



# 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, April 8, 2008

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

**George Krennerich and Joe Tomlinson were present also.**

**Present** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

### 3. Approval of minutes

Minutes for the M.A.P.C Meeting on March 11, 2008.

**A motion was made by Secretary Marvin Day, seconded by Margaret Norris, that these Minutes be Passed. The motion CARRIED by the following vote:**

**Tomlinson voted aye, Krennerich voted aye.**

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

### 6. Conditional Use

Applicant requests a conditional use at 100 E. Matthews for an apartment to be built on the ground floor in a C-1 zoning district.

**Mr. John Drum came forward as proponent for this item. He would like to make the lower floor in the rear of the coffee shop into a two bedroom and one bath apartment. The entrance and exit would be on private property.**

**City planner stated that staff reviewed this item and along Main St. we do not allow lofts on the main floor but since this was not on the main core of downtown it would not give the same effect and this conditional use is not**

unreasonable.

Mr. Day stated that he was concerned about other folks wanting the same type of thing on the main floor.

City planner stated that he felt this was a unique request since the front of this building is still commercial use and you will not see the residential living.

A motion was made by Secretary Marvin Day with the stipulations that all stipulated requests in the staff report are followed, no entryway onto Main or Matthews directly and no change to the architectural appearance of the building, seconded by Joe Tomlinson, that this Conditional Use be Approved. The motion CARRIED by the following vote:

Tomlinson voted aye. Krennerich voted aye.

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

## 7. Rezoning

RZ-08-03 - David Rogers

Applicant requests rezoning of approximately 4.69 acres located on Matthews between Jeremy and Blueberry from R-1 Residential to C-3 General Commercial.

Patrick Lemley came forward as proponent for this item.

City planner stated that buffering and screening should be taken into consideration since this area still has some residential. We feel that this area will be a transitional area once the land use goes through. The applicant wants to use this as a landscaping storage area. Staff feels a limited use overlay should be placed on this item.

Conditions placed on this limitation would be buffering and screening, no billboard signage and a single access drive be permitted onto the site.

Mr. Tomlinson added that storage needs buffering and screening but if this is in the middle of a very large lot then it should be decided by the planning staff as to buffering. Mr. Krennerich stated that a site plan should be presented to Planning staff and that the decision can be made by the planner.

A motion was made by Secretary Marvin Day with the limited uses stated above and used solely as a landscaping business, seconded by Margaret Norris, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Tomlinson voted aye. Krennerich voted aye.

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

RZ-08-04 - Bruce Burrow and Burrow Family Trust

Applicant requests rezoning of approximately .77 acres located on Johnson Ave. between Paragould Drive and Airport Road from R-1 Residential to C-3 General Commercial.

**Patrick Lemley came forward as proponent for this item.**

**City planner stated that this area is zoned commercial and that this request would follow good land use principals.**

**Mr. Lemley stated that they are buffered to the residential on the south side of them by a creek.**

**A motion was made by Secretary Marvin Day, seconded by Margaret Norris, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:**

**Tomlinson voted aye. Krennerich voted aye.**

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

RZ-08-05 - Henry Field

Applicant requests rezoning of approximately 3.99 acres located on the West Washington Spur from R-1 Residential to C-3 General Commercial.

**Ashley Field came forward as proponent for this item.**

**City planner stated that this site is surrounded by properties which have been manipulated by the Washington overpass. There is non-conforming use to the north and other commercial properties. We have no objection to the request.**

**Mr. Tomlinson stated that there are questions of access to this site and he believed a site plan would be necessary. Access would only be on Lacey Drive to this property.**

**A motion was made by Secretary Marvin Day, seconded by Margaret Norris, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:**

**Tomlinson voted aye. Krennerich voted aye.**

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

RZ-08-06 - St. Bernard's

Applicant requests rezoning of approximately .37 acres located at East Washington and Kitchen Streets from R-2 Residential to C-1 Downtown

Commercial.

Patrick Lemley came forward as proponent for this item.

City planner stated that there is no issue with the request. We want to caution the commission that C-1 has no parking regulations. Mr. Lemley stated that they plan to have some parking on site but they have a cross-parking agreement across Washington as well. You can have shared parking but we will need to see that agreement between businesses.

A motion was made by Joe Tomlinson to approve as C-1 LUO with the stipulations of buffering and screening requirements being met before any development, on-site lighting shall be shielded to protect abutting properties and off site signage shall be prohibited, seconded by Secretary Marvin Day, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Tomlinson voted aye. Krennerich voted aye.

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

## **8. Staff Comments**

CEI Engineering requests MAPC review of the site plan for Murphy Oil USA which will be located on Stadium Drive.

City planner stated the site plan will be located in a commercial subdivision which the MAPC had wanted to see the site plans as they came in.

Drew Marsh with CEI Engineering came forward representing Murphy Oil. They are requesting a curb cut onto Stadium Drive. It was stated that they need the two curb cuts for the fuel truck to be able to get into and out of this location.

The second curb cut could be a cross easement between the neighboring lot and it would have to be recorded with the Court.

Mr. Krennerich stated that he would like to see right in and right out only on the Stadium curb cuts. Mr. Day stated that they may want to have a concrete island to restrict left turns. Mr. Day also stated that he believes that the through traffic should be able to go through the lots so that the driver wouldn't have to get back onto Stadium to go to the next lot.

Mr. Marsh stated that there would be a higher volume of traffic if there was a cross access and in that regard the commissioners might want to consider not having a right-in and right-out only. Mr. Krennerich stated that the drivers would be able to get out on Creek Place so that they should keep the right-in and right-out onto Stadium.

City planner stated that the other discussion item was the signage for this lot. Mr. Tomlinson stated that maximum height was debated in the past and felt that 30 ft. was a good height. Murphy Oil is requesting 35 ft. instead of 30. Mr.

Marsh stated that 35 ft. was the standard that they put up, but that they can conform to city standards. Mr. Day stated that to conform with Jonesboro's code the sign should be only 30 ft.

A motion was made by Secretary Marvin Day with the conditions of a maximum height of 30 ft. on the sign, allow for the square footage increase on the sign as requested, a concrete island of Arkansas Highway Department spec and standard for a right-turn only into the driveway, the driveway to be changed to show the adjoining property owner to the south to be able to tie in appropriately and a platted cross-access agreement from Creek Place to the driveway of this lot, seconded by Joe Tomlinson that this Site Plan be Read. The motion CARRIED by the following vote:

Tomlinson voted aye. Krennerich voted aye.

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

Staff comments on zoning codes.

City planner stated that the zoning code is not consolidated and we would like for it to be one item. Staff hopes to make the zoning code easier for people to read and get through.

City attorney stated that if this goes through then this could be on the next codification.

Since there are no technical changes to the code, I did not feel that it needed to be called a text amendment.

City attorney stated that the planning department will have to keep up with the old classification codes but the department can maintain those older zonings.

A motion was made by Secretary Marvin Day, seconded by Joe Tomlinson that this Other Communications be Approved and recommended to the City Council. The motion CARRIED by the following vote:

Tomlinson voted aye. Krennerich voted aye.

**Aye:** 3 - Margaret Norris; Marvin Day and Brian Dover

**Absent:** 4 - Ken Beadles; Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

## **9. Adjournment**