



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 2 Metropolitan Area Planning Commission

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Tuesday, February 24, 2015

3:00 PM

Municipal Center

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### 1. Call to order

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### 2. Roll Call

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### 3. Approval of minutes

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Minutes from February 10, 2015

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**A motion was made by Jimmy Cooper, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED with the following vote.**

### 4. Preliminary Subdivisions

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### 5. Final Subdivisions

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Right-of-way Waiver Request

Owners are requesting a waiver on the additional right-of-way located at 2304 East Johnson, Keystone Minor Plat as required by the Master Street Plan for consideration.

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**Owners are requesting a waiver on the additional right-of-way located at 2304 East Johnson, Keystone Minor Plat as required by the Master Street Plan for consideration.**

**Proponent John Easley with Associated Engineering representing Keystone**

**Partners.**

**Mr. Easley:** The site was formerly known as Furniture for Less store. Problems consist of parking. The partners are prepared to build additional parking to bring up to code. The building is off the right- of- way approximately 40 feet. An additional 10 feet of right-of-way will take it down to 30 feet. When you come away from the building, sidewalk, and the parking you have approximately 5 feet between the parking isle, parking stripes, and the right away. The partners request a waiver on the requirement.

**Mr. Spriggs:** This particular site is a tenant refinish in which as stated they were trying to satisfy the parking requirements of the zoning code. This led to them needing more properties. The existing building is an existing situation. If the right away was given it would cause a hardship and take away additional parking. The staff has no issues with this proposal because it will cause them to satisfy the parking requirements for the uses that have been proposed. The Planning Commission does have the ability to waive the right away requests if a hardship is proven. The existing right of way at 50 feet from the center line is what we will have for the entire tract, once filed and recorded.

**Jim Spurlock:** Will this affect the right of way of the street?

**John Easley:** No, it will not affect the Highway Department.

**Jim Spurlock:** I make a move that we adopt this.

**Right-of way waiver approved.**

**A motion was made by Jim Scurlock, seconded by Kim Schrantz, that this matter be Approved . The motion PASSED with the following vote.**

## **6. Conditional Use**

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CU 15-01 502 E. Washington Avenue

Apostle C.A. Turner on behalf of Greater Dimensions Church is requesting MAPC approval of a Conditional Use for a church to be located at 502 E. Washington within the C-1 Downtown Commercial Core District.

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**Apostle C.A. Turner on behalf of Greater Dimensions Church is requesting MAPC approval of a Conditional Use for a church to be located at 502 E. Washington within the C-1 Downtown Commercial Core District.**

**Apostle Turner:** I am with Greater Dimensions Ministry, I understand that we are in a C-1 zoning area, coming from 385 West Johnson and we would like to have conditional use to use 502 E. Washington as a worship center.

**Mr. Spriggs:** Staff report was forwarded to the Commission outlying the various surrounding conditions as noted part of the C-1 standards customarily churches will come before the Planning Commission as a conditional use. The property does have parking on site which satisfies the parking requirements

for the proposed church with a seating capacity of 150. It is currently under a pending review due to an architect being hired and all of the codes are being reviewed. Building code issues have to be satisfied before approval of Certificate of Occupancy.

Mr. Cooper: Are you buying the property or leasing it?

Apostle Turner: I am leasing it.

Mr. Cooper: Do we tie the property to any kind of standards that if they left it would go back to C-1 without any stipulations?

Mr. Spriggs: When necessary the Commission has the ability to do that with Conditional Use if you see a unique situation. If brought up to code there is nothing to permit them from a code perspective in continuing a church use at this particular site which would be accepted by the Planning Commission if you want to put that type of constraint on the use.

Mr. Cooper: Does it also include the lot to the West?

Mr. Spriggs: There is a residential style structure connected by a breezeway covered enclosure which is connected to the warehousing portions. There are additions to the back of the structure as well. There is west parking at the rear of the building.

Mr. Hoelscher: Does this Conditional Use permit limit them to clarity in the existing structure for church purposes? Would they automatically be allowed to add on to the building?

Otis Spriggs: If you would like to see those types of improvements you can add that as an addition. Any future additions or expansions would be approved by the Planning Commission.

Paul: Is this limited to a worship center?

Apostle Turner: There is not enough room for anything; it will only be used for worship.

Otis Spriggs: Only C-1 uses will be allowed. A Day Care could be permitted but he would have to come back to the Planning Commission.

A motion was made by Jim Scurlock, seconded by Brant Perkins, that this matter be Approved . The motion PASSED with the following vote.

## 7. Rezoning

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Land Use Plan and Master Street Plan Approval;

RZ: 15-03 Text Amendment Case: Land Use Plan & Master Street Plan  
Recommendations: The LUAC and the MSP Committee request MAPC review and approval of the two plan documents to be recommended to City Council for final

adoption.

Note: MAPC began public hearing on Feb. 24, 2015 and delayed final action for March 10, 2015.

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Mr. Otis Spriggs presented before the MAPC, the recommendation has been forwarded from the Land Use Advisory Committee and the Master Street Plan Committee.

Regarding the Land Use map, the committee attempted to:

1. Sort land uses based on their intensity, and the appropriateness of public facilities and resources available in each area to meet the intensity of impacts that result from the land use.
2. Lower intensity development would be appropriate in flood prone areas where sewer is lacking;
3. More intense uses would be appropriate on major transportation arteries. The Land Use Advisory in this approach moved away from single-brush land use districts by combining them into growth sectors based on suitability factors and development issues.
4. Growth sectors also take into a number of factors that determine what uses may be appropriate in a specific location. This will allow the planning commission to make decisions based physical characteristics, availability of utilities, topography, size and bulk of planned buildings, contextual appropriateness, and efficiency of public resources.
5. The growth sectors are designed specifically to address land use issues in the Jonesboro planning area. Recommendations were made for the committee to consider, and appropriate land uses have been extracted from the pre-existing Future Land Use Plan.

Mr. Spriggs added that while this approach serves to offer more flexibility in land use designations, it includes clear and concise zoning standards. These standards would allow the planning commission and city council to make decisions that would protect the health, safety, and welfare of all within the planning area boundary.

The documents for the Master Street Plan (MSP) and Land Use Plan(LUP) are located on the City Website at [www.Jonesboro.org](http://www.Jonesboro.org). Hard copies are also available in the Planning & Engineering Departments.

Mr. Craig Light presented a summary of the Master Street Plan (MSP) before the Commission. The difference between the 2010 adopted plan and this proposed plan is the fact that Patrick St. has been upgraded to a Principal Arterial, formerly a Collector Rd. They wanted a North/South arterial all the way to Kait8 Road. This is the future street map and not a list of future projects. This is the map to determine how much Right of Way is needed to be preserved.

Mr. Light added: The Sloan property to the west, approx. 2000 acres was mentioned; a meeting has been scheduled to put in more streets to show on the MSP. There may be a revision in that area. The wooded bridge was mentioned by Mr. Scurlock. The bridge is in the county. A collector road is shown where that bridge is located now.

Mr. Light added: The committee looked at a 25-year horizon planning. The plan will be looked at every other year. The MPO study area is the urbanized area of the City, which was used for the MSP as well.

Mr. Spriggs explained that Staff suggest that the Commission table the consideration, so that the documents can be furthered studied and a vote can be taken in the next regularly scheduled meeting on March 10, 2015 at 5:30 PM.

Mr. Perkins asked has the School District been notified of the plan? Mr. Spriggs noted that the Nettleton School District was represented on the Land Use Plan. The plan has been made available to the Public in two sessions. Mr. Perkins: Are there any other groups that the Plan will be presented to, for more public input. Mr. Spriggs stated that there are some groups that have invited Administrative Staff to present the two plans. Mr. Hoelscher asked Mr. Spriggs to comment on the Study area outside City limits, and how the City is working with the County. Mr. Spriggs responded that the Arkansas Legislation passed an amendment to allow the Extra-Territorial Jurisdiction area to be reduced to 2 miles outside our City Limits. Initial conversation between the County and the City, has begun to further look at some level of review from a platting and subdivision stand-point only. The study map was shown. The committee also looked at the impact of development at our boundaries on our neighboring cities.

A motion was made by Brant Perkins, seconded by Jimmy Cooper, that this matter be Tabled . The motion PASSED with the following vote.

#### **8. Staff Comments**

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#### **9. Adjournment**

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