



# 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, October 14, 2008

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

**Present** 7 - Ken Beadles; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher and Jerry Halsey Jr.

**Absent** 2 - Marvin Day and Brian Dover

### 3. Approval of minutes

4.

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

**Aye:** 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher and Jerry Halsey Jr.

**Absent:** 2 - Marvin Day and Brian Dover

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

### 6. Conditional Use

6.

CU 08-08 Robert Kilpartick request a CU at 221 E. Gee Street.

Mr. Terry Bare presented the case on behalf of Mr. Kilpatrick and stated that they are in agreement with Conditions 1, 3, and 4 and are asking for item 2 be removed on the parking because it puts him a bit out of place from the rest the other business around him which have limestone parking areas. Paving the first 30 feet is no problem. The cars will be in the bays for repair. That whole area is limestone was a cabinet storage business. The whole site is used as storage for salvaged vehicles. Mr. Tomlinson asked about the other 4 acres on the site regarding future applications. Mr. Tomlinson added that variances once started would be hard to justified. He asked can you make the condition

that should another business occupy the site that he would be required to pave the area.

Mr. Roberts stated that anyone else would present a separate site plan. Mr. Tomlinson added that all this is an easement. Mr. Tomlinson asked for the distance from the nearest fire hydrant. Mr. Bare did not know. Mr. Tomlinson added that he would like for it to be apart of the fire department review and approval. Motion by Mr. Collins to approve with stipulations and eliminate #2 and replace it with screen fencing to screen salvage cars from the sight from the street, along with Staff's criteria, and the distance of the fire hydrant to be approved by the marshall, access surface for trucks.

A motion was made by Ken Collins, seconded by Lonnie Roberts Jr., that this Conditional Use be Approved. The motion CARRIED by the following vote:

**Aye:** 6 - Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Paul Hoelscher and Jerry Halsey Jr.

**Absent:** 2 - Marvin Day and Brian Dover

6. C.U. 08-07 Larry and Jodi Numann

Applicants requests a Conditional Use approval to place their 6 year old single wide mobile home at 1901 Prescott.

Mr. Numann appeared before the commission. Mr. Spriggs presented the staff report and recommended conditions Mr. Tomlinson raised the concern for the variance. If it went to the variance board it would not be a hardship. He added that he hates to make so many variations to the zoning code.

A motion was made by Lonnie Roberts Jr., seconded by Jerry Halsey Jr., that this Conditional Use be Approved. The motion CARRIED by the following vote:

**Aye:** 5 - Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Paul Hoelscher and Jerry Halsey Jr.

**Nay:** 1 - Joe Tomlinson

**Absent:** 2 - Marvin Day and Brian Dover

**7. Rezoning**

7. RZ 08-26 Gary Odor

Applicant requests rezoning from R-1 Residential to C-3 Limited Use Overlay for a Swimming Pool Home Improvement use for property containing approximately 1.5 acres more or less located at 3400 Culberhouse Road. .

Mr. Gary Odor appeared before the Commission are requested the rezoning for his pool business. He spoke with the abutting neighbors, and no one objected. Wants to continue the use of the building like it was used.

The structure was formerly a non-conforming use. Because of the lapse in time of the use, any active commercial activity will require a rezoning; no evidence

of continuance as repair shop is demonstrated. Mr. Spriggs presented the staff findings and requested that the Commission revised the application from a C-3 L.U.O request to a C-4 L.U.O. District.

Mr. Hoelscher asked what was surrounding zoning districts and where the nearest commercial zoning was located. Mr. Spriggs stated that the property is surrounded by R-1 Zoning although the subject property was used as commercial under the non-conformancy of a repair shop, as well as the commercial building to the south used as a food bank. The other nearest commercial zoning was Sartin's Landscaping to the south which is C-4 and what is situated on Parker Road which is moving towards commercial uses.

Mr. Tomlinson made a motion that the property be rezoned to C-4 L.U.O. to the City Council, with the following conditions:

1. Future site redevelopments shall be subject to MAPC review and approval with a limited and maximum 50% lot coverage. That the neighborhood scale/character be preserved.
2. That prior to any occupancy of the building by the subject applicant or use, proper building code compliance shall be met by the applicant through the final occupancy permit process.
3. That any outdoor storage shall be limited to the rear yard and shall be totally screened from view from the street and all abutting residential properties.
4. All vehicular parking shall be properly surfaced and meet code requirements for impervious surfacing.

Mr. Odor asked about C-4 which would limit him to residential building looking like a house. His concern was if he decided to build an additional accessory space. C-3 would work better since he did not have any opposition. Mr. Tomlinson added that this is more a peaceful type of zoning than C-3. Mr. Spriggs stated that the conditions would allow some amount of threshold for accessory addition.

A motion was made by Joe Tomlinson, seconded by Lonnie Roberts Jr., that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 5 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Jerry Halsey Jr.

**Nay:** 1 - Paul Hoelscher

**Absent:** 2 - Marvin Day and Brian Dover

7.

RZ 08-21 Judy and Terry Murphy

Applicants requests rezoning from R-1 Single-Family to C-3 General Commercial for 1.62 acres located at 4215 E. Johnson Ave.

**Motion to un-table the case was made by Mr. Tomlinson, 2nd by Ms. Norris. All ayes.**

**Judy Murphy stated it was tabled last time and they had it re-surveyed. Mr. Spriggs gave the Staff summary. Gave comments about the trend towards commercial along this corridor. The property to the rear remains residential and it should be stipulated that buffering be provided in the rear to protect the abutting residential, and that any future development would come before the MAPC for final review in the future.**

**Mr. Tomlinson made a motion to recommend approval to City Council with the condition:**

- 1. That adequate buffering be demonstrated on the boundary to the south to protect existing residences to remain; and,**
- 2. That any commercial use of the existing structure(s) shall meet all city codes and standards for building, parking and site design, and**
- 3. That the redevelopment plans be submitted in the future for MAPC review and approval.**
- 4. That cross access easements should also be required.**

**A motion was made by Joe Tomlinson, seconded by Ken Collins, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:**

**Aye:** 6 - Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Paul Hoelscher and Jerry Halsey Jr.

**Absent:** 2 - Marvin Day and Brian Dover

**7.**

RZ 08-22 Marjorie Robinson

Applicant requests rezoning from R-1 Single-Family to C-3 General Commercial for .38 acres located at 4207 and 4209 E. Johnson Ave.

**Motion to un-table the case was made by Mr. Tomlinson, 2nd by Ms. Norris. All ayes.**

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**Aye:** 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher and Jerry Halsey Jr.

**Absent:** 2 - Marvin Day and Brian Dover

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

#### **9. Adjournment**