



## Legislation Text

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**File #:** MIN-01:1520, **Version:** 1

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Minutes for the MAPC meeting on May 8, 2001.  
MINUTES  
METROPOLITAN AREA PLANNING COMMISSION  
MAY 8, 2001

MEMBERS PRESENT: Beadles, Damron, Gott, Johnson, Krennerich, Shaw, Phillips

MEMBERS ABSENT: Little, (one position vacant)

Chairman Ken Beadles welcomed new Commissioner George Johnson to the board. Mr. Johnson is a recent appointee by Judge Dale Haas.

The approval of minutes of the April 10<sup>th</sup> meeting was delayed until June 12 2001.

#1 RZ01-16 Sam Hester requested rezoning, from R-2 Residential to C-5 Commercial, of Lot 8, Block 11 of Flint's Addition located at 418 West Matthews Avenue.

This item was withdrawn when it was made known that the six months waiting period after a denial had not passed and therefore no action could be taken.

#2 RZ01-17 Gene Barnett requested rezoning, from R-1 Residential to C-3 Commercial, of 0.89 acres generally located on the east side of the 1500 block of Paragould Drive.

This property is located immediately north of Peterson's Warehouse which was a former site of a buggy factory. Mr. Barnett stated that he had not been able to sell the property for residential development and wanted to build a building for small retail with some storage. He also explained that privacy fencing would be installed to match what had been done around the remainder of his subdivision.

Approximately 15 people from the area were in attendance that were opposed to the rezoning. Issues raised were noise, decreased property values, and the unsightly conditions of the existing commercial development.

City Planner Jeff Hawkins stated that no changes had occurred in the area and the application contains no additional reasoning to justify rezoning since the last proposal was denied on June 8, 1999.

Ms. Shaw made a motion to disapprove the request and not recommend approval to the City Council. The motion was seconded by Mr. Gott. Voting was 3 in favor, 3 opposed. Five votes are required for approval of a motion.

A second motion was made by Mr. Phillips to recommend approval to the City Council stating that the property is adjacent to Commercial C-3 Zoning now. The motion was seconded by Mr. Damron. Voting was 3 in favor, 3 opposed. Five votes are required for approval of a motion. Dr. Beadles said the proposal would go forward to

the City Council without a recommendation.

#3 RZ01-18 Chamber of Commerce requested rezoning, from R-1 Residential to I-2 Industrial, of property they own in the NE SW, SE NW, NE NW of S29, T14N, R5E, generally on the east side of Cottage Home Road.

A motion to approve the request was made by Mr. Damron and seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed. MOTION CARRIED, REQUEST APPROVED.

#4 PP01-05 Kent Arnold requested preliminary plat approval for the subdivision of 6.521 acres into 24 residential lots, to be known as Boston Proper Subdivision, generally located east of Richardson Road and South of Colony Drive.

Mr. Arnold stated that he was agreeable with the City Engineer's comments and they would be corrected on the final plans. When asked, Mr. Arnold stated that he would work with the City and the MAPC in the future on providing additional access to the development and surrounding area.

Mr. Damron made a motion to approve the request subject to Mr. Arnold complying with the agreements as stated. The motion was seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#5 FP01-02 Mitchell Caldwell requested final plat approval for the subdivision of the Replat of Lot 7 of a Replat of Lot 5 (Revised) Sixth Addition into 22 residential lots, generally located west of Richardson Road, south of Jeridon Cove (extension of Lonoke Lane).

Mr. Krennerich made a motion to approve the request subject to the following:

1. compliance with the preliminary stipulations
2. completing the infrastructure in previous phases
3. removing the preliminary notation from the final plat.
4. completing the street improvements or posting bond for same prior to recording

The motion was seconded by Mr. Gott. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#6 FP99-14 With regard to the reconsideration of Woodsprings Estates V Addition, an agreement has been reached between the City and the developers of Woodsprings Estates V Addition to cooperatively improve drainage through previous phases. A drainage project will be undertaken by the City with the developers paying 50% of the cost of materials. This will resolve drainage considerations for this and previous phases, and the proposed retention pond location will now become a lot for development. NO ACTION TAKEN OR REQUIRED

#7 FP01-03 James Darnell requested final plat approval for the subdivision of 11 acres into 44 residential lots, to be known as Woodridge Subdivision Second Addition, generally located north of Greensboro and west of Scott (Sandino Dr. extended north).

Mr. Krennerich made a motion to approve the request subject to compliance with the City Engineer's comments regarding drop inlets at sta 19+30 and 17+50, and compaction being 98% on the SB-2. The motion was seconded by Mr. Phillips. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#8 Public Hearing - City of Jonesboro, Arkansas, Zoning Ordinance. (Previously constituted the principal portion of what many know as the proposed "Land Development Code"). Extensive reviews have been made, most recently by a special citizens committee chaired by George Krennerich, and three (3) copies have been on file for public inspection and review for some time in the Office of the City Clerk. The floor should be opened to permit public views and comments. The Commission may elect to recommend approval, or may simply refer it, along with any comments received, to the City Council for disposition .

A public hearing was conducted regarding the new Zoning Ordinance for the City of Jonesboro that was recently completed by City Planner, Jeff Hawkins. The document has been in progress since 1995 and the final revisions were made in April.

No comments were received from any in attendance at the hearing.

Two questions were raised by the Commissioners. One of the questions concerned site plan requirements on page 101 and their referral to the Planning Commission. Jeff Hawkins said the code was going to be changed to reflect the sentiments of the committee. The other question was related to transitional surfaces on page 15. Since this section only applies to airports and not other developments it should be changed to reflect airports only.

Some commissioners stated they needed additional time for reviewing the final draft before making a recommendation. A special meeting was scheduled for Wednesday, May 16, 2001 at noon in the Mayor's conference room at City Hall. Commissioners were asked to read, highlight and proof read the document prior to the May 16 and report back to the City Planner or George Krennerich with any concerns they had.

Dr. Beadles thanked City Planner Jeff Hawkins and George Krennerich, who chaired the codes committee, for all their work that went into the preparation of this document.

Meeting adjourned at 8:50 p.m.