



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, July 10, 2018

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent** 1 - Dennis Zolper

### 3. Approval of minutes

[MIN-18:066](#)

MINUTES: June 26, 2018

Meeting Minutes from June 26, 2018 MAPC Meeting.

**Attachments:** [Meeting Minutes from June 26, 2018 MAPC Meeting.pdf](#)

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

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

### 4. Miscellaneous Items

[SP-18-06](#)

SITE PLAN APPROVAL: Lots 35 and 36 in Greensborough Village

John Easley of Associated Engineering on behave of Greensborough Village request MAPC Approval of a site plan for lots 35 and 36 in Greensborough Village Phase 1 and 1A located at Johnson Avenue and HWY 49 within a (TC-O) Town Center Overlay District.

**Attachments:**

[Site Plan.pdf](#)

[Updated Traffic study 01.10.17.pdf](#)

[ORDINANCE 14-052 01.10.17.pdf](#)

[Greensborough Village Master Plan Original Concept 2014.pdf](#)

[Greensborough Village Design Pattern Book 2014.pdf](#)

[Landing Green Space.pdf](#)

[Site Plan Phase 1 Hardscape Plans 01.10.17.pdf](#)

[Site Plan Phase 1A Hardscape Plans 01.10.17.pdf](#)

John Easley of Associated Engineering on behave of Greensborough Village request MAPC Approval of a site plan for lots 35 and 36 in Greensborough Village Phase 1 and 1A located at Johnson Avenue and HWY 49 within a (TC-O) Town Center Overlay District.

**APPLICANT:** Mr. John Easley representing Greensborough Investments, asked for an approval of lot 35 and 36.

**STAFF:** Mr. Derrel Smith said that Planning Department has reviewed the site plans and would recommend approval.

**BOARD:** Mr. Sucrlock asked if there were total of 36 lots

**APPLICANT:** Mr. John Easley said no there are a total of two lots. The only difference is that the L shape building is now squarer.

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

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

[PP-18-17](#)

FINAL SUBDIVISION: Twin Oaks Phase 2

Carlow Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 2 with a total of 9.13 +/- acres and 28 lots located west of South Culberhouse and South of Sadie Lane. This property is zoned R-1 Single Family Residential District.

THIS HAS BEEN WITHDRAWN.

**Attachments:**

[Application](#)

[Staff Report.pdf](#)

[Twin Oaks 2 -Plat Rev7-8-18.pdf](#)

[Twin Oaks 2-ROW Change-Area Map-062618.pdf](#)

[Twin Oaks 2-ROW Change-Area Map Aerial-Rev062618.pdf](#)

[Twin Oaks Phase 2 Plans.pdf](#)

[Original Message.pdf](#)

[Aerial View of Location.pdf](#)

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 2 with a total of 9.13 +/- acres and 28 lots located west of South Culberhouse and South of Sadie Lane. This was Tabled at the MAPC June 12 Meeting. This property is zoned R-1 Single Family Residential District.

**APPLICANT:** Mr. Carlos Wood representing Chris Futurell requesting the right of way to be 60 feet instead of 80 feet. They were informed that this street is a collector street, and builders backed out after knowing that this could be a busy street. Mr. Carlos further mentioned that as Mr. Futurell cannot sell those lots with 80 feet right of way they are proposing that the city works with them to put a collector street on a commercial property which is south of the property in question.

**STAFF:** Mr. Derrel Smith said the plat has not been recorded but it shows the 80 feet right of way on the plat. Mr. Smith further stated that the City does not mind moving the collector street, but the problem is that Mr. Futurell does not control all of the property as the back 5 acre is not owned by the developer.

**APPLICANT:** Mr. Chris Futurell said when he rezoned this property from commercial to residential the most expensive 2000 sqft houses are sold there. That was phase 1. He said no one wants to back out on a commercial road. He said the City cannot just take the land and make an 80 feet easement. He further said if the City does put the easement in then they are tying his hands and not letting him develop the property and he will not develop the property. He said if the City wants the easement they will have to buy it from him. Mr. Chris Futurell said he has helped developers and builders and no one has thanked him, not that he is looking for a thanks. He also mentioned, he cannot go to the Sartin family and ask them to give him their land. He said the City does not know when the road will be built. He said it can be 20-30 years before this is built, and he does not see why we need 80 feet right of way in a sleep neighborhood.

**STAFF:** Mr. Derrel Smith said the Master Street Plan states that this is a collector's street with an 80 feet right of way.

**APPLICANT:** Mr. Carlos Wood said he did not realize that this was a collector's street.

**BOARD:** Ms. Mary Margaret Jackson said MAPC plans for the general Public, they do not plan for developers. She asked what the City plans on doing with the 80 feet right of way.

**STAFF:** Mr. Michael Morris said that the City intends to connect Southwest drive and Culberhouse, and this will be basically a cut-across.

**PUBLIC COMMENT:** Mr. Harold Carter said the City cannot succumb to threats from developers, as Jonesboro has a lot of them.

**BOARD:** Mr. David Handwork said as Mr. Futurell does not own the property south of this land and MAPC are here for the good of all people of Jonesboro and not just developers.

**APPLICANT:** Mr. Chris Futurell said he will never develop a subdivision that he knows will not sell. He said at this time his hands are tied. Mr. Futurell asked if the City will buy it.

**STAFF:** Mr. Derrel Smith said the final approved plat is what can be recorded, you cannot get anything else recorded.

**APPLICANT:** Mr. Chris Futurell said I will not develop a residential property with a commercial road through it.

**STAFF:** Mr. Derrel Smith said then you don't have to develop it.

**APPLICANT:** Mr. Chris Futurell repeated "I am not going to"

**STAFF:** Mr. Derrel Smith said then we will have a plat that is not recorded and piece of property that is not developed.

A motion was made by Kevin Bailey, seconded by Jimmy Cooper, that this matter be Denied. The motion **FAILED** with the following vote.

**Aye:** 3 - Jerry Reece; Jim Scurlock and Jimmy Cooper

**Nay:** 4 - Kevin Bailey; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

[PP-18-18](#)

FINAL SUBDIVISION: Twin Oaks Phase 3

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 3 with a total of 4.53 +/- acres and 14 lots located west of South Culberhouse and North of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**Attachments:**     [Application.pdf](#)  
                              [Staff Report.pdf](#)  
                              [Twin Oaks 3-ROW Change-PLAT-062618.pdf](#)  
                              [Twin Oaks Phase 3 Plans.pdf](#)  
                              [Aerial View of Location.pdf](#)

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 3 with a total of 4.53 +/- acres and 14 lots located west of South Culberhouse and North of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**APPLICANT:** Mr. Carlos Wood said this is Phase 3, once again they submitted a preliminary plan, since the time this issue has come up with the 80 feet right of way. He said, he is asking for Phase 3 to be changed to have access to the west to provide sewer, water and access to the west.

**STAFF:** Mr. Derrel Smith said that they have reviewed this plan, this does meet the requirements of the zoning district and has no problems with this layout.

**BOARD:** Ms. Mary Margaret Jackson said is it too late to add sidewalks to the plan or can it still be done.

**STAFF:** Mr. Derrel Smith said it is not required in this subdivision as it is already over 50% of all the Phases.

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

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

**7. Conditional Use**

[CU-18-04](#)

CONDITIONAL USE: CU 18-04: 1502 E Washington

DG Brookland, LLC is requesting MAPC approval for a Conditional Use for address 1502 E. Washington with the intent to develop climate control indoor storage facility. This is a C-3 General Commercial Property that requires a Conditional Use to place warehouse / storage facility on this property.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Washington Conceptual Plan.pdf](#)  
                              [Buffer Map.pdf](#)

**Withdrawn**

[CU-18-05](#)

CONDITIONAL USE: CU 18-05: 901 S. Main

John Easley for Associated Engineering on behalf of First United Methodist Church is requesting a Conditional Use for address 901 S. Main Street, which includes the whole area that the church owns. This is a C-1 Downtown Core Commercial District that requires a Conditional Use to place a church on this property.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Site Plan for Church.pdf](#)  
                              [Letter from Associated Engineering.pdf](#)  
                              [Site Plat.pdf](#)

**John Easley for Associated Engineering on behalf of First United Methodist Church is requesting a Conditional Use for address 901 S. Main Street, which includes the whole area that the church owns. This is a C-1 Downtown Core Commercial District that requires a Conditional Use to place a church on this property.**

**APPLICANT: Mr. John Easley asking for a conditional use for the new use center.**

**STAFF: Mr. Derrel Smith said this conditional use is tied with the rezoning. So, if the rezoning is denied this conditional use will be void. After stating that, this does meet the requirements and we would recommend approval with conditional use permit.**

**A motion was made by Jerry Reece, seconded by Jimmy Cooper, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:**    7 -    Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:**   1 -   Dennis Zolper

## **8. Rezoning**

### RZ-18-15

REZONING: RZ 18-15: 2601 and 2603 Moore Road

James Best and William L. Courtney are requesting a Rezoning from AG-1 Agricultural District to I-1 Limited Industrial District for 39.89 acres +/- of land located at 2601 and 2603 Moore Road.

**Attachments:**     [Application - Both Owners.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [Notification Map.pdf](#)

James Best and William L. Courtney are requesting a Rezoning from AG-1 Agricultural District to I-1 Limited Industrial District for 39.89 acres +/- of land located at 2601 and 2603 Moore Road.

**APPLICANT:** Mr. Carlos Woods represented James Best, requesting a rezoning from AG-1 to I-1. Rezoning does not include the house.

**STAFF:** Mr. Derrel Smith said this meets 5 of the 6 criteria, with one being, that it does not match outright. Right now the use is allowed that is happening out there. Also, there are reports from all the different committees, agencies and departments, we do not have any objections. Hence, we recommend approval.

A motion was made by Kevin Bailey, seconded by David Handwork, that this matter be Recommended to Council . The motion PASSED with the following vote.

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

## **9. Staff Comments**

## **10. Adjournment**