



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, February 12, 2019

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; Dennis Zolper and Mary Margaret Jackson

### 3. Approval of minutes

[MIN-19:012](#) MINUTES: January 22, 2019

**Attachments:** [Meeting Minutes from January 22, 2019 MAPC Meeting .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 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

### 4. Miscellaneous Items

[COM-19:008](#)

CONCEPTUAL REVIEW: 200 Kathleen Street

Mark Morris of Mark Morris Construction requests MAPC preliminary Conceptual Review of property located at 200 Kathleen Street for a proposed development of Mini-Storages. This is currently I-1 Limited Industrial District Limited Use Overlay on 4.58 acres of land.

**Attachments:**     [Mini Storage.pdf](#)

**Mark Morris of Mark Morris Construction requests MAPC preliminary Conceptual Review of property located at 200 Kathleen Street for a proposed development of Mini-Storages. This is currently I-1 Limited Industrial District Limited Use Overlay on 4.58 acres of land.**

**APPLICANT: Mr. Mark Morris wanted to show the conceptual design of the Mini-Storage development. He said he wants some feedback on the design.**

**STAFF: Mr. Derrel Smith said I spoke with him yesterday and told him that the landscape ordinance will be in effect so the development will have to obey that. Additionally, he will have to put ample green space. They will have to show sidewalks on the plans. There was also a discussion regarding sprinklers and Mark will need to speak with Fire Marshall Jason Wills. It will be a 40 foot right-of-way.**

**APPLICANT: Mr. Mark Morris said I spoke to Mr. Wills and he said every 2500 square feet per unit will need to have sprinklers but you can put a firewall between them.**

**No more comments from Commission.**

**Read**

## **5. Preliminary Subdivisions**

[PP-19-04](#)

PRELIMINARY SUBDIVISION: The Orchard Phase I

Michael Boggs of Tralan Engineering, LLC on behalf of owner No Rest, LLC request MAPC Approval of a Preliminary Subdivision Approval for 66 proposed lots on 19.70 +/- acres, within the RS-8 Single Family Residential District with a Limited Use Overlay of 7,100 square foot lot minimum located on Flemon Road.

**Attachments:** [The Orchard Phase 1 Subdivision Plans.pdf](#)  
[Staff Report.pdf](#)  
[Overall Layout.pdf](#)  
[Layout Plan.pdf](#)  
[Plans.pdf](#)  
[SWPPP Large Site.pdf](#)  
[Legislation Details \(With Text\).pdf](#)

Michael Boggs of Tralan Engineering, LLC on behalf of owner No Rest, LLC request MAPC Approval of a Preliminary Subdivision Approval for 66 proposed lots on 19.70 +/- acres, within the RS-8 Single Family Residential District with a Limited Use Overlay of 7,100 square foot lot minimum located on Flemon Road.

**APPLICANT:** Mr. Michael Boggs represented the owner.

**STAFF:** Mr. Derrel Smith said we have reviewed it and it does meet the requirement of subdivision codes. We have asked during pre-meeting yesterday that sidewalks need to be installed along their portion of Flemon and Wilkinson road. Also, they have a concern on sidewalks in cul-de-sacs, how this commission wants to pursue that. Cul-de-sac need to be half of the street. This is something that will come up more and more, in the future. They have added a walking trail on lot 50. Will they have to put a fee in lieu? We have spoked to the traffic engineer and he said this will be a low traffic area, so it does not need to have side walk in the cul-de-sac.

**STAFF:** Mr. Derrel Smith, City Planner continued, cul-de-sacs were addressed in the ordinance as there would be sidewalks on one side if the cul-de-sac was over 250 feet. If it is less than 250 feet sidewalks are not required.

**STAFF:** Mr. Michael Morris, City Engineer said, I spoke to Mark and Craig and they both said it will basically be MAPC decision. The traffic engineering said there would be a low volume of foot traffic and vehicular activity. It would not matter much.

**BOARD:** Mr. David Handwork agreed and said it sounds reasonable what engineering is requesting but it will be a great idea to research and see how other municipalities do their sidewalks on cul-de-sacs. We need to get the ordinance amended and address cul-de-sacs in this type of situations. Then we would not have to set a precedent every time one of these comes up.

**APPLICANT:** Mr. Michael Boggs will the additional sidewalk on lot 50 offset the cul-de-sac requirement?

**STAFF:** Mr. Michael Morris, City Engineer said in lieu of does not have an exemption for that. This does not qualify for in lieu fee.

**BOARD:** Mr. David Handwork said I would rather have the ordinance set precedent than MAPC.

**BOARD:** Ms. Mary Margaret Jackson said I agree with Mr. David Handwork and I think we need a clean ordinance.

**BOARD:** Mr. Jerry Reece said, I think we should follow the ordinance as it is stated for tonight.

**STAFF:** Ms. Carol Duncan, City Attorney said that we can always come back and see how the ordinance reads and can get it amended.

**BOARD:** Mr. Jim Scurlock said let's just stop at the curb. Maybe remove the sidewalk from lot 50 and it may help cover the cost on the cul-de-sac.

**BOARD:** Mr. Dennis Zolper said that's a good idea that Mr. Jim Scurlock came up with, and we know how long it takes for City Council to pass an ordinance. I am not being critical, just stating a fact. They need to have some direction tonight, so they can start building.

**APPLICANT:** Mr. Michael Boggs we weren't aware of the perimeter sidewalk that we had to build it.

**STAFF:** Mr. Derrel Smith, City Planner said these are the plans they wind up building off of, they should not be coming back to us without the preliminary being approved.

**BOARD:** Mr. Dennis Zolper said sidewalks only on one side? That is ridiculous.

**BOARD:** Ms. Mary Margaret Jackson said that was the compromised that was reached, asking developers to put sidewalks on one side of the street. We strongly encourage developers to put sidewalks on both side of the street.

**BOARD:** Mr. Dennis Zolper moved for a motion to approve conceptual design as presented expect for the sidewalk issue which he will be allowed to run his sidewalk down to the terminus of the cul-de-sac and pay a fee in lieu of that portion of the cul-de-sac that the owner will be responsible.

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 - Jim Scurlock;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper and Mary Margaret Jackson

**Nay:** 1 - Jerry Reece

## **6. Final Subdivisions**

## 7. Conditional Use

[CU-19-01](#)

### **CONDITIONAL USE: 2905 GILMORE DRIVE**

Mataji, LLC is requesting MAPC approval for a Conditional Use for a Hotel to be built on Lot 2 of the Best Inn and Suites within the C-2 Downtown Fringe Commercial District, which is required for Hotel Uses within Section 117-139 of the code. This is located at 2905 Gilmore Drive.

**Attachments:**    [Application.pdf](#)  
                          [Staff\\_Summary.pdf](#)  
                          [Site Plan.pdf](#)  
                          [USPS Receipts.pdf](#)

**Mataji, LLC is requesting MAPC approval for a Conditional Use for a Hotel to be built on Lot 2 of the Best Inn and Suites within the C-2 Downtown Fringe Commercial District, which is required for Hotel Uses within Section 117-139 of the code. This is located at 2905 Gilmore Drive.**

**APPLICANT:** Mr. Michael Boggs said in this area there are hotels all around this area. We are looking to infield this area with another hotel.

**STAFF:** Mr. Derrel Smith, City Planner said this does meet all our requirements. We recommend approval based on the following conditions:

- 1. That the proposed hotel is subject to Grading & Drainage approval by the Engineering Department in compliance with the Stormwater Drainage Manual.**
- 2. That upon issuance of the Conditional Use Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.**

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

## 8. Rezonings

[RZ-19-01](#)

REZONING: Lots 21 and 22 of Dudley's Subdivision - Fred Street

Carlos Wood of Wood Engineering on behalf of Harold Ray Simpson is requesting MAPC approval for a Rezoning from C-3 General Commercial District to RM-16 Residential Multi-family classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .33 Acres +/- of land located on Fred Street - lots 21 and 22 of Dudley's Subdivision.

**Attachments:**    [Application.pdf](#)  
                          [Staff Summary.pdf](#)  
                          [Notification Letter.pdf](#)  
                          [Rezoning Plat.pdf](#)  
                          [Turner Rezoning Map.pdf](#)  
                          [USPS Receipts.pdf](#)

**Carlos Wood of Wood Engineering on behalf of Harold Ray Simpson is requesting MAPC approval for a Rezoning from C-3 General Commercial District to RM-16 Residential Multi-family classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .33 Acres +/- of land located on Fred Street - lots 21 and 22 of Dudley's Subdivision.**

**APPLICANT: Mr. Carlos Wood said we are asking these two lots to be rezoned to R-2. We will file a replat and merge these two lots into one. We are asking for RM-16, the reason for that is the square footage of the lots gives us the required measurements.**

**Owners want to build two duplexes total four units on these lots.**

**STAFF: Mr. Derrel Smith, City Planner said we reviewed it and it meets all but one criteria, they are asking for 16 units but will not put that many units on there. We would recommend approval based on following conditions:**

- 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. Any change of use shall be subject to Planning Commission approval in the future.**
- 3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.**
- 4. This Rezoning has a Limited Use Overlay, which stipulates they can only build two duplex structures on the lots.**

**CITIZEN: Jerry & Maxine Stevens said they own property adjacent to these lots. They only have one concern that is drainage issues. As the property currently has flooding problems. They said would this increase drainage**

issues on to their lot?

**STAFF:** Mr. Michael Morris, City Engineer said it will have its own stormwater management would be required. They will have to do a detention pond.

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:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

#### **9. Staff Comments**

**STAFF COMMENTS:** Mr. Derrel Smith, City Planner said in reviewing zoning codes we have some height limitations in our commercial zonings we do not need that anymore. I spoke with fire marshal and inspections. Height limitation needs to be based if it meets fire and aviation codes. After MAPC we will take this to City Council and get the ordinance changed.

#### **10. Adjournment**