



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, October 23, 2018

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

Absent 2 - Kevin Bailey and David Handwork

3. Approval of minutes

[MIN-18:102](#)

MINUTES: October 9, 2018

Attachments: [Meeting Minutes from October 9, 2018 MAPC Meeting.pdf](#)

Approved

Aye: 6 - Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

Absent: 2 - Kevin Bailey and David Handwork

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-18-08](#)

CONDITIONAL USE: 215 Union Street

Andrew Berner is requesting MAPC approval for a Conditional Use for address 215 Union Street with the intent to use this three-story project with commercial offices and apartments sharing the first floor and apartments on the second and third floors. This is going to have residences on the ground and upper level floors. This is located in a C-1 Downtown Core Commercial District.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Conditional Use Letter.pdf](#)
 [Preliminary Site Plan.pdf](#)
 [Plans.pdf](#)
 [Certified Mail Receipts.pdf](#)
 [1801 - E.C. STUCK PLOTS 1801 - E.C.STUCK-COLOR PERSPECTIVE.pdf](#)
 [1801 - E.C. STUCK PLOTS 1801 - PERSPECTIVE TWO.pdf](#)
 [1801 - E.C.STUCK FIRST FLOOR 10-23-18.pdf](#)

Andrew Berner is requesting MAPC approval for a Conditional Use for address 215 Union Street with the intent to use this three-story project with commercial offices and apartments sharing the first floor and apartments on the second and third floors. This is going to have residences on the ground and upper level floors. This is located in a C-1 Downtown Core Commercial District.

APPLICANT: Mr. John Mixon represented Mr. Andrew Berner. Mr. Mixon said we would like to have partial on the first floor, residences.

APPLICANT: Mr. John Mixon said I have not been through plan review for this building with the organization yet, I am not sure what the next process is for approval.

BOARD: Chairman Mr. Lonnie Roberts said I will open up the floor for commissioner questions.

STAFF: Mr. Derrel Smith said the planning department has reviewed this application and recommend approval with the following conditions:

1. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.
2. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, and dumpster enclosure requirements shall be submitted to the planning prior to any redevelopment.
3. That the proposed site shall satisfy all requirement of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.

There were no public comments.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

Absent: 2 - Kevin Bailey and David Handwork

8. Rezoning

[RZ-18-25](#)

REZONING: 614 West Jefferson Avenue

George Hamman of Civilogic on behalf of Clint Jackson of W & W Legacy, LLC is requesting a Rezoning from R-2 Multi-Family Low Density District to RI-U Residential District, Limited Use Overlay for .24 acres +/- of land located at 614 West Jefferson Avenue.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [Replat.pdf](#)
 [House Plans Considering for the Lots.pdf](#)
 [USPS Receipts.pdf](#)
 [Judy Casteel email 10232018 614 W Jefferson Rezoning.pdf](#)

George Hamman of Civilogic on behalf of Clint Jackson of W & W Legacy, LLC is requesting a Rezoning from R-2 Multi-Family Low Density District to RI-U Residential District, Limited Use Overlay for .24 acres +/- of land located at 614 West Jefferson Avenue.

APPLICANT: Mr. George Hamman of Civilogic represented Mr. Clint Jackson. Mr. Hamman said the property is currently zoned as R-2, the requested zoning change is RI-U which is a new zoning classification within the city which allows in-field development for parcels that cannot be developed otherwise. Mr. Hamman continued that Mr. Jackson can build a duplex on an R-2 zoning, but prefers building two single family homes. His plan is to sell the houses instead of renting them out. He has also presented two elevations that Mr. Jackson intends to build.

STAFF: Mr. Derrel Smith said the planning department has reviewed this and this rezoning meets 5 of the 6 criteria. It does not have the 50 feet lot width, which is a requirement. Mr. Smith stated if these lots are divided into two separate parcels you will not have 25 feet lots which is what the RI-U zoning requires.

Following are the requirements that the developer will have to comply to:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Storm water 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 Planning Department, 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 the RU-1 Residential District shall be submitted to the Planning Department prior to any

redevelopment.

5. The Limited Use Overlay for this is that the RI-U calls for 25 ft. lot widths and they are wanting two lots with 24.35 ft. lot widths.

BOARD: Chairman Mr. Lonnie Roberts said so the limited use overlay is virtually a variance for the 24 feet lot?

STAFF: Mr. Derrel Smith said yes.

CITIZEN: Mr. David Tyler said he owns property close to this lot. He said this lot is very small to put two houses there. This will be crowded and parking would be an issue. He continued that the problem in this area is that the houses have been put in sideways, and this looks disproportionate than the other houses. He stated this is an older residential neighborhood, these houses are not helping the area. He said this is a classic example of spot zoning and is not conducive to the neighborhood.

CITIZEN: Ms. Melissa Baldwin said he hates speaking but she needs to speak on this matter. Ms. Baldwin said she asked Mr. Derrel Smith what is the rezoning for two weeks ago, and Mr. Smith informed that there will be single family houses built on this property. She said we like single family homes. This is a tiny, tiny lot. This lot is short of the 50 feet. On further review she found out that Mr. Jackson will be splitting the lot and putting two homes on this tiny lots. Our subdivision is very diverse. We have single family houses, duplex, triplexes, duplexes that are sideways. We have finished and unfinished duplexes. She continued that we were told young professionals will move into those duplexes, and they did not. The track record is not good. She said there is nothing wrong with green spaces, but she from the depths of her soul oppose this rezoning.

CITIZEN: Ms. Susan Hall said I have driven by this site and I have not seen any survey stakes. I cannot see how two houses would fit this lot. She asked can you bring up the close up of the property on the big screen. She continued if the lot line is on the east side, do you have 7.5 feet from the sides? I have one question for Mr. Smith, if this property is sold, what is the maximum that can be built.

STAFF: Mr. Derrel Smith said if the rezoning goes through, it can have single family homes on each lot but the lots are not 25 feet which does not meet the requirement. That is what they are asking for today. Three or more lots are classified as a subdivision, anything less is a lot split.

CITIZEN: Mr. Jeff Ranson said where would the parking be for these units? As the alley way behind the lots is closed.

APPLICANT: Mr. George Hamman responded that the parking would be in the front, a driveway.

CITIZEN: Mr. Jeff Ranson said of course it would, so it would not be the greenspace as shown in the pictures. There will not be enough room for parking and green space.

BOARD: Ms. Mary Margaret Jackson said I noticed that there was no meeting with the neighborhood, I just want to be educated that is optional and not required?

STAFF: Mr. Derrel Smith said that is not required.

BOARD: Ms. Mary Margaret Jackson said I am conflicted honestly. I have a hard time creating two non-conforming lots. We don't have design guidelines or anything that would allow us to say we need more density in this area. I just think this is we do not have any control in the city what it looks like. I was looking it can technically go to six stories. I do not think it is smart of us to use the limited use overlay to approve something like that. She said we will create problem also with storm water and drainage. I cannot support this rezoning.

BOARD: Mr. Jerry Reece these lots do not meet the requirement for RI-U, as it states the minimum footage has to be 25 feet lot. How can we pass this? This kind of zoning request will come next time too. I cannot support something like that.

BOARD: Mr. Jim Little said I think most of the houses in the west end, people here who are opposing this rezoning are bringing up projects in the R-2 zoning. R-2 is what is largely wrong with the west end. With these sideways duplexes and triplexes with parking in the front. We are killing an opportunity to have single family in this area. That is the nature of the west end that we are trying to preserve. You can make a skinny house that looks better than a duplex. I think we are arguing the wrong point. This is a few inches shy of what an RI-U is supposed to be. To leave it R-2 is to risk another duplex which is not in character of the west end. You can put a window on a sideways duplex and it will meet the code.

STAFF: Mr. Derrel Smith said Jim it will need to have frontage, a door and a window facing the street.

CITIZEN: Ms. Melissa Baldwin said I am speaking on behalf of the west end association and bottom line to me is, it does not benefit the neighbors, it does not benefit the only historic district left in Jonesboro, it does not benefit the City of Jonesboro, it only benefits Clint Jackson, period.

BOARD: Mr. Dennis Zolper said you do not have the frontage for the duplex, you cannot put a single family residence on the lot, so therefore you are condemning the property.

CITIZEN: Ms. Susan Hall if you go to the zoning page, and read the R-1 to R-3 it says legally platted lots, if they are less than 50 you may build a single family home on them.

BOARD: Mr. Dennis Zolper said according to the grandfather clause you can build a single family residence on the lot.

APPLICANT: Mr. George Hamman said the applicant has decided to withdraw the rezoning request.

Application withdrawn by applicant.

BOARD: Mr. Zolper for benefit of the MAPC I would like to advise that we ask the Land Bank commission to make a presentation at the next MAPC meeting. Its mission is to revitalize and redevelop some areas in Jonesboro.
Withdrawn

9. Staff Comments

10. Adjournment