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METROPOLITAN AREA PLANNING COMMISSION
MARCH 12, 1992

MEMBERS PRESENT: Coleman, Patteson, Finley, Blalock, Little, McCracken, Damron

MEMBERS ABSENT: Baker, Vance

The minutes of the February 11, 1992 meeting were approved as prepared on a motion by Mr. Patteson and second by Mr. Little.

#1 RZ92-6 Roger Presley requested approval of rezoning from R-3 to C-3 for Coleman’s Replat of Lots 10, 11 & 12 of Block One of R. L. Hay’s 2nd Addition. The property is located on the northeast corner of Highway 141 and Cedar Street.

The petitioners stated that it was their desire to construct a building for an auto sales/ service type business they currently operate on the corner of Mulberry Street and Highway 141. A petition containing several signatures for surrounding property owners of persons objecting to the request was presented. It was pointed out that there are a couple of nonconforming businesses in the area on properties that are zoned residential and most of the surrounding use is residential. It was further noted that these businesses predate the City’s zoning ordinances and therefore if ever discontinued for a period of one year or more they would not be permitted to use the property for commercial use without a zoning change. Some Commissioners stated that considering the heavy residential use currently in the area that it was not appropriate to rezone this property to commercial this time. It was also stated that rezoning requests are considered on the basis of whether or not they are appropriate and/or what impact they would have on the area and are not considered for a particular use. Once the zoning has been changed, all permitted uses in the zoning district would be allowed.

A motion to decline the request was made by Mr. McCracken and second by Ms. Finley. Voting was 4 in favor, 2 opposed. REQUEST DENIED.

#2 RZ92-7 Wayne Tate requested approval of rezoning from R-1 to I-1 for a part of the NW ¼, SW ¼ of

Section 10, T14N, R3E containing 1.84 acres, more or less. The property is located on the northeast corner of Woody Lane and Hickox Street.

Mr. Tate is requesting rezoning to bring the current nonconforming use into compliance. His site has been the site of a construction company for many years. It was noted that most all of the property between this property and Dan Avenue was in fact being used for light industrial uses.

Mr. Little made a motion to approve the request subject to the owner entering into a street improvement agreement for Woody Lane and Hickox Street. The motion was second by Mr. Damron. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#3 MP92-8 Meb Gregg requested approval of a two (2) lot minor plat containing 2.0 acres. The property is located on the north side of Strawfloor Drive, east of Tall Birch Drive.

Mr. Damron made a motion to approve the request subject to the owner entering into a street improvement agreement for Strawfloor Drive. The motion was seconded by Mr. McCracken. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#4 MP92-9 Thomas Parsons requested approval of a replat of part of Lot 4 of Martin's Green Pines Addition. The property is located on the east of Roselee Drive, south of Neely Road.

Mr. Little made a motion to table this request because of too many unknowns relating to the plat of the property and allow time for research and review of the item. It was noted that this replat is part of a large lot that is being subdivided further without a complete replat being submitted. The requirements for a replat were discussed with the previous owner of this tract. Mr. Parsons became the owner of part of lot 4 in late November, 1991. The motion was second by Mr. Damron. Voting was 5 in favor, 1 opposed. REQUEST TABLED.

#5 MP92-10 Randy Stimach requested approval of a two (2) lot minor plat containing 1.94 acres. The property is located on the west side of S. Culberhouse Street, south of Stinnett Drive.

A motion to approve the request was made by Mr. McCracken subject to the owner entering into a street improvement agreement for S. Culberhouse Street. The motion was second by Mr. Little. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#6 MP92-11 Floyd Vuncannon requested approval of a one (1) lot minor plat containing .90 acre. The property is located on the northwest corner of Chestier Lane and Pebble Drive.

Ms. Finley made a motion to approve the request subject to the owner entering into a street improvement agreement for Cheshier Lane and Pebble Drive. The motion was second by Mr. McCracken. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#7 MP92-13 George Stem requested approval of a two (2) lot minor plat containing 2.032 acres. The property is located on the southeast side of Stadium Blvd., at the intersection of Apt Drive.

A motion to approve the request was made by Mr. McCracken and second by Mr. Little with the stipulation that a site plan be submitted for each lot prior to issuance of a building permit. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIUPLATION.

#8 RP92-5 William Feezor requested approval of a replat of Lots 2 and 2, Block 2 of the Krewson Addition.

The property is located on the south side of Krewson Street, west of Sharp Street.

A motion to approve the request was made by Mr. McCracken and second by Ms. Finley subject to the lot number being corrected on the plat. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#9 FP92-4 Robert Chastain requested final approval of Countrywood Addition Phase II. The subdivision contains 47 lots on 13.96 acres and is located on the southeast corner of Airport Road and Aggie Road.

Mr. McCracken made a motion to approve the request subject to the requested utility easements being added to the plat and subject to new street names being approved. Approval is also subject to the City Engineer's comments on the staff analysis being addressed. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#10 FP92-2 Jonesboro Investment Partnership requested final approval of Creekwood Addition Phase Two. The subdivision contains 8 lots on 2.81 acres. The subdivision will be a northward extension of Quail Drive and a continuation of Roleson Lane westward.

Mr. McCracken made a motion to approve the requests subject to the drainage inlets and easements at Lot 33 being revised and approved by the City Engineer. The motion was seconded by Mr. Little. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#11 MP92-12 Harold Watson requested approval of a one (1) lot minor plat containing 1.0 acre. The property is located on the east side of N. Culberhouse Street, north of Allen Street.

Mr. McCracken made a motion to approve subject to the right-of-way on Culberhouse being increased to 41' from centerline and the property line being shown at the right-of-way line. Approval is also subject to the property entering into a street improvement agreement for Culberhouse Street. The motion was second by Ms. Finley. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#12 SP92-3 Harold Watson requested approval of site plans for a dairy warehouse to be built on the east side of N. Culberhouse Street, north of Allen Street. The building will contain 1,500 sq. ft. and will be located behind an existing structure.

Mr. Patteson made a motion to approve the request as submitted without asphalt parking and drives. Mr. Patteson stated that Mr. Watson is only adding an additional building and will use the existing parking and drives that are presently being used. The motion was seconded by Mr. Blalock. Voting was 4 in favor, 2 opposed. REQUEST APPROVED WITH STIPULATIONS.

#13 An Ordinance to amend Ordinance No.954 of the Code of Ordinances of the City of Jonesboro, Arkansas to allow, under certain conditions and when specified criteria has been adhered to, uses other than those listed as permitted uses in the residential zoning districts. These uses shall be known as conditional uses.

There was a considerable amount of discussion and many questions about the ordinance. Most, if not all, of the Commissioners felt, that the ordinance itself would be granting them a great deal of authority to override the zoning regulations especially in the R-1 zoning district. It was strongly felt that if commercial activity is allowed to creep into an R-1 zoning district that the protection that is not afforded to an R-1 neighborhood would be compromised. Permitting conditional uses in the R-2 and R-3 districts was a little more acceptable with most leaning toward the R-3 district. These districts presently allow several home occupations.

It was noted that the cities currently issuing conditional permits actually list specific conditional uses in each of their zoning district. It was not an open field for any and all requests.

A motion by Mr. Blalock and second by Mr. McCracken to recommend that this ordinance NOT be adopted in its present form was unanimously approved by a 6 to 0 vote of the Commission.

Mr. McCracken made a motion following action on the conditional use ordinance re-emphasizing a previous request by the Planning Commission for an update to our existing zoning and subdivision ordinances. The motion was to recommend again to the City Council that they authorize some type of funding, review, study or whatever course of action may be deemed appropriate for revising and updating the City's ordinances to address the numerous problems that presently exist. Each month much of the time is spent talking about the same things that are not addressed in the ordinances. The motion was second by Mr. Damron. All members present voting aye, MOTION APPROVED.