose him as a tenant. I do need a tenant to help with the costs of the space. I am a professional tenant and I don't want it to hurt my business.

Mr. Spriggs read the CR-1 definition and uses.

CR-1, commercial residence mixed use district. The CR-1, commercial residence mixed use district shall be classified as a transitional zoning classification for mixed-use type developments. It allows commercial development, with a residential appearance, and professional uses to be completed in areas between existing commercial more of a retail nature, and single-family residential. By definition it represents transition. Therefore, the logical conclusion would be that a transitional use, such as quadraplexes shall be permitted in this district with commercial below or coordinated to blend or relate. Site plan review shall be subject to planning commission review and administrative approval upon commission recommendation.

The list of allowable uses includes: animal care, bed/breakfast as a conditional use, daycare, funeral homes as a conditional use, governmental service, hospital, medical service/ office, nursing home as a conditional use, general office, post office as a conditional use. Retail is not permitted in the CR-1 as of right.

Mr. Halsey stated that seems like the area is going C-3. Zoning is the issue. That area has changed. Mr. Kelton asked what is the next available zoning district? Mr. Spriggs stated that it would be C-3. C-4 would have to be a conditional use. Mr. Halsey stated that if he doesn't rezone he would lose this tenant.

Mr. Halsey asked if there something we can do as a Commission to give them that relief? Mr. Hoelscher asked if there is a special approval to temporary allows it until the case is completed. Mr. Spriggs suggested that the MAPC consider a special called meeting with all advertisement guidelines met. Mr. Roberts stated he doesn't want to see an empty building. Mr. Halsey stated that he doesn't see a problem with the C-3 Retail as a limited use.

Mr. Spriggs stated that with the current cycle it could be completed by June 15th with council. Our only alternative would be a special meeting. Commissioner's present agreed to have a special meeting, to have the

recommendation completed by the Thursday prior to the May 4th meeting.  
(May 18th would be the final Council reading).

Motion to hold a special meeting on Wednesday 28, 2010 at 5:30 PM. by Mr.  
Kelton, 2nd by Mr. Roberts; all ayes.

**8. COM-10:036 Sec. 117-225. (a) Accessory buildings/Accessory Dwellings  
Discussion:**

Staff is requesting MAPC review of the existing Zoning Text regarding  
Accessory buildings/Accessory Dwellings within the existing R-1 Single Family  
Residential District.

**Mr. Spriggs introduced the Accessory Buildings text amendment. This  
includes pool houses, and detached accessory dwellings on large acre lots.  
Text Amendment Case will be placed on next month's agenda.**

**Aye:** 5 - Lonnie Roberts Jr.; Paul Hoelscher; Jerry Halsey Jr.; Ron Kelton and John  
White

**Absent:** 4 - Ken Collins; Margaret Norris; Joe Tomlinson and Brian Dover

8.

Sec. 117-225. (a) Accessory buildings/Accessory Dwellings Discussion:

Staff is requesting MAPC review of the existing Zoning Text regarding Accessory  
buildings/Accessory Dwellings within the existing R-1 Single Family Residential  
District. This includes pool houses, and detached accessory dwellings on large acre  
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**Mr. Spriggs introduced the Accessory Buildings text amendment. This  
includes pool houses, and detached accessory dwellings on large acre lots.  
Text Amendment Case will be placed on next month's agenda.**

**Motion was made to adjourn by Mr. White; 2nd by Kelton; Meeting Adjourned**

**9. Adjournment**