



City of Jonesboro

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

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, July 8, 2008

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

3. Minutes for the Metropolitan Area Planning Commission meeting on June 10, 2008.

Marvin Day made the Motion be modified to include the motion to the Sage Meadows site. As well as, a typographical error, seconded by Jerry Halsey Jr., that this Minutes be Passed. The motion CARRIED by the following vote:

4. Preliminary Subdivisions

A motion was made by Secretary Marvin Day, with the the stipulations listed by the Engineering Department and staff seconded by Joe Tomlinson, that this be Approved on the Consent Agenda. The motion CARRIED by the following vote:

4. P.P. 08-03 Scott Throgmartin/Dogwood Acres - Phase II

Requests preliminary subdivision approval for 14 lots on 3.77 acres in Dogwood Acres Phase II located on Nathan Drive, north of Prospect Road.

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ 08-12 Robert Sartin

Applicant requests a rezoning from R-1 Residential to I-2 L.O.U General Industrial Composting District for 16.48 acres located at 2918 Casey Springs Road.

Withdrawn

RZ 08-17 Gayle Gambill/Executrix/1311 Nettleton Circle

Applicant requests rezoning from R-1 residential to RM-16 residential/16 units per acre for 65.0 acres located at 303 Daybreak between Hwy 141 and Patrick.

Withdrawn

8. Staff Comments

8. RP 08-34 Rick and Sherry Turman/Turman Construction Co., Inc.

Applicant requests a replat of Prairie Meadows lots 52, 53, 53A, and 53B and requests that the MAPC reconsiders a previous approval of a pocket park within the subdivision.

A motion was made to decline the request by Secretary Marvin Day, seconded by Jerry Halsey Jr., that this Other Communications be Approved. The motion CARRIED by the following vote:

8. Carlos Wood on behalf of Ray Osment

Above named persons requests a conceptual review of property located on Southwest Drive/Hwy 49 S. Commercial Addition along highway in front of Griffin Park Subdivision for low density apartments in an existing C-4 District.

A motion was made for approval for Conception of apartment complex on Southwest Drive/Hwy 49 S. Commercial Addition along highway in front of Griffin Park Subdivision for low density apartments in an existing C-4 District.49. The motion CARRIED by the following vote:

8. City of Jonesboro existing Storm Water Drainage Ordinance appeals requires MAPC approval.

Applicant requests an appeal for waiver of Storm Water Management Requirement. Staff recommends that the matter be referred to the Storm Water Management Board.

A motion was made by Secretary Marvin Day, seconded by Lonnie Roberts Jr., that the matter be referred to the Storm Water Management Board.Other Communications be Approved. The motion CARRIED by the following vote:

9. Adjournment

Commission Discussion:

City Planner Otis Spriggs stated that there has been public concern over multiple withdrawals of rezoning cases with no policy set. Mr. Halsey asked what would take to develop a fine for multi-ple withdrawals. Mr. Spriggs suggested that fines be dealt with at a later time.

Mr. Roberts asked what about placing a clause on the 2nd time withdrawal, that you would have to wait 90 days before resubmitting the same or similar peitition. Third-time withdrawals will default to the current ordinance 6 months requirement. Dr. Beadles stated that people have complained that the applicant has hoped to "wear us out, so we will quit coming to the hearings".

Mr. Day asked if we can place a clause for extenuating (emergencies) circumstances where the Commission on request could waive that 90-day restriction on the 2nd time request for withdrawals. Mr. Crego agreed with allowing that clause.

Mr. Spriggs requested that Planning Commission would make recommendation to the Public Works Committee to create a new ordinance

regarding Rezoning Withdrawals in their next meeting with the stipulations that: 1. One withdrawal will be allowed after the 24th of the month; 2. On the 2nd time withdrawal, the applicant must wait 90 days before resubmitting the same or similar petition; 3. Third-time withdrawals will default to the current ordinance requirement for denied rezoning petitions. Mr. Jerry Halsey made the motion, Mr. Joe Tomlinson seconded the motion. Roll Call Vote: Norris-Aye; Collins- Aye; Tomlinson- Aye; Day- Aye; Halsey- Aye; Dover- Aye; Hoelscher- Aye.

Mr. Crego gave an update on the King's Ranch Court Case. It has been forwarded to our attorneys in Little Rock- Mr. Ralph Ohm and Bert Newell. The stated that the answer will be filed and in the mail today (deadline is Thursday).

Dr. Beadles asked for the procedure for district court in terms of judge appointments. Mr. Crego explained the assignment process for substitutes.

Mr. Day asked what is the Commission's responsibility for legal representation. Mr. Crego stated that the City of Jonesboro will assume responsibility for the MAPC and the Council's actions.