



City of Jonesboro

Meeting Minutes

Metropolitan Area Planning Commission

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

Tuesday, May 8, 2007

5:30 PM

Huntington Building

1. Call to order

2. Roll Call

Staff present: Otis Spriggs, Thomas White, Jean Rook, Phillip Crego

Absent: Kelly Panneck, Craig Davenport

Present 7 - Ken Beadles; George Krennerich; Margaret Norris; Marvin Day; Lonnie Roberts Jr.; Joe Tomlinson and Gary Harpole

Absent 2 - Ken Collins and Jerry Halsey Jr.

3. Approval of minutes

A motion was made by George Krennerich, seconded by Gary Harpole, that this matter be Approved on the Consent Agenda. The motion CARRIED

Aye: 7 - Ken Beadles; George Krennerich; Margaret Norris; Marvin Day; Lonnie Roberts Jr.; Joe Tomlinson and Gary Harpole

Absent: 2 - Ken Collins and Jerry Halsey Jr.

4. Conditional Use

CU-07-04

Staff Report - CU-07-04 - Tracy Fraction
Conditional use requested for a family home day care at 1209 Wilmar Circle.

Sponsors: Planning

Attachments: [CU-07-04 - Tracy Fraction](#)

Tracy Fraction came forward as proponent for this item. She stated that she only kept small children (under 2 years of age) and worked a part time job at night so she would not be keeping children at night. She would only keep kids about 3 or 4 days per week. The children would only be out about one hour per day in the fenced back yard.

James Randle came forward as an opponent for this item. Mr. Randle asked that the MAPC deny this case. They felt the operation of a day care would increase traffic in the area. They also did not want this to open the door to any other businesses. He also believes it will bring down their property values.

City planner stated that the zoning resolution allows this under the conditional use procedure. The applicant is requesting to keep up to 8 children. Ms. Fraction can keep up to 5 children without coming through MAPC. In regards to the notices, the applicant stated that she tried to deliver the notifications but some individuals would not sign the notifications.

Mr. Harpole stated that he thought 8 children was excessive for this neighborhood.

A motion was made by Gary Harpole, seconded by Marvin Day, that this matter be Denied. The motion CARRIED

Aye: 6 - George Krennerich; Margaret Norris; Marvin Day; Lonnie Roberts Jr.; Joe Tomlinson and Gary Harpole

Absent: 2 - Ken Collins and Jerry Halsey Jr.

Abstain: 1 - Ken Beadles

CU-07-05

Staff Report CU-07-05 - Kelly Copeland Apartment Complex.
Conditional use requested on Richardson Rd., south of Rook and east of Oaklawn.

Sponsors: Planning

Attachments: [Copeland_platpdf](#)
[Copeland_Site](#)
[Staff_Summary_Conditional_Use_Copeland_APTS_CU07_05_REPORT](#)
[Overall_Site_Plan.dwg_DIMENSION_\(1\)](#)
[Erosion_Control](#)

This matter was **Withdrawn**

CU-07-06

Conditional Use: 07-06 - Jonesboro Fire Station #7 at 8461 C.W. Post Rd.

Sponsors: Planning

Attachments: [Fire_Station_#7](#)
[Fire_Station_Site_Plan](#)
[CU-07-06 - Firestation 7 Staff Report](#)

City planner came forward and stated that this item is being brought by the City of Jonesboro to build a fire station on CW Post Road. We have no objections to this item and we are bringing this item to you because of the zoning code restrictions on fire stations.

A motion was made by Marvin Day, seconded by Margaret Norris, that this matter be Approved. The motion CARRIED

Aye: 5 - Margaret Norris; Marvin Day; Lonnie Roberts Jr.; Joe Tomlinson and Gary Harpole

Absent: 2 - Ken Collins and Jerry Halsey Jr.

Abstain: 2 - Ken Beadles and George Krennerich

5. Rezoning

RZ-07-22 Staff Report RZ-07-22 - Sanda Greene
Request rezoning from R-1 Residential to C-3 Commercial at the corner of Race & Briar.

Sponsors: Planning

Attachments: [Sanda Greene Rezoning Drawing](#)
REZONING SANDA GREENE
[RZ-07-22 - Sanda Greene](#)

Terry Bare came forward as proponent for this item. Ms. Greene also owns the property to the west which is zoned C-3 and would like to combine these properties if this property is rezoned.

City planner stated that staff had concerns about the uses under C-3 due to the residential neighborhood of this area. We suggest a limited use be placed upon this area due to the surrounding residential.

Joe Tomlinson stated that making this commercial would increase the traffic on Briar. There is no built in buffer for this area. City planner stated that the site plan would come through MAPC and would be seen by the commissioners.

Mr. Bare stated that he would withdraw the case and bring it back before the MAPC at a later date.

This matter was **Withdrawn**

RZ-07-23 Staff Report RZ-07-23 - Frank Macon
Request rezoning from R-1 Residential to RM-8 Multi-Family Residential on Prospect Road between Airport and Paragould Rd.

Sponsors: Planning

Attachments: [Frank Macon](#)
[RZ-07-23 - Frank Macon](#)

This matter was **Withdrawn**

RZ-07-24 RZ-07-24 - Jerry Craft/Robert Gibson
Request rezoning from R-1 Residential to C-3 Commercial at 2915 Wood St.

Sponsors: Planning

Attachments: [JerryCraft Rezoning](#)
[RZ-07-24 Jerry Craft- Robert Gibson REPORT](#)

A motion was made by Marvin Day, seconded by Lonnie Roberts Jr., that this matter be Tabled. The motion CARRIED

Aye: 6 - George Krennerich;Margaret Norris;Marvin Day;Lonnie Roberts Jr.;Joe Tomlinson and Gary Harpole

Absent: 2 - Ken Collins and Jerry Halsey Jr.

Abstain: 1 - Ken Beadles

RZ-07-25 RZ-07-25 Text Amendment: On and Off Premise Sign Codes

Sponsors: Planning

Attachments: [Proposed Sign Code June 8](#)
[page 1](#)
[page 2](#)
[Revised Sign Code June5](#)

City planner stated that they need one more work session to get this text amendment worked out. The meeting is set for 5:00 p.m. for May 24, 2007.

A motion was made by George Krennerich, seconded by Marvin Day, that this matter be Tabled. The motion CARRIED

Aye: 6 - George Krennerich;Margaret Norris;Marvin Day;Lonnie Roberts Jr.;Joe Tomlinson and Gary Harpole

Absent: 2 - Ken Collins and Jerry Halsey Jr.

Abstain: 1 - Ken Beadles

RZ-07-26 RZ-07-26: CamTri Ross Investments, Inc.
RZ-07-27: CamTri Ross Investments, Inc.
Request rezoning from C-3 Commercial to CR-1 LU-O Commercial and Residential Mix on Latourette Drive.

Sponsors: Planning

Attachments: [RZ-07-26 Application](#)
[RZ 07-27 CamTri Ross REPORT](#)

Mr. Don Parker came forward as proponent for this case. The rezoning request was from C-3 to CR-1. There is C-3, C-5 and R-3 surrounding this area.

Mr. Parker showed 2 concepts that his client has been considering for this area including multi-family housing and commercial lots. This also would include some green space and additional buffer from the drainage ditch. Also discussed was the circle drive to help with traffic. A traffic study was also done for this area. Crime numbers were obtained from Jonesboro Police Dept. and it showed that there was no increase in crime rates due to the multi-family on Medallion and Latourette.

Curtis Shatley came forward as an opponent for this item. Since 1983 this subdivision has changed and outlets have been added to this area. Concerns that were raised by Mr. Shatley were traffic, criminal activity, less density and the property values of the area.

Mr. John Fowler came forward as an opponent for this item. He also stated that traffic was a problem in this area.

Barry Morphis came forward as an opponent for this item. He stated that the traffic has increased and it is dangerous for children and everyone in this area.

City planner stated this issue has a lot of history, but felt that CR-1 would be appropriate in this area if the multi-family density is limited or restricted. This zoning should be used as a buffer area between single family and commercial.

Commissioners stated that this area wouldn't be transitional, but more multi-family. If they want to have it a large percentage of multi-family then they should have brought it to MAPC as multi-family zoning not transitional zoning.

Mr. Krennerich made a motion to deny this until it can be brought back as a planned unit development. Mr. Parker withdrew this case. Mr. Krennerich withdrew his motion.

This matter was Withdrawn.

6. Preliminary Subdivisions

7. Final Subdivisions

PP-07-03 SAGE MEADOWS SUBDIVISION
Phase 11C- Final

Sponsors: Planning

Attachments: [Sage Meadows Final Dwgs](#)

Mr. John Easley came forward as proponent for this item. Mr. Easley stated that comments from City Engineer were received and there were 4 things that were addressed with Mr. Light in the Engineering department.

Commissioners stated that there has not been anyone from Engineering at this meeting for 2 months and would like to see someone from engineering be here at the meetings.

City planner stated that the preliminary stipulations had been addressed. There is no issue with the items that engineering has now delivered to them and those will be addressed.

Mr. Troutt discussed the drainage issues with Mrs. Moore's property in the other phases. He feels there is not much he can do at this point in the previous developments drainage issues. This project is not close to the area that Mrs. Moore has discussed.

City planner has no other comments.

Mr. Harpole moved that we approve with the stipulations by engineering. Mr. Day seconded the motion.

A motion was made by Gary Harpole, seconded by Marvin Day, that this matter be Approved. The motion CARRIED.

Aye: 5 - Margaret Norris;Marvin Day;Lonnie Roberts Jr.;Joe Tomlinson and Gary Harpole

Absent: 3 - George Krennerich;Ken Collins and Jerry Halsey Jr.

Abstain: 1 - Ken Beadles

8. Staff Comments

9. Adjournment