



City of Jonesboro

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

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, April 14, 2009

5:30 PM

900 West Monroe

1. Call to order

Present 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent 1 - Ken Collins

2. Roll Call

2009 Election of Officers:

Chair Position, Vice-Chair Position

Motion was formed for nominations for Chair and Vice Chair- Jerry Halsey Jr. to nominate Mr Day as Chair and Mr. Hoelscher to nominate Mr. Halsey as Vice Chair, seconded by Joe Tomlinson, that the positions be approved. The motion CARRIED by the following vote:

Aye: 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent: 1 - Ken Collins

3. Approval of minutes

Present 8 - Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent 1 - Ken Collins

4.

MAPC meeting minutes for March 10, 2009

A motion was made by Lonnie Roberts Jr., seconded by Joe Tomlinson, that these Minutes be Approved. The motion CARRIED by the following vote: all ayes.

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

Absent: 1 - Ken Collins

5. Preliminary Subdivisions

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ 09-04 Dorothy Hill and Connie Woods requests a rezoning from R-1 to C-4 LU-O located on the south side of Highland Drive between Craft Drive and Browns Lane.

RZ-09-04 Dorothy Hill and Connie Woods requests a rezoning from R-1 to C-4 LU-O located on the south side of Highland Drive between Craft Drive and Browns Lane.

Applicant's Agent: Attorney Christopher Gardner, Gardner Law Firm, P.A., presented the case stating: We are requesting a change from R-1 Single Family to C-4 L.U.O. for two ()2 tracts. The 10 acre tracts will have permissible uses of: Automated Teller Machine, Bank or Financial Institution, Medical Service / General Office, General Restaurant / and Service Retail. We are requesting that tract 1 having frontage on Highland Ave. to allow restaurant and general retail service uses.

Back in December when we met with Mr. Mooney and his clients, it was stated that if a restaurant were permitted on the front tract, it would have liquor served; this was a concern and also the wish for having a buffer between this tract of land and Highland Forest Subdivision.

Mr. Gardner added that the property is approximately 435 ft. from Hill Crest School and several churches. Any concerns would not come into fruition, if any one should apply for a liquor permit through A.B.C. The 10 acres are between commercial property and the subdivision. Mrs. Connie Woods owns that parcel of ground in between the site and the subdivision. We feel that is a substantial buffer. With respect to the restaurant, it will not permit fast food restaurant; and we are looking for the restaurant to be a nice sit-down style only- something like El Acapulco to the east immediately. With respect to the retail on tract 1, it is not large enough for any large retail like a Wal-Mart or grocery store. Something more like a light retail for that property is what we would like to see along the 5 lane arterial.

Opponent: Mr. Charles Mooney, Sr. He congratulated the new officers on the new election. Mr. Mooney stated that Counsel has given you a run-down of outside meetings. I want you to know and understand I represent a large group of opposition.

Mr. Mooney presented a petition signed by 135 different people that live in that area. The opposers stood up (14 stood up) . Mr. Mooney stated that they live in

Highland Forest. Mr. Day asked if that is a new petition or the same one from the previous case. He responded that there are new ones added to the old one.

Mr. Mooney stated to have a historical perspective about how the Highland Dr. rezoning has occurred. Highland is one of the major thoroughfares through the City. He can't think of a street that is more congested. When you get to this intersection, you get into a traffic problem. You also have a school that exits there.

The MAPC has said to me (representing different groups) that we are going to restrict the rezoning on Highland Dr. to what is there now. We will not move it down in an easterly fashion nor westerly direction from where we are now. That is historically what has happen. We have changed Commissioners. The Planning Commission and Council have not been able to hold to that. They have on occasion eased this when the Bank was approved at Raines & Highland. The Advance Auto Parts store was a huge battle; they never straightened that intersection out.

Mr. Mooney added that we have gone further down highland and let Integrity Bank come there. We need to hold the fort and don't come any further down Highland Drive than what we have now. Because there is a huge amount of property in that area. This property is only 300 ft. wide and if you access that property, you will create a problem exiting and getting back on Highland Drive particularly when the school lets out. You can't locate the entrance and tie it in with Hillcrest Drive and align it. You will have an exit coming out this property with a 50 ft. difference there, and you couldn't have a traffic light.

Remember this property is 318 ft. wide and the east property next door having the same width. The property to the west is owned by Mrs. Hill and she resides there, and I am sure she will keep that as a good buffer. If she sells it and rezones this property, how will you ever stop it. You will be fighting the same battle there with different owners.

Highland Forest is absolutely a fabulous residential area. They will get in a situation where they can't get out their driveways; rezoning this property will congest it further. Why create a monster of a problem?

The property is absolutely one of the most gorgeous properties located in Jonesboro; it is tree-lined, rolling, with nice landscaping. The only reason it is being rezoned is that it will cause a better financial gain for them to sell it for a higher price. This property is better suited for residential and should not be altered. On that lot they propose putting in restaurants and retail. There is no way to access it without messing up the traffic. Highland is 5 lanes, one of the few that run east to west.

Mr. Mooney concluded, on behalf of these people don't rezone it; protect the rezoning and the zoning ordinance of the City. The people purchased and built their homes with the mind that they built in a highly respected residential area. There is a service station in an R-1 Residential area. It was located there before, and they operate in an R-1. That will go back to residential if it leaves. Counsel mentioned the meetings we have had. We cannot rezone without a fight. I represent 135 people and I have a spokesman for this group.

Opposition: Mr. George Osbourne, 1213 Princeton Dr. in Highland Forest

Subdivision represented the home owners there. He added that he and his wife and purchased there 14 years ago with confidence to spend the rest of our life in the home. We had concerns of what could be developed next to us. When we purchased that land, Mr. Hill was still living and he owned all that land we knew it was zoned R-1. He then passed away. And his granddaughter and granddaughter in-law inherited that property.

Mr. Osbourne added that this property which was inherited can be developed into a nice residential area and they could make a nice profit. They want to make a little more money, but at the expense of the present property owners that have built their homes. They want to put in a restaurant and put in stores. You decided that would be R-1. We knew it would be developed into a residential area. Why have it zoned R-1 if we are going to ignore that. Where does it end? Why have a plan if we are not going to live by it. It concerns a lot of other people that I have talked to, and they have the same concerns in other areas. I am concerned that it is not just the concern that restaurant and retail will effect Highland Forest but we need to be concerned about the impact on the school across the street, and it doesn't need any other traffic burden. It is our opinion that it is not a good plan for the City for the property owners, the school, nor the entire community. We ask that you look at it from a stand point of real people and not from two that want capital gain.

Mr. Gardner shared with the Commission a schematic map that he provided back in December when he met with Mr. Mooney and the property owners. I want everyone to be clear that the Tract 2 we are talking about making access into a cul-de-sac. Tract 1 will be the only access to Highland Drive. There would not be any through - access to tract 2. This is the same thing we presented back in December. I can understand the concern of the property owners when it concerns changes in a neighborhood. Development plans for City are living documents and have to reflect changes. There is a Wal-Mart store there and other retail and commercial in that area. Your decision needs to reflect the needs of the City today and not 14 years ago. Yes, this is a nice piece of property and leaving it residential is not suitable, and has been on the market for 2 years with no offers.

Mr. Mooney added that he wanted the MAPC to know that in the application it asked who's making the application- if the request is in compliance with the land use plan that we have in existence. It is not recommended for commercial, but Medium Density Residential. I don't know how much scrutiny that you put in that plan. People expect us to conform.

MAPC Deliberation:

Mr. Kelton asked was the last drawing handed to the Commission correct? Mr. Gardner responded that Tract 1a is the tract to the east is the property being rezoned. Mr. Roberts asked about the letter stating that there was an agreement to the C-4 LUO by the opposition? Was there an agreement reached? Mr. Mooney stated that no agreement was made. This is a rezoning Mr. Day stated and not a site plan approval. Mr. Kelton asked Mr. Mooney what was his response to the letter? Mr. Mooney responded that we would meet them here.

Mr. Gardner stated we have been working hard here. On April 2nd, we went through great lengths to address their concerns. You said earlier that based on proximity to the school, Lot 1 it will not allow for a alcohol license The ABC takes into consideration its proximity to schools and churches. It is not our intent to sell to anyone that wants to do that. There is a statue on the books that prohibits this in a certain proximity to a school or church.

Mr. Mooney added that our people don't want it there and it will be open to midnight and 2:00 a.m. in the morning.

Mr. Kelton asked City Attorney Phillip Crego, if the applicant wants to proceed and Connie Wood owns property to the west, what assurances can we have that she would never have the ability to change form R-1 to any other classification?

Mr. Crego responded that the owner could put restrictions in the deed records, which can be modified. There is no assurance by the proponent, because a new owner can always come and make a modification/request.

Mr. Tomlinson asked if there has been consideration to put a road through the property and limit access. If you build a road, it would be a limited business corridor and would not be like Browns Lane. Mr. Bare stated that we are limiting the access to Highland Drive only to Tract 1. Mr. Tomlinson stated that there is tremendous traffic on Highland Drive including the school traffic.

Mr. Day asked are you saying the applicant is willing to make it a condition of the site plan approval that this would be only a private drive and not be a through-street? He asked if it was set in concrete that a restaurant will have to be included in the plan in tract 1. Mr. Bare stated that it was one of the options in the application, and it is only one lot. When you put a structure there you only have room for one entity on Highland Drive. Mr. Tomlinson stated that when you rezone this property you are opening it up to the west. There is a piece land to the west that has tried rezoning to commercial for the past 10 years. C-4 is more attractive than C-3.

Mr. Day sated that there is quite a concern about the restaurant and retail part of the limiting use. Whether we want to modify that and limited the uses further needs to be determined by the Commission.

Mr. Bare stated that detention will take up a great deal of Tract 1 and it is the lower point. Mr. Roberts asked if the restaurant is still the hang up on this? Mr. Mooney stated that his clients are opposed to the rezoning. We looked at it and feel we could not live with this unless, the property adjacent she could leave it as a buffer, and that the limited use be for businesses such as medical offices or banks not for restaurant or retail sales; and it would only be residential scale. It is critical that they would leave the strip adjacent to Highland Forest as residential as long as they owned it. They insisted on having the restaurant and retail on the Highland Rd. frontage.

Mr. Mooney stated that we know we don't own those lots we are looking at the best interest of the community not the current owners. If you rezone it for this, you are going to cause a huge traffic problem for the school and people coming out of their residential drive, and you open it up to let commercial in

there; the other piece will be the next thing on your plate. We ask you to hold the line where it is; we don't need anymore commercial there. Across the street is a huge restaurant building which has been empty for months. There are other items that can go there to eliminate the general retail items in the back.

Mr. Hoelscher commented on the various options . Mr. Collins asked if we open that door and make it a condition, later on what legal ramifications are we opening the door. They would have to comply with a residential appearance, setbacks, buffers; it would be allowed as long as it complied with the restrictions. All the uses will have to be subject to same restrictions. Mr. Crego added that he did not think that it will be advisable in the conditional use process; either it is allowed or not. Because of all of the elements involved in the site plan we will have it come to the MAPC for review, Mr. Bare added.

Mr. Tomlinson made a motion that the Rezoning be recommend to Council for approval as submitted by the applicant with the following conditions:

1. Adequate buffering/screening (minimum 30ft.) should be provided for all surrounding residential uses.
2. Property access should be aligned with Hillcrest Drive and future parcel subdividing shall be reviewed and approved by the MAPC.
3. That a final engineered site development plan be reviewed and approved by the MAPC prior to permit releases for future development.
4. The architectural design shall be of a residential scale and character only.
5. A through- street from Highland to Tract 2 shall be prohibited.
6. Uses listed under a Limited Use Overlay as prescribed by the MAPC excluding restaurant:

Tract 1: Limited Uses including: Automated Teller Machine, Bank or Financial Institution, Medical Service / General Office, General Retail and Service Retail.

Tract 2: Limited Uses including: Automated Teller Machine, Bank or Financial Institution, Medical Service / General Office, General Service

Roll call Vote: Mrs. Norris- Aye; Mr. Tomlinson- Aye; Mr. Roberts- Aye; Mr. Halsey- Abstain; Mr. Dover- Aye; Mr. Collins- Aye; Mr. Kelton- Aye; Mr. Hoelscher- Aye; Approved 7 to 0.

Aye: 7 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Abstain: 1 - Jerry Halsey Jr.

RZ09-06: St. Bernard's Regional Medical Center request a rezoning from R-2 Single Family High Density Residential to C-1 Downtown-Core Commercial for .34 acres of property located at 712 E. Washington Ave., (North side of E. Washington, between Bridge St. and Patrick St.)

RZ-09-06 RZ09-06: St. Bernard's Regional Medical Center request a rezoning from R-2

Opposition: None

Applicant: Mr. Patrick Lemley of Associated Engineering appeared before the Commission and explained the basis of the rezoning. Mr. Spriggs presented

the staff report and findings and stated that he did not object to the rezoning, and found it to be in compliance with all C-1 District standards. It will be a good accessory use to the existing Senior Citizen's facility.

A motion was made by Lonnie Roberts Jr., seconded by Ron Kelton, that this Rezoning be Recommended to Council.

Roll call Vote: Mrs. Norris- Aye; Mr. Tomlinson- Aye; Mr. Roberts- Aye; Mr. Hoelscher- Aye; Mr. Halsey- Aye; Mr. Dover- Aye; Mr. Collins- Aye; Mr. Kelton- Aye; (8 to 0 vote- Approved)

Aye: 8 - Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Brian Dover;Paul Hoelscher;Jerry Halsey Jr. and Ron Kelton

8. Staff Comments

8.

8.

Tim Gibson, P.E., Associate - Civil Project Manager from A2H request a preliminary discussion before the MAPC of an upcoming Rezoning/Planned Development for NEA Baptist Hospital. See attached drawings. This is for discussion purposes only, no decisions will be made at this meeting.

9. Adjournment