



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, March 28, 2017

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

3. Approval of minutes

[MIN-17:036](#)

Approval of the MAPC Minutes from Tuesday, March 14, 2017.

Attachments: [MAPC Meeting Minutes from March 14, 2017](#)

A motion was made by Brant Perkins, seconded by Jimmy Cooper, that this matter be Approved. The motion PASSED with the following vote:

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

4. Preliminary Subdivisions

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ-17-05

REZONING: RZ 17-05 2904 and 2906 Stallings Lane -- 1.55 Acres

Sharon Stallings is requesting MAPC approval of a Rezoning from “CR-1” Downtown Core Commercial Limited Industrial District to C-3 General Commercial District for 1.55 acres of land located at 2904 and 2906 Stallings Lane.

Attachments:

[Application](#)

[Staff Summary](#)

[Rezoning Plat for Stallings Lane](#)

[Haag Brown Info](#)

[Picture from Year 2000](#)

[Table Use from CR-1 Zoning](#)

[Pictures of location](#)

[C-3 LUO Uses](#)

[ORD 14-001 01.21.14](#)

[RZ 13-23 03.11.14](#)

[ORD 14-013 04.01.14](#)

APPLICANT: Mr. George Hamman requested MAPC approval of a rezoning from CR-1 Downtown Core Commercial Limited Industrial District to C-3 General Commercial District for 1.55 acres of land located at 2904 and 2906 Stallings Lane. At the meeting, Mr. Hamman said they would like to request the proposed zoning be C-3 L.U.O General Commercial District. The applicant would like to use the land to start a park-and-sell parking lot.

STAFF: Mr. Derrel Smith presented staff comments. The Planning Department does feel like this is a proper use for this land. City staff recommends approval with the following conditions:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Permitted uses on this property shall be limited to the attached list.

PUBLIC: Ms. Peggy Northern was at the meeting to voice her opposition to this request. She owns the property closest to this request. She does not want this request to generate additional traffic in front of her property. She also felt like the MAPC addressed the development of this property in 2014. She also felt like the owners will eventually try to develop this into something more than a parking lot.

COMMISSION: Mr. Kelton asked the applicant if they would be okay with

removing Car Wash and Vehicle Repair, General from the list of permitted uses.

APPLICANT: George stated that they did not care to remove them.

COMMISSION ACTIONS: Ron Kelton made the motion to remove Car Wash and Vehicle Repair, General from the list of permitted uses. Motion was second by Mr. Jim Scurlock.

Roll Call Vote: 8-0 Approved.

Mr. Cooper- Aye; Mr. Scurlock - Aye; Mr. Bailey - Aye; Mr. Reese - Aye; Mr. Kelton - Aye. Mr. Hoelscher - Aye, Mr. Stripling - Aye, Mr. Perkins - Aye. The motion was passed.

COMMISSION: Mr. Lonnie Roberts asked if the permitted uses needed to be read into the public record.

ATTORNEY: Ms. Carol Duncan said that those could be attached to the ordinance.

STAFF: Mr. Smith pointed out with a CR-1 they would be allowed to build multi-family residential housing, but with the applicants request of C-3 LUO it would eliminate their ability to build multi-family on that lot.

COMMISSION: Mr. Kelton asked if the city would require them to pave the parking lot. Mr. Smith said the ordinance says it has to be paved. If they requested an ordinance, it would go before the MAPC.

COMMISSION: Mr. Reece felt like the rezoning request would be a better fit for the land. The current zoning would allow the applicant to put something on the lot that would be worse than what they are currently proposing.

Commission Action:

Mr. Rick Stripling made a motion to place Case: RZ-17-05 on the floor for consideration of a recommendation by MAPC to the City Council with the noted conditions, a zone change from "CR-1" Commercial Residence Mixes Use District to "C-3", General Commercial District, Limited Use Overlay; Motion was second by Mr. Jerry Reece.

Conditions:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A conceptual and final site plan layout of the residential product should be presented to the MAPC for approval, prior to any redevelopment of the property.
3. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.
4. The attached residential uses shall be limited to maximum of 2- story structures within the district boundary of 2.19 acres.
5. Permitted uses on this property shall be limited to the following:

PERMITTED USES:

PROHIBITED USES:

Animal Care, General	Auditorium or Stadium
Animal Care, Limited	Cemetery
Automated Teller Machine	College or University
Bank or Financial Institution	Communication Tower
Bed and Breakfast	Warehouse, residential (mini) storage
Church	Convenience Store
Day Care, Limited (Family Home)	Entertainment, Adult
Day Care, General	Golf Course
Funeral Home	Hospital
Government Service	Library
Hotel or Motel	Museum
Medical Service / Office	Pawn Shop
Agricultural, Farmers Market	Post Office
Nursing Home	Recreation / Entertainment, Indoor
Office, General	Recreation / Entertainment, Outdoor
	School, Elementary, Middle, High
Parking Lot, Commercial	Service Station
Parks and Recreation	Vocational School
Recreational Vehicle Park	ADDED TO THIS LIST:
Restaurant, Fast Food	Carwash
Restaurant, General	Vehicle Repair, General
Retail / Service	
Safety Services	
Sign, Office Premises	
Utility, Minor	
Vehicle and Equipment Sales	
Vehicle Repair, Limited	

**PERMITTED USES REQUIRING MAPC APPROVAL OF A CONDITIONAL USE
PERMIT:**

Agricultural, Animal
Utility, Major
Freight Terminal
Research Services

A motion was made by Rick Stripling, seconded by Jerry Reece, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

8. Staff Comments

9. Adjournment