



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, December 11, 2018

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

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

Absent 1 - Jim Scurlock

3. Approval of minutes

[MIN-18:117](#)

MINUTES: November 13, 2018

Attachments: [Meeting Minutes from November 13, 2018 MAPC Meeting.pdf](#)

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 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

Absent: 1 - Jim Scurlock

4. Miscellaneous Items

[COM-18:080](#)

PRESENTATION: Land Bank Presentation by Jonathan Smith

STAFF: Mr. Jonathan Smith said he originally planned to have a few commissioners at the meeting, but scheduling conflicts made it difficult to attend MAPC meeting. Mr. Smith continued The Land Bank department needs to get approval from the Land Bank Commission before he can do anything. The commission is made of diverse group of people. The purpose of the department is to reverse urban blight, increase home ownership and the stability of property values.

The Planning commission and Land Bank commissions will have to come together and make decisions on these properties. We put these properties in our inventory, the three properties we have in our inventory are zoned I-1, which is industrial. We cannot do much residential development under I-1 that is when we will come to MAPC board through the planning department to get these rezoning. Focus areas are West end, North Jonesboro and Old Nettleton.

BOARD: Mr. Dennis Zolpher asked Mr. Smith, why don't you explain the boundary areas to the commission.

STAFF: Mr. Jonathan Smith said North Jonesboro includes Bridge Street all the way to A-State downtown corridors. Gee Street to Huntington. Cherry Street to Belt Street. We are trying to get the neighborhood associations more vocal.

[COM-18:081](#)

CONCEPTUAL REVIEW: 716 N. Patrick

George Hamman of Civilogic requests MAPC conceptual review of the property located at 716 N. Patrick on how to proceed with a development of the property. This is currently zoned R-1 Single Family Residential District and is 2.44 +/- Acres.

Attachments: [layout #1.pdf](#)
 [layout #2.pdf](#)
 [layout #3.pdf](#)
 [layout #4.pdf](#)
 [layout #5.pdf](#)
 [layout #6.pdf](#)
 [Surrounding Multi-Family Developments.pdf](#)
 [Layout Info.pdf](#)

George Hamman of Civilogic requests MAPC conceptual review of the property located at 716 N. Patrick on how to proceed with a development of the property. This is currently zoned R-1 Single Family Residential District and is 2.44 +/- Acres.

APPLICANT: Mr. George Hamman we have put together several concepts of the layout. The owner is wanting MAPC input in how to proceed with this development. Layout 1 is R1 we don't build a street through it. Layout 2 is also R-1 with a cul-de-sac. Layout 3 is a possibility of planned development with duplexes. One advantage to this is there will only be one entrance to serve this area. Lay out 4 represents 4 single family houses and 4 duplexes which would be a total of 12 units, this would require a rezoning. Layout 5 is single family homes, but we would have to rezone to RS-4. Layout 6 is short cul-de-sac and 8 single family lots. We just want to get your input. From the City's map you can see this lot is less than 300 feet from large apartments.

BOARD: Chairman Mr. Lonnie Roberts said do commissioners have any input.

BOARD: Mr. Kevin Bailey said, Michael have you seen it?

STAFF: Mr. Michael Morris said all of them meet our codes, some of them will have to go through a rezoning. One of the layouts were single family homes, with cul-de-sac. One in, one out, it is kind of a toss-up.

BOARD: Mr. Jimmy Cooper asked on one of these layouts will the owner back out on the Patrick Street.

APPLICANT: Mr. George Hamman this is a pretty steep site, the developer will need to make sure that people have room to back their vehicles out.

BOARD: Mr. Jim Little asked Mr. Derrel Smith, as far as density is concerned what is the plan for Jonesboro in that area?

STAFF: Mr. Derrel Smith said that is a moderate growth area. It has to be

under 8 units per acre. We all know it is harder to get a zoning changed right now, the easiest would be to leave it R-1. Split the lots up and build single family houses on them. A planned development with walking trails and green spaces was turned down, because the neighborhood came against it.

BOARD: Mr. Dennis Zolpher said Mr. Chairman if this meets our code, why are we afraid of allowing a rezoning? If the Planning Department says it meets our codes and we have all these code requirements, why should we be afraid of rezoning the property?

BOARD: Chairman Mr. Lonnie Roberts said I don't think we should be afraid.

BOARD: Mr. Dennis Zolpher said I am just wondering what the hesitation is.

STAFF: Mr. Derrel Smith said there are several areas that we have tried to do certain types of developments or reduced sized lots but they are overturned either by this body or city council. It makes it hard for us to determine how to advise people if we don't go by our own land use plan.

BOARD: Chairman Mr. Lonnie Roberts said that's a risk or burden on the developer.

BOARD: Mr. Dennis Zolpher said I will put my own two personal cents then it seems like if you have all these ordinances, we have a great Planning Department, we have a great Planning Staff, they go through the research and say it meets the requirements. If you meet all our codes and requirements and it is a recommendation from our Planning Department who we are paying to do this, it should be rezoned. If City Council is not going to take our recommendations, sometimes I wonder why we are here. That's my personal opinion.

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-18-26](#)

REPLAT APPROVAL: 705 OLD BRIDGER ROAD - JACKSON MINOR PLAT

George Hamman of Civilogic on behalf of Clint Jackson is requesting MAPC Approval for 705 Old Bridger Road for the splitting of 1 lot into 3 lots. It does meet all the width and length requirements, but due to three lots it requires MAPC Approval. This is in the R- 1 Single Family Residential District.

Attachments: [JACKSON MINOR PLAT.pdf](#)
 [Sidewalk Info.pdf](#)

George Hamman of Civilogic on behalf of Clint Jackson is requesting MAPC Approval for 705 Old Bridger Road for the splitting of 1 lot into 3 lots. It does meet all the width and length requirements, but due to three lots it requires MAPC Approval. This is in the R-1 Single Family Residential District.

APPLICANT: Mr. George Hamman said we did the survey and did the Plat for this. This is not a rezoning, it's a subdivision of three lots or more and this is the reason it is before MAPC. The owner has divided to add one more lot to this division. He is planning on building his own personal home on that three acres.

BOARD: Mr. Kevin Bailey asked George are you going to come back with that at a different time?

APPLICANT: Mr. George Hamman said if possible we wanted to add the fourth lot in this subdivision.

BOARD: Mr. Derrel Smith said Mr. Chairman we will have to resubmit this.

APPLICANT: Mr. George Hamman said if that's the case can I rescind my request and ask for the original plan?

BOARD: Chairman Mr. Lonnie Roberts said to be clear we are deciding on the subdivision of the three lots.

BOARD: Mr. Derrel Smith said since this is three lots it will kick in the sidewalk requirements that the city adopted earlier this year. The lots will require sidewalks in their street frontage. These lots meet the requirements of the zoning district and we will recommend approval.

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

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

Absent: 1 - Jim Scurlock

7. Conditional Use

[CU-18-06](#)

CONDITIONAL USE: 4027 Walters Road

Danny Waters is requesting a Conditional Use to place a new Manufactured Mobile Home Residential Design located at 4027 Walters Road within an R-1 Single Family District Lot.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Letter.pdf](#)
 [Plat.pdf](#)
 [Plat Overview.pdf](#)
 [Residential Application.pdf](#)
 [Trailer Layout.pdf](#)
 [Pictures of Trailer.pdf](#)

APPLICANT: Mr. Danny Waters Jr. said he will be replacing the old mobile home to accommodate the new one in which is a 2019 model. And is asking for a conditional use to place the new mobile home on an R-1 zoned lot. The old model was a 1997 model.

STAFF: Mr. Derrel Smith said the planning department would 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.

Also the old trailer has to be taken off the lot for the new one to be placed on the lot.

PUBLIC: No Opposition.

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 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

Absent: 1 - Jim Scurlock

8. Rezonings

[RZ-18-27](#)

REZONING: North Side of U.S. Hwy 49 and South of Flemon Road and East of Hwy 226 and West of Wilkerson Drive

CBS Revocable Trust is requesting a Rezoning from AG-1 Agricultural District to RS-8 Single Family Residential District, 5,445 square feet required for 135.36 acres +/- of land and C-3 General Commercial District Limited Use Overlay for 17.24 acres +/- of land located on the North side of U.S. Hwy 49 and South of Flemon Road and East of Hwy 226 and West of Wilkerson Drive.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Plat.PDF](#)
 [USPS Receipts.pdf](#)
 [Valley View School Approval.pdf](#)

REZONING: North Side of U.S. Hwy 49 and South of Flemon Road and East of Hwy 226 and West of Wilkerson Drive CBS Revocable Trust is requesting a Rezoning from AG-1 Agricultural District to RS-8 Single Family Residential District, 5,445 square feet required for 135.36 acres +/- of land and C-3 General Commercial District Limited Use Overlay for 17.24 acres +/- of land located on the North side of U.S. Hwy 49 and South of Flemon Road and East of Hwy 226 and West of Wilkerson Drive.

APPLICANT: Mr. Michael Boggs represented CBS Revocable Trust for the rezoning. He said they are asking for RS-8 single family district and C-3 general commercial district. He continued that there have been some concerns about this development being multi-family housing, Mr. Boggs assured that is not the case and these will be single family houses. The only reason they went with RS-8 is because the setbacks that zoning provides. Additionally, he said looking at item number 6 in the staff report, Mr. Boggs said a large commercial area is not warranted at this time. Looking to extend that to 600 feet is not what we are looking for, we would like to keep the 300 feet area as submitted.

STAFF: Mr. Derrel Smith said in our land use plan we have a statement in there that we want to reduce/stop strip development, what this 300 feet of commercial zoning would do is encourage strip development and that is how it can be developed. We had suggested increasing the commercial area to 600 feet. Another option is to look at one of the main corners and rezone that to commercial. This can bring 15 curb-cuts along the highway, we don't want that. Land Use Plan has been approved by this committee and the City Council, we have a chance to do it right and we do not want a strip development in it.

APPLICANT: Mr. Michael Boggs said this development will start from the North-East corner of the lot and will come south, this is a two-three year project. We can come back and make the commercial development 600 feet at a later time, if need be.

STAFF: Mr. Derrel Smith said I still don't think we should approve the strip development there. If they want to leave that agricultural on the front until

they have another use for it. I don't feel comfortable recommending.

APPLICANT: Mr. Michael Boggs said can we amend the request, take off commercial and make it all residential?

STAFF: Mr. Derrel Smith said you can. Applicant agreed to withdraw the commercial portion of the request and rezone the lot as RS-8.

STAFF: Mr. Derrel Smith with that change we would recommend approval with the following stipulations:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater 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. Sidewalks are required.

CITIZEN: Ms. Joe Warren said I just wanted to make sure this is all residential, no commercial.

BOARD: Chairman Lonnie Roberts said it will be all residential.

CITIZEN: Ms. Joe Warren asked where the entries would be.

STAFF: Mr. Derrel Smith said we won't know that until a site plan is brought in.

CITIZEN: Mr. Kevin Broadway said he is the president of the HOA of Beaver Creek. We at beaver creek were created as 8000 square feet minimum lots. Our subdivision has 120 lots. There are smaller neighborhoods close to us. These rezoned lots should follow the R-1 subdivision codes.

CITIZEN: Mr. Jim Sanders said when the original land was said to be R-1, now this is being changed to RS-8. I used to be on the Land Use committee. There was a possibility of a commercial node on the west side of the Highway. Mr. Sanders continued to say, I think you should make this R-1 instead of RS-8.

CITIZEN: Mr. Aaron Harris said I grew up in this area. One of my main concerns is the flooding, we have flooding issues, this field drains and water is there for a long time even after the rain. I understand we have to grow but I just think fewer houses per acre would help the flooding problem.

CITIZEN: Mr. Marty Boyd said the flooding issues in that area, routinely the water stays there for a long period of time after a rain. The issue is already there, I can't see how it would improve after we put that many houses there.

CITIZEN: Mr. Levi said I want to reiterate that the lot sizes are much smaller than what we own. I would like it if it were even, that would make it fair.

APPLICANT: Mr. Michael Boggs said we chose RS-8 sizes because of the flexibility of the setbacks that RS-8 enjoys. He continued that the lot sizes will

be around 7100 square feet. This property drains to the southwest. Also, when we bring the site plan it will have to go through the city codes. It will come to planning and engineering department. We won't make it worse, hopefully we will make it better. We will try to limit the access to the lot. We will know more when we get to the conceptual drawings.

BOARD: Ms. Mary Margaret Jackson said it concerns her that there are already flooding issues. We know that we have impacts whenever we increase density, we know that our flood plain maps are out of date, we are going to grow, and we just need to be smart about it. I want to compliment the planning department for putting the comprehensive plan in the staff report. If we want to grow and be denser on the edge of the city then we need to follow the comprehensive plan.

BOARD: Mr. Jim Little asked what zoning would match the old R-1 zoning.

STAFF: Mr. Derrel Smith said RS-4 is the closest to the old R-1 zoning. Since we went to the new code, we do not have R-1 as an option anymore.

APPLICANT: Mr. Michael Boggs said you can put a stipulation on there for minimum lot size to be 7100 square feet. We are wanting to build it closer to the R-1 standards but that zoning was not available anymore.

BOARD: Mr. Jim Little asked the stipulation of RS-8 Overlay, would that be a positive thing for the people in the surrounding neighborhoods.

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

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

Absent: 1 - Jim Scurlock

9. Staff Comments

[COM-18:079](#)

SCHEDULE: MAPC 2019 Public Meeting Schedule

Requesting that the MAPC Board approve the 2019 MAPC Public Meeting Schedule.

Attachments: [MAPC Public Hearing Schedule_2019.pdf](#)

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

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

Absent: 1 - Jim Scurlock

10. Adjournment