



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, February 13, 2018

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent 1 - Jerry Reece

3. Approval of minutes

[MIN-18:013](#)

MINUTES: Meeting Minutes from January 23, 2018 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from January 23, 2018 .pdf](#)

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

Aye: 7 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent: 1 - Jerry Reece

4. Miscellaneous Items

[SP-18-02](#)

SITE PLAN REVIEW: 2923 Parkwood

Michael Boggs of Tralan Engineering on behalf of Chicken Salad Chick is requesting MAPC Site Plan approval for 2923 Parkwood Road for a new building placement.

Attachments: [Site Plan.pdf](#)
 [Aerial View of Location.pdf](#)
 [Replat of Lot 3.pdf](#)

APPLICANT: Michael Boggs of Tralan Engineering on behalf of Chicken Salad Chick is requesting MAPC Site Plan approval for 2923 Parkwood Road for a new building placement. This is part of the requirements for developing in this area. This is showing our Ingress and Egress to the property and asking for approval before we file the construction plans.

STAFF: Derrel Smith committed that we reviewed this and it does meet our standards so we recommend approval.

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

Aye: 7 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent: 1 - Jerry Reece

[SP-18-03](#)

FINAL SITE / DEVELOPMENT PLAN APPROVAL: Savannah Hills Phase III

Travis Fisher of Tralan Engineering on behalf of Sid Pickle / Savannah Hills, LLC request MAPC Approval of a Final Site / Development Plan Approval for Savannah Hills Phase III located on Makala Lane for a total of 106 units consisting of 9 - four plexes and 14 - five plexes on 11.22 Acres that is zoned PD-RM - Planned Development.

Attachments: [Site - Development Plan.pdf](#)
 [Aerial View of Location.pdf](#)

APPLICANT: Michael Boggs with Tralan Engineering on behalf of Sid Pickle /Savannah Hills, LLC request MAPC Approval of a Final Site / Development Plan Approval for Savannah Hills Phase III located on Makala Lane for a total of 106 Units consisting of 9 four plexes and 14 five plexes on 11.22 Acres that is zoned PD-RM Planned Development. This is Part of the requirements for the PUD Development. This is the site plan showing what the developer intends to do with this property. It shows the walking trails, picnic benches, picnic tables, pet stations, park benches – things of that nature and phasing plan for the development.

STAFF: Derrel Smith of the Planning Department ask Michael to comment on the open space about how you are going to handle that. We have a requirement in the Planned Development that it needs to be either a Home Owners Association needs to accept it or another Public Entity.

APPLICANT: This development is a single owner typically when you have a homeowners association you have multiple owners like in a subdivision people buy lots in a subdivision they are part of that property owners homeowners association. Here it is one owner and rental property and rented and one owner will own the property and have control over all the common space. The common space for this development is for his development and for his development here. It is not for public use except for the public here that is in this development.

STAFF: DERREL SMITH of the Planning Department commented he just wanted to bring that to their attention. It is one of those ordinances that is a little vague and if everybody is comfortable with that, we can go ahead. It meets the requirements of the City so we recommend approval.

PUBLIC COMMENTS: Ron Blackburn came to the podium and stated that he lives at 798 Brownwood Circle, which is right there in that neighborhood. My interest is in the preservation of the natural screening that is already in existence in the form of trees and scrubs on the east and north boundary, which are joined by R-1 homes. The setback right now is at 20 ft. and another 10 ft. would secure that tree line and be an excellent opportunity to circle that site with a walking track rather than what they have proposed. I would like to see if we can get that extra 10 ft. and help those people that join those R-1 homes.

COMMISSIONER: Jeb Spencer asked if the plan was too ripe everything out.

APPLICANT: Michael Boggs stated what is needed.

COMMISSIONER: Jeb Spencer commented pretty much how it is done. That is a little bit of a hot topic for me and my own neighborhood. Someone just took a one hundred year old house and I do not even know if there is a blade of grass left on that lot. Personally do not see the value in removing everything. I am not picking on you at all here. I do not know what it takes to put all this in. Seems like what we usually do wipe everything out. Stadium we lost all the big trees on Stadium. With the Service Center if there was a sapling way out nowhere near the buildings all that was taken out. Ron makes a good point I think it is cool when you can have a little strip what you might call woods. Kind of neat to have in your back yard.

CHAIR: Lonnie Roberts asked did you intend to leave a natural border or natural buffer zone.

APPLICANT: Michael Boggs stated that is any could be left what we were looking for was a fence and some natural vegetative buffer back there. To make it feasible with what he is trying to do.

COMMISSIONER: Dennis Zopher asked Michael what a vegetative buffer is in your definition and how big a buffer?

APPLICANT: Michael Boggs stated whatever the setback is.

COMMISSIONER: Dennis Zopher asked and vegetative buffer is?

APPLICANT: Michael Boggs stated it could be bushes, shrubs, trees, grasses or whatever.

COMMISSIONER: Dennis Zopher stated so not all have got to that stage yet as far as what your landscaping is going to look like.

APPLICANT: Michael Boggs stated that we show some landscaping in there as far as.

COMMISSIONER: Dennis Zopher stated so that is you are landscaping there. Ok Thank you.

COMMISSIONER: Kevin Bailey asked if there were going to address it more and if they were going to deviate from this sight plan at all or what was there plan.

APPLICANT: Michael Boggs stated they show it with landscaping requirement for multi-family development is one tree per 10 parking spaces and 3 shrubs for 10 parking spaces. It ended up being 106 trees and 318 shrubs. Sorry I made a mistake it is one tree per unit and three shrubs per unit and parking lots are different for commercial development.

COMMISSIONER: Jeb Spencer asked if that buffer would encroach on the buildings if you did add the 10 ft. extra buffer?

APPLICANT: Michael Boggs stated that it would.

COMMISSIONER: Kevin Bailey stated he moved with approval as submitted.

A motion was made by Kevin Bailey, seconded by Jim Scurlock, that this matter be Approved. The motion PASSED with the following vote.

Aye: 6 - Jim Scurlock;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper and David Handwork

Nay: 1 - Jeb Spencer

Absent: 1 - Jerry Reece

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-18-03](#)

REPLAT: RP 18-10 Chris Ishmael Record Plat

George Hamman of Civilogic on behalf of owner Chris Ishmael request MAPC Approval of a replat consisting of three lots on an existing street having less than the required 60 ft. street frontage located at 1112, 1114, and 1116 Loberg Lane. These are located on an R-1 Single Family Residential Lot Zoning District.

Attachments: [Replat.pdf](#)
 [Aerial View of Location.pdf](#)
 [Pictures of the Subject Property.pdf](#)
 [Pictures of Lot.pdf](#)

APPLICANT: George Hamman of Civilogic on behalf of Chris Ishmael request MAPC approval of a Replat consisting of three lots on an existing street having less than the required 60 ft. street frontage located at 1112, 1114 and 1116 Loberg Lane. Chris has decided to divide these up into three single-family lots and each lot is one foot short of the required 60 ft. We request approval and we know that if this is approved tonight that we have a sewer extension design and we have to do a detention pond design as well.

STAFF: Derrel Smith stated that we have looked at it and the reason we brought it before you is that it is taken one lot and divided it into three lots and the one-foot lot shortage on each lot. The lot sizes and everything are more than adequate to meet the minimal. We asked that Commission makes the decision on this one.

A motion was made by Dennis Zolper, seconded by Jim Scurlock, that this matter be Approved. The motion PASSED with the following vote.

Aye: 7 - Jim Scurlock;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork and Jeb Spencer

Absent: 1 - Jerry Reece

[PP-18-05](#)

REPLAT: RP 17-49 The Replat of Highland Forest Third Addition

Terry Bare of Fisher Arnold Engineering on behalf of owner Andy Craft request approval of a Replat of Lots 1 and 2 of Highland Forest Third Addition of a 50 ft. right of way width on Princeton Drive, 10 ft. less than the 60 ft. requirement on a cul-de-sac street.

Attachments: [Replat.pdf](#)
 [Aerial View of Location.pdf](#)

APPLICANT: Terry Bare of Fisher Arnold Engineering on behalf of owner Andy Craft request approval of a Replat of Lots 1 and 2 of Highland Forest Third Addition of a 50 ft. right of way width on Princeton Drive, 10 ft. less than the 60 ft. requirement on a cul-de-sac street.

Highland Forest was developed in 1993 with all the infrastructure installed, curb and gutter, streets. Sometime later, our client asked us to move a lot line to increase the lot size. We did that apparently the 50 ft. cul-de-sac street was allowed. Our Client has asked us to reinstall the lot line that is why we are here. We made two lots again and with no vehicle to improve the existing street we are here before you asking for the Replat with a 50 ft. right of way in a cul-de-sac.

CHAIR: Lonnie Roberts stated that it takes it back to the original subdivision when it was done correct.

APPLICANT: Terry Bare stated yes.

STAFF: Derrel Smith stated that we have looked at it and Engineering has look at it and a 50 ft right of way is adequate for us.

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

Aye: 7 - Jim Scurlock;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork and Jeb Spencer

Absent: 1 - Jerry Reece

7. Conditional Use

8. Rezoning

9. Staff Comments

[COM-18:007](#)

LAND USE PLAN: Land Use Plan Revised from 2015 Plan

The Land Use Committee request MAPC review and approval of the Land Use Document to be recommended to City Council for Final Adoption.

Attachments: [Land Use Plan.pdf](#)
 [Map.pdf](#)

The Land Use Committee request MAPC Review and approval of the Land Use Document to be recommended to City Council for Final Adoption.

STAFF: Derrel Smith stated what we have done is Mayor Perrin and the City Council made it to where we update the Master Street Plan and the Land Use Plan every two years. We kind of rotate one year we do Land Use the next year we do Master Street Plan. We started back in April on working on the Land Use Plan. We went thru Committee Meeting until November. This is what we have brought to you with the Committee Members voting to forward this to you and hopefully the City Council. There was not a huge amount of major changes because the document we were looking at was a pretty good document to begin with. The changes that the Committee has recommended and these will still have to become an ordinance before they can actually become official. The guidelines is what we are looking at.

They suggested an Overlay District coming into the city on the major corridors into the City of Jonesboro. In that Overlay District, you would have landscaping requirements that are greater than what we have now. You would also have signage requirements and design requirements on commercial buildings in the Overlay Districts. The Committee feels we need to look at the landscape ordinance in the future, form-based codes maybe not city wide but in certain areas of the City. We also want to look at redevelopment areas in the City of Jonesboro and they suggested Johnson Avenue, Gee Street, and the Old Nettleton Area as areas we might want to work on in the future for redevelopment.

That is the differences that you got from the 15 plan to should have been 17 but will be 18 plan.

COMMISSIONER: Jeb Spencer asked what is the biggest impact you expect from this.

STAFF: Derrel Smith stated that the biggest impact would be if the City Council wants us to draw up the ordinances for the Overlay, landscaping and signs. We will have impact from all three of those. Other than that as far as development patterns and everything, it really has not changed since the previous plan. There is nothing new out there, that we do not know about that will completely change an area so it would be just the overlay district, landscaping and signs.

COMMISSIONER: Dennis Zolper asked if this was a unanimous vote approval by the committee.

STAFF: Derrel Smith stated yes.

COMMISSIONER: Dennis Zolper asked if there was any significant cost increases for development coming into Jonesboro.

COMMISSIONER: Dennis Zolper stated that we have not figured that on how much it would cost for development or anything like that.

COMMISSIONER: Dennis Zolper asked is that maybe what you are going to have to do with changing ordinances.

STAFF: Derrel Smith stated that we would look at it more deeply as we get into the ordinance from of it.

COMMISSIONER: David Handwork stated there is a quote on page 13 from Daniel Burnham; I would really like to challenge this commission to really adopt and be accountable to this. I am going to read it off "Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency." I think that is something if we inspire to this for our community. We can make some changes with the development and growth of this city.

A motion was made by Dennis Zolper, seconded by Jim Scurlock, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 6 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork

Nay: 1 - Jeb Spencer

Absent: 1 - Jerry Reece

10. Adjournment