



City of Jonesboro

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

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, December 14, 2010

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 7 - Margaret Norris; Lonnie Roberts Jr.; Brian Dover; Paul Hoelscher; Jerry Halsey Jr.; Ron Kelton and Jim Scurlock

Absent 2 - Joe Tomlinson and John White

3. Approval of minutes

Approval of the MAPC Minutes for November 9, 2010.

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

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Brian Dover; Paul Hoelscher; Jerry Halsey Jr.; Ron Kelton and Jim Scurlock

Absent: 2 - Joe Tomlinson and John White

4. Preliminary Subdivisions

5. Final Subdivisions

6. Conditional Use & Site Plan Review

Case CU10-12: 1st Christian Church, Location: 2600 Woodsprings Rd. @ Casey Springs Rd.

Southwind Development, Applicant/First Christian Church, Owner requests MAPC consideration of a Condition Use approval. Applicant proposes to construct a church within an R-1 District.

George Krennerich as architect of the project and Carrol Caldwell representing the owners came forward as proponent for this item. George Krennerich stated that they had property on Woodsprings Road and Casey Springs wanted to develop and build a church with parking lot. Also have room for future

development of wings on building with future access to Woodsprings Road. Presented views of the church from different elevations, also will develop detention pond on north side of property. The views show a fellowship hall that will be built in the future when funds become available.

George Hamman is engineer for this project, we have plans that no water will be leaving this site that is not already there. All water will collect in the middle of project and detention pond and run into Casey Springs. We are at the top of the hill so water will disperse north and south on Casey Springs. Mr. Krennerich ask for questions, there were none.

Opponents: Jack Jayroe of 2621 Woodsprings Rd. came forward and stated that he didn't want anything there, still wanted the trees there and did not understand the Conditional Use process, does this mean that any church can go there.

Otis Springgs, Planning Director clarified that this conditional use would go with this property and only if another use was proposed would they have to come back to the MAPC. Mr. Jayroe ask if they would just make a educated guess with only pictures to view and is against any access to Woodsprings Road and would like to see more buffers.

Dora Mcalister of 2625 Woodspings Rd. stated she don't mind the church but she does mind any time there is development they come in and push down all the trees. She is directly across street and next to another church with a large neon sign that shines through her bedroom window. Because of this intersection there are lots of wrecks in this area, she just wanted you to consider the residents in this area.

Wayne Shipman who lives at 2605 Casey Springs said that during the process of paving Casey Springs road that the developers of Woodspings Estates did not contribute Casey Springs Improvement District because they would not require access to Casey Springs Road now there is a development that is asking for access. Through statements from George Hamman and Otis Springs they understand that this property was never platted into Woodsprings Estates and although it was under the same ownership it was never a part of Woodsprings Estates and therefore could not deny this owner access.

City Attorney Phillip Crego was asked for his opinion and stated if this property was excluded in the Casey Springs Improvement District then there would be monies owed but he did not know what property was excluded; but it would be a matter of record. Mr. Shipman wanted this put on hold until this is determined.

Randy Pinson 2500 Autum Dr. came forward his property backs up to proposed parking lot and with this zoned residential he would rather see homes there and not a parking lot for a church.

Chad Cadwick 2505 Casey Springs wanted to clarify where the drives to the church would be, does not want his drive to be aligned with the church drive. Mr. Spriggs said from site plan does not show across street so unable to determine exact location of his driveway and will pull up goole earth so can try and locate his driveway. It was determined later in the meeting that his driveway does not align with the church's driveway.

Mr. Krennerich spoke to some of the issues and stated the owners of the property assured them that this property is not included in any Improvement District. Stated in regard to trees they are removing only trees necessary for grading and for views of the church and clear underbrush of trees along Woodsprings Rd. to beautify the property and leaving all the trees on the north side.

Mr Krennerich was ask about signage, stated they will have a cross on end of building and steeple that will be lighted from within. Possibly a sign on corner of Woodsprings and Casey Springs. Mr. Spriggs stated that in regards to zoning details the R-1 residential does allow a church through the Conditional Use process. Staff also has concerns with buffering as they have stated they are leaving the tree growth along the north and rear of church and there is no required buffer in front. With this conditional use approval you may put certain restrictions such as site plan approval throug Planning, Engineer and all other agency requirements. Also, the applicant would have to obtain legal access with state and local agency especially along Woodsprings Road being a state highway. The two requirements listed by Staff are the lighting plan and landscape plan.

A motion was made by Jim Scurlock, seconded by Lonnie Roberts Jr., that this matter be Approved . The motion carried unanimously.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Brian Dover;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and Jim Scurlock

Absent: 2 - Joe Tomlinson and John White

SP 10-256: Commercial Site Plan, Location: 2905 E. Nettleton Ave. @ Pardew., Submitted by George Hamman, Civilogic.

Soo's Pharmacy requests MAPC's consideration of a Site Plan submitted for a new 2-Story 3,120 Sq. ft. Pharmacy.

SP 10-256 Commercial site Plan at 2905 E. Nettleton Ave. for Soo's Pharmacy. George Hamman as porponent for this item stated he had prepared the site plan for this and the lighting plan and landscape plan is being prepared by others. He has moved the most southern access away from Nettleton about 20 ft. to help with the drive-tru window for the pharmacy. There were questions of ROW for Pardew and have found marker and the street is off center fo the right of way it is actually a little west of where it should be.He has adusted the grading and site work to reflect this. Mr. Spriggs stated that he and Michael Morris, engineer met with the applicant and this is a redevelopment of this site and there is not a lot of room for proper planning but he feels that he and staff are comfortable with the plan as it is and can review and approve and take it though the building permit process from here. The major concerns were the set backs and stacking.

A motion was made by Jim Scurlock, seconded by Margaret Norris, that this matter be approved . The motion carried unanimously.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Brian Dover;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and Jim Scurlock

Absent: 2 - Joe Tomlinson and John White

7. Rezoning

Case RZ10-19: Located at 3609 Hudson Dr. @ N. Johnson Ave.

David Bogan requests MAPC consideration of a rezoning a parcel of land containing 0.87 acres more or less from R-1 Single Family & to C-3 General Commercial.

Mr. Charles "Skip" Mooney, Sr. presented the rezoning petition to the Commission. This property is connected to 2 other C-3 lots which form a piece of property 3 1/3 acres. Mr. David Bogan owns the subject R-1 lot which is in the perimeter of the C-3 Zoning. He previously rezoned the other properties and he is requesting his home location to be rezoned and all three have been set up with a contract for a sale to be consolidated into one lot being C-3. There is development planned for this.

Mr. Mooney added that Staff has made a recommendation for a L.U.O.(Limited Use Overlay) and that is not in our plans; the developer doesn't want two zonings on one plat. We ask that you recommend it C-3 to City Council. The area with the construction of the new hospital and the adjacent property, is more suitable for C-3 (highest and best use). Carol Caldwell is representing the buyer.

Opponents: NONE.

Mr. Otis Spriggs gave a brief staff summary. Upon application Staff was not knowledgeable of any future plans of the ownership on the future use of this property. The lot faces Hudson Dr. and it is residential in character. After speaking with the applicant and confirming this new information, Staff withdraws the suggestion of the limited use overlay and would support a consolidated development and would support the C-3 request but have a stipulation in the minutes that a site plan would be required before MAPC to deal with the access issues. Having a development that will now front on Highway 49 N./Johnson Ave. would be more suitable.

A motion was made by Jim Scurlock, seconded by Lonnie Roberts Jr., that this matter be Recommended to Council with the understanding that a site plan will be required to be reviewed by MAPC. The motion carried by the following vote.

Aye: 7 - Margaret Norris;Lonnie Roberts Jr.;Brian Dover;Paul Hoelscher;Jerry Halsey Jr.;Ron Kelton and Jim Scurlock

Absent: 2 - Joe Tomlinson and John White

Case RZ10-20: Sid Pickle- Bekah Drive (Savannah Hills Apartments),

Located off Bekah Drive, North of Craighhead Forest Rd., West of Harrisburg Rd., (formally a portion of Craighill's Golf Course); South of Woodsprings Estates, Ph. V.

Applicant requests a rezoning of 28.29 acres more or less from R-2 Low Density Multi-family to PDM- Planned District, Multi-Family; 108 new units.

Mr. John Easley appeared before the Commission on behalf of **Mr. Sid Pickle**. April or May of last year we submitted Craighills Subdivision presented a preliminary. We appeared in March of this year with a conceptual dialogue with the Commission and there were no major concerns. Mr. Pickle is taking the existing subdivision with the number of units allowed and reconfiguring the buildings. He is taking 2 fourplexes into an 8-plex. Half of the drainage is in. There will be no increase in units; building units will not have separate buildings on separate lots. We have amenities such as grills, park benches, trails.

The streets will be built to city specs., some private and some public.

Opponents: NONE.

Mr. Otis Spriggs gave Staff comments. The applicant is attempting to utilize the PD standards of the code to deal with the existing R-2 constraints on the providing of a better site design. In this instance, the City would result in less City public streets that will need maintenance; although the interior streets will only serve this private apartment project. Photos of the existing development to date were shown. With the PD open space will be set aside, and an alternative emergency access drive will be completed as a result.

There were residents to the north that had concerns about the Makala Dr. being connected to Brownstone Dr. within the Single Family subdivision to the north. Staff has listed 6 conditions tied to this approval recommendation to Council as PD-RM. Mr. Scurlock made the observation that there is much improvements needed by the City/State through MPO for Harrisburg Rd. which is seeing a lot of new development in this surrounding area.

A motion was made by **Lonnie Roberts Jr.** with the 6 conditions, seconded by **Ron Kelton**, that this matter be Recommended to Council. The motion carried by the following vote.

Aye: 7 - Margaret Norris; Lonnie Roberts Jr.; Brian Dover; Paul Hoelscher; Jerry Halsey Jr.; Ron Kelton and Jim Scurlock

Absent: 2 - Joe Tomlinson and John White

8. Staff Comments

George Hamman, Civilogic and Owner Charles Fowler request a Conceptual Review of Land located at 3801 and 3717 Forest Hill Road (Currently Zoned R-1 Single Family and C-3 Gen. Commercial), for MAPC's guidance and input on how to proceed with rezoning said property for a Commercial Use.

MAPC Discussion Only. No action required.

Mr. George Hamman addressed the Commission on behalf of **Mr. Fowler**. He described the existing site as Zoned R-1 Single Family adjacent to the existing C-3 District lot. Mr. Fowler owns a towing business and would like to located at this location along Forest Hill Rd. The commercial piece is available. He

would like to replat this and increase the depth on the Commercial while building a home on the R-1 property.

He has a limited amount of time to reach the destination to pick up cars. That property was previously used as McMatt Towing. That is what he does. We are asking your guidance on how to proceed.

Since he has purchased the R-1 property he has taken care of the property; it is much more presentable. The property to the south and west is all multi-family duplex buildings.

Mr. Fowler will build a privacy fence around the rear and will park some cars there. The insurance company typically comes and retrieves most of the cars.

Mr. Spriggs stated that no advertisement has been done for any public hearings. He asked Mr. Hamman to elaborate on the use of the lot for parking and storing cars. Mr. Fowler added that the law requires him to keep it for 60 days. It will not be a salvage yard. Mr. Dove: will the existing C-3 building remain?

Mr. Spriggs stated that the storage of vehicles will require an I-1 District. This area is not conducive for Industrial Zoning. Staff had concerns of how long the cars will remain on site. Mr. Kelton commented that this may help us to locate this far away from the residential subdivision.

Mr. Crego voiced concerns that the C-3 District does not address the proposed use for vehicle storage which is not a permitted use. The applicant needs to consider that. Mr. Hamman asked what about the commercial parking lot allowance which is permitted in C-3. I-1 L.U.O. was also discussed.

Mr. Halsey suggested a conversation with the neighbors.

Mr. Thomas White asked Mr. Fowler about a previous proposal to construct a rear building to erect to store the cars inside. Mr. Fowler stated that would be future adn based on how business proceeds. Mr. Fowler made the comparison to the Body shop which also has damaged cars stored temporarily.

Mr. Kelton asked if the entire compound had to be paved? Mr. Spriggs noted that any vehicular parking had to be paved. Mr. Hamman noted that if its in the rear fence we could use chatted parking. Michael Morris concurred if that area is fenced and closed off to customer parking.

Mr. Spriggs noted that the I-1 District could be construed as spot zoning. The alternative for a Planned District Mixed Use District was also considered.

9. Adjournment