



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Public Works Council Committee

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Tuesday, August 4, 2015

5:00 PM

Municipal Center

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### 1. Call To Order

### 2. Roll Call by City Clerk Donna Jackson

*Mayor Perrin was also in attendance.*

**Present** 6 - Gene Vance; John Street; Mitch Johnson; Darrel Dover; Charles Coleman and Ann Williams

**Absent** 1 - Chris Moore

### 3. Approval of minutes

[MIN-15:067](#)

Minutes for the Public Works Committee meeting on July 7, 2015

**Attachments:** [Minutes](#)

**A motion was made by Councilman Gene Vance, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 5 - Gene Vance; Mitch Johnson; Darrel Dover; Charles Coleman and Ann Williams

**Absent:** 1 - Chris Moore

### 4. New Business

#### *Ordinances To Be Introduced*

[ORD-15:035](#)

AN ORDINANCE TO AMEND SECTION 117-139, COMMERCIAL AND INDUSTRIAL DISTRICTS OF CHAPTER 117, KNOWN AS THE ZONING ORDINANCE, WITHIN THE CODE OF ORDINANCES FOR THE CITY OF JONESBORO, ARKANSAS, MODIFYING THE PERMITTED USE TABLE AS IT RELATES TO HOTEL USES; DECLARING AN EMERGENCY FOR THE PURPOSE OF REMOVING INCONSISTENCIES IN THE ORDINANCES, ELIMINATING NON-CONFORMANCES, AND PROVIDING FOR CLARITY OF THE PERMITTED USES WITHIN THE C-2 DISTRICT

**Sponsors:** Planning

**Attachments:** [MAPC Memo](#)  
[Sec. 117 139 Code Language](#)  
[Zoning MAP/Hotel Corridor Defined](#)

City Planner Otis Spriggs explained there are areas within the city that are C-2 in terms of the zoning district. C-2 does not permit hotel uses. However, there are several hotels within the C-2 district. He further explained when they are faced with hotel requests in those areas they have to send the applicant to the MAPC for a conditional use approval. They are request a change in text to allow for conditional uses within the C-2 district. It will go to the MAPC for review and would be allowed as long as falls within the hotel district. Within the ordinance, they have defined the C-2 area that would allow hotels by conditional use.

Mr. Spriggs added they took this to the MAPC previously, but there was no real need for it at the time so it didn't move forward. They are proposing it again to clean up the ordinances. There is no potential development they are anticipating being affected by this at this time.

Councilman Vance asked what the alternative would be. Mr. Spriggs answered the property would have to be rezoned to C-3 or another zoning that would allow hotels. He noted another advantage of this ordinance is that it would correct any non-conforming uses in the designated areas.

Further discussion was held concerning the ordinance. Chairman Street stated this is the easiest fix. Mr. Spriggs agreed, adding this ordinance was also recommended by the MAPC.

Councilman Coleman questioned if businesses that are currently in that area would be grandfathered in. Mr. Spriggs answered yes, there are grandfather protections for businesses as they currently exist. But, they would have to go to the Board of Zoning Adjustments for approval of any changes to the property.

**A motion was made by Councilman Gene Vance, seconded by Councilman Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 5 - Gene Vance; Mitch Johnson; Darrel Dover; Charles Coleman and Ann Williams

**Absent:** 1 - Chris Moore

#### *Resolutions To Be Introduced*

##### **RES-15:110**

A RESOLUTION TO EXECUTE A LEASE AGREEMENT WITH NETTLETON LODGE NO 657

**Sponsors:** Mayor's Office

**Attachments:** [Lease agreement](#)

Mayor Perrin explained the lease is for the empty lot next to the Nettleton Lodge. He added the city has no need for the property. The Lodge currently uses it and keeps it maintained.

**A motion was made by Councilman Mitch Johnson, seconded by Councilman Darrel Dover, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 5 - Gene Vance; Mitch Johnson; Darrel Dover; Charles Coleman and Ann Williams

**Absent:** 1 - Chris Moore

**5. Pending Items**

**6. Other Business**

**7. Public Comments**

**8. Adjournment**

**A motion was made by Councilman Mitch Johnson, seconded by Councilwoman Ann Williams, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 5 - Gene Vance; Mitch Johnson; Darrel Dover; Charles Coleman and Ann Williams

**Absent:** 1 - Chris Moore