



# 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, August 12, 2008

5:30 PM

900 West Monroe

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**1. Call to order**

**2. Roll Call**

**Present** 6 - Ken Beadles; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day and Paul Hoelscher

**Absent** 3 - Ken Collins; Jerry Halsey Jr. and Brian Dover

**3. Approval of minutes**

**4. Preliminary Subdivisions**

Preliminary Subdivision PP 08-04 Barrington Park Phase IV/Jim Abel

Applicant requests preliminary approval for subdivision containing 26 lots on 12.29 acres in R-1 Single-Family Zoning District, located south of Woodsprings Road (226).

**Carlos Wood request preliminary approval for subdivisions containing 26 lots South of Woodsprings Road. A motion was made by Joe Tomlinson, seconded by Secretary Marvin Day, that this Subdivisions be Approved with attached staff comments. The motion CARRIED by the following vote: Norris-aye, Tomlinson-aye, Day-aye, Roberts-aye & Hoelscher-aye.**

**Aye:** 5 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day and Paul Hoelscher

**Absent:** 3 - Ken Collins; Jerry Halsey Jr. and Brian Dover

**5. Final Subdivisions**

Final Sub division FP 08-03 Dogwood Acres Phase II/Scott Throgmartin

Applicant requests final sub division approval for 14 lots on 3.77 acres located on Nathan Drive, north of Prospect Drive.

**Applicant request final subdivision approval for 14 lots on 3.77 acres located on Nathan Drive, North of Prospect Drive. A motion was made by Joe Tomlinson, seconded by Secretary Marvin Day, that this Subdivisions be**

**Approved. The motion CARRIED by the following vote:Norris-aye, Tomlinson-aye, Day-aye, Roberts-aye & Hoelscher-aye.**

**Aye:** 5 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Marvin Day and Paul Hoelscher

**Absent:** 3 - Ken Collins;Jerry Halsey Jr. and Brian Dover

**6. Conditional Use**

CU 08-06 Cole Stevenson

Applicant requests a conditional use to place a ground floor single apartment to be accessed from Union Street and located in a C-1 Downtown Commercial District.

**Applicant request a conditional use to place a ground floor single apartment to be accessed from Union Street and located in a C-1 Downtown Commerical District. Considerable discussion was held concerning the allowance of apartments in the C1 District on the lower level. Mr Thomas White explained that city staff has done a walk-thru and have no problem with the proposal. Mr. Mooney spoke representing Mr. Stevenson and stated that this ideal and the unit will be accessed off Union Street. It was mentioned that an exisiting apartment unit was created without formal city approval. Mr. Stevenson stated that the commercial will be served off of Huntington Street. Mr. Day made a motion to deny and that in lieu that this is a gray area that we will not be able to stop in the downtown area given that we have denied two other cases. The motion failed due to no quorum: Norris, Tomlinson, Day & Roberts voted aye and Hoelscher voted nay. Motion was made by Secretary Marvin Day, seconded by Margaret Norris to table until the next meeting. All voted aye.**

**Aye:** 5 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Marvin Day and Paul Hoelscher

**Absent:** 3 - Ken Collins;Jerry Halsey Jr. and Brian Dover

**7. Rezoning**

RZ 08-19 St. Bernards Medical Center

Applicant request rezoning from R-2 Multi-Family Residential to C-1 Downtown Commercial District for .04 acres located on the corner of Washington Ave. and Kitchen Street.

**Patrick Lemley came forward as the proponet of this item. Motion was recommended a approval to the City Council with the same stipulations as the adjacent tract.**

**A motion was made by Secretary Marvin Day, seconded by Lonnie Roberts Jr., that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:Norris-aye, Tomlinson-aye, Day-aye, Roberts-aye & Hoelscher-aye.**

**Aye:** 5 - Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Marvin Day and Paul Hoelscher

**Absent:** 3 - Ken Collins; Jerry Halsey Jr. and Brian Dover

**8. Staff Comments**

SP 08-204 Carlos Wood on behalf of Ray Osment

Applicant requests a site plan review for the 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. MAPC upon review in the July, 2008 meeting stipulated that the final site plan be presented for commission approval. See attached plans.

**Applicant request a site plan review for the property located on SW Drive/49 South. Commercial Addition along Highway in front of Griffin Park Subdivision for low density apartment in an existing C-4 District.**

**Thomas White gave summary of the case details on buffering setbacks and access and recommended approval. Joe Tomlinson ask about buffering and fencing. Mr. Day questioned whether the proposal conformed to C4 allowable density for multi family. Mr. White stated that under the old code it would comply.**

**Mr. Clay Kenward appeared and stated that the C4 district does not permit the development. He also asked for Engineering comments of which Craig Light stated that the comments were submitted concerning storm water drainage calculations. Mr. Don Parker explained that the verification letter was not written concerning the property as it was zoned at that particular time. This property was purchased with a full understanding and confirmation by the planning department that it was subject to the then existing C4 district regulations. Mr. Phillip Crego concurred that this property if developed under todays C4 would not be permitted. Mr. Ray Osment explained his intent to provide well designed buildings compaitible with the homes in Griffin Park. Mr. Crego explained that the approval last month was solely for the purpose of concept approval and the directive was that the site plan be presented for review as a preliminary on the agenda. Mr. Kenward futher expressed further opposition to the apartment that he fills would hold for 100 people and disagreed with the C4 interpretation. Mr. Day clarified and stated that this developement is alot better than what could be developed with 60' lots along Hwy 49 frontage. Mr. Roberts concurred with Mr. Day and explained that this review is subject to a grandfathered C4 stipulation. Mr. Day stated that there needs to be a fence along SW Drive as well as the R1 Single Family, and urged the developer to return with a proposal in a final submission. Motion was made to approve the Preliminary Site Plan with the stipulations of a 6 foot fence along SW Drive and the R1 perimeter without obstructing view, no light spillage and a legal interpretation of the zoning allowing for multi family units. A motion was made by Joe Tomlinson, seconded by Lonnie Roberts, that this Subdivisions be Approved. The motion CARRIED by the following vote: Norris-aye, Tomlinson-aye, Day-aye, Roberts-aye & Hoelscher-aye.**

**Aye:** 5 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day and Paul Hoelscher

**Absent:** 3 - Ken Collins; Jerry Halsey Jr. and Brian Dover

9.     Adjournment