



City of Jonesboro

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

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, April 10, 2012

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent 1 - Beverly Nix

3. Approval of minutes

Present 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix and Kim Elmore

Absent 1 - Brian Dover

MIN-12:029

Approval of the MAPC Minutes for March 13, 2012

Attachments: [MeetingMinutesMAPC March13 2012](#)

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, that this matter be Approved with one change by Mr. Tomlinson. The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent: 2 - Brian Dover and Beverly Nix

4. Preliminary Subdivisions

PP-12-08 PP 12-04 Southbend Subdivision Phase III
Located on Harrisburg Rd. @ Apt. Drive
Requester: H&W Construction LLC
9 Lots on 2.53 Acres.

Attachments: [Southbend Phase 3- Plans](#)
[PP 12-04 Southbend Phase III-Preliminary Report](#)

Mr. Todd Wilcox presented the preliminary plat by McAlister Engineering. They are adjusting the drainage to accommodate drainage for these lots as well as the property to the East to the railroad tracks and North of the ditch. This is something simple.

Question was asked from the Commission: How far is the pavement on Hollow Creek Lane? Mr. Wilcox: We looked at the street which will go to the west boundary of lot 74; it is an issue of water and sewer coming from 2 directions.

A motion was made by Joe Tomlinson, seconded by Margaret Norris, that this matter be Approved . The motion carried by the following vote:

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent: 2 - Brian Dover and Beverly Nix

5. Site Plans

SP-12-02

Site Plan Approval:

Soo's Pharmacy 2822 E. Nettleton

Requests MAPC approval of a Site Plan modification of the traffic flow. See plan attachment for driveway arrangement. The original Site Plan was approved December 14, 2010.

Attachments: [Proposed Site Plan- Modified](#)
 [Soos Pharmacy Drawings Dec 14 2010 Approval](#)

The building was constructed according to the plans. The owner was having trouble with the vehicular movements and the building has been hit more than once due to the entrance from Pardew St., that is closer to Nettleton. We want to eliminate that entrance and restore a previous drive cut before this development took place. We want to have a one-way entrance into the property; everyone would exit from the rear to prevent congestion. Mr. Joe Tomlinson asked if they still have an entrance to the north and said the drawings show an entrance and exit. Mr. Tomlinson observed that the arrow is going the wrong way where cars can go back to the left when they come in off of Pardew St. This meets the width requirements that are lined out in the ordinance. Mr. Tomlinson noted that it seems confused that it may take the customers some time to get in. Mr. Sean Stem said that they have tried different scenarios along with signage.

A motion was made by Jim Scurlock, seconded by Margaret Norris, that this matter be Read . The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent: 2 - Brian Dover and Beverly Nix

6. Conditional Use

CU-12-05

3900 Hargis St. - Adjacent Vacant Lot by same owner.

Santos F. Aldaco requests MAPC approval of a Conditional Use approval for a 28'X48' Double-wide Pre-manufactured mobile home to be located within an R-1 Single Family District.

Attachments: [3900Hargis Application](#)
 [3900Hargis AerialMap](#)
 [Staff Summary CU 12-05 3900 Hargis Dr](#)

A motion was made by Joe Tomlinson that all the requirements be met, seconded by Jim Scurlock, that this matter be Approved . The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent: 2 - Brian Dover and Beverly Nix

7. Rezoning

RZ-12-02

Kevin Sartn requests MAPC consideration of a rezoning request for property located at 404 N. Second St/300 W. Gordon, between Gordon Street and Allen St., for 0.26 acres: A request to rezone property from R-3 Multi-family to C-3 General Commercial District.

Attachments: RZ12_02 Application
Kevin Sartin Rezoning Plat
Staff_Summary_RZ12_02 Sartin

Mr. Kelton made a motion to un-table the matter; 2nd by Ms. Norris. Measure passed unanimously.

Mr. Spriggs reported that no new information was received from the Applicant to date.

Public Input:

Ms. Prunty stated that she lives in the back of this. The street is narrow and the 18 wheeler trucks come there and tear up her yard. They come night and day; they come 2 and 3 times in the morning.

Mr. Reginald Prunty: I have the property at 401 Second St. He has spoken with Mr. Kevin Sartin and spoke to him about the dirt issues. He voiced concerns about the parking there and the tire storage. It's been R-1 Single Family: He was born there it's not a good place to do this: There are kids in the area.

Ms. Ruthy Prunty: We have the property next door and the tires of the trucks cause large indentations in the ground when it rains. Water sets on the property. She does not think it is a good idea. The wide turning radius needed is a concern for the trucks.

The Commission agreed to give Mr. Sartin one more chance to come forth with changes to address the concerns otherwise the MAPC will take action next month.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Tabled. The motion carried by the following vote.

Aye: 6 - Margaret Norris; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent: 2 - Brian Dover and Beverly Nix

RZ-12-03

David Onstead requests MAPC approval of a rezoning petition from R-1 Single Family to C-3 General Commercial for property located at 4500 E. Johnson Ave. (North side of E. Johnson Ave., West of Paragould Rd.), on 1.42 acres.

Attachments: [Rezoning Plat](#)
 [ConceptPlan_Onstead](#)
 [Staff_Summary_RZ12_03_David_Onstead](#)
 [4500EJohnson_Application](#)
 [Land_Use_Map](#)

Applicant: Mr. Carlos Wood presented on behalf of the applicant- David Onstead. The site is approximately 1000 ft. west of the new hospital area.

Mr. Spriggs: The request is consistent with the adopted Land Use Plan for Planned Mixed Use Area. The plan is in compliance with the Master Street Plan for the major arterial- Hwy. 49 North. The applicant is proposing the construction of a Subway restaurant along with an 8,750 s.f. building served by two entrances off of Hwy. 49 N. with shared/cross access. A schematic layout is submitted for consideration; the plan shows the cross access. However, some buffering and screening is needed for the remaining single family residence to the west of the site.

Mr. Spriggs: In order to facilitate any buffering, or any conditions imposed by the MAPC, a Limited Use Overlay is recommended and needed to be added to this request.

The Planning Department Staff finds that the requested Zone Change submitted by David Onstead, should be modified as C-3 General Commercial/Restaurant (L.U.O.), and is recommended for approval to the MAPC.

Mr. Tomlinson: Are we addressing the Subway Restaurant? What is the 8,750 SF building going to be? **Mr. Wood:** We do not know at this time.

Mr. Tomlinson referred to a recent case across Johnson Ave, near this site where the MAPC recommended a shared entrance and cross access easement. We have enough cuts into Johnson Ave. This is important. He also referred to the Prospect Baptist Church case. If you get your Zoning approved, please consider cross easement to take care of this.

Mr. Wood stated that they do not have a problem with that. Do we need to take that easement to the east and west line? **Mr. Tomlinson** stated that the property to the West would be easier.

Public Input: None present.

Mr. Spriggs: Noted that concerning cross-easements, Staff has experienced difficulty with them. In some instances this can hold a new owner hostage of a requirement that may cause liability issues or hazardous traffic issues. For example, a high retail use could be adjacent to a use that has no relationship or need for cross access. In those cases, the two uses may not have any commonality. The example of Stevens, Inc. was given. Staff recommended

that the Commission considers these on a case-by-case basis, during site plan review.

The recommended conditions were read as follows:

1. Access driveways shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
2. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on setbacks, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fence to the west, and all site improvements approved by this petition.
3. Off-premise advertisement shall be prohibited on the subject site.

Mr. Scurlock made a motion to approved as presented with the conditions and made recommendation to City Council: Motion was Seconded by Ms. Norris. The motion carried by the following vote.

Aye: 7 - Margaret Norris; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent: 1 - Beverly Nix

8. Staff Comments

COM-12:023 Staff Item 1:

Mr. Allen Raulston request MAPC approval to locate a Tropical Snow vending unit at 2005 Harrisburg Rd. as part of an existing Planned District approved on 3/8/2011 for Harp's Foods.

Attachments: [Tropical Snow](#)
[Harps Final Plan Approved in 2011](#)

Mr. Raulston: Stated that he is proposing and has been working with Harps to place a Tropical Snow on the site. He presented some pictures of what it will look like with the skirting and landscaping. He has a contract with Harps: April thru. September 15th; He might extend it by 30 days; 6 or 7 months out of the year. They are an international brand and are concerned about maintaining a quality product.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Margaret Norris; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock and Kim Elmore

Absent: 1 - Beverly Nix

9. Adjournment