



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, October 25, 2016

3:00 PM

Municipal Center

1. Call to order

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2. Roll Call

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3. Approval of minutes

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Approval of the MAPC Meeting Minutes for October 11, 2016.

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A motion was made by Brant Perkins, seconded by Jerry Reece, that this matter be Approved. The motion PASSED with the following vote:

4. Preliminary Subdivisions

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Sidewalk Wavier Request and Site Plan Approval: 3000 E. Parker Road - Osment and Copeland, LLC

Travis Fischer of Tralan Engineering on behalf of Osment and Copeland, LLC is requesting consideration from the MAPC a Sidewalk Wavier and Site Plan approval because this is a C-3 Limited Use Overlay for Car Lot being built at 3000 E. Parker Road (See Application for Details/Justification).

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APPLICANT: Mr. Michael Boggs requested a sidewalk waiver and site plan approval for a car lot being built at 3000 East Parker Road. They asked for the sidewalk waiver because no other lots in the area have sidewalks. He said building sidewalks would not lead to extensive sidewalk traffic.

COMMISSION: Mr. Cooper started the discussion about the sidewalks. He explained that it was his understanding the city has an ordinance that requires sidewalks to be built with this development. He said he would not vote on a

sidewalk waiver until the City Council decides how they want to handle these request.

COMMISSION: Mr. Hoelscher agreed with Mr. Cooper.

COMMISSION: Mr. Kelton asked Mr. Boggs if this lot was connected to the Honda Dealership. He also wanted to know how many feet of sidewalk they would have to put in. There was also a question about the gas main on the property.

APPLICANT: Mr. Boggs said they were not connected to the Honda Dealership. The sidewalks would be around a total of 400 feet. He went on to say that the State Highway Department was not going to require them to put in sidewalk because of the lack of curb and gutter at their location. There are also several utility lines running along the front of their property that would have to be adjusted in order for the developers to build the sidewalks.

COMMISSION: Mr. Hoelscher asked Mr. Boggs where the sidewalks would be built.

APPLICANT: Mr. Boggs said they would be put where the open ditches are currently at.

COMMISSION: Mr. Perkins asked if there was any other sidewalk in that area.

APPLICANT: Mr. Boggs said there was not and they would also have to get a permit from the State Highway Department in order to build in their right-of-way.

COMMISSION: Mr. Reese asked Mr. Boggs if he thought it was viable to put sidewalks in an easement.

APPLICANT: Mr. Boggs said that Planning recommend he get the waiver. The only other place to put the sidewalks would be on their property.

COMMISSION: Mr. Perkins asked if the Commission waived the sidewalk requirements for the Honda Dealership located next to this development. Several board members responded saying that was a remodeled building and it was built before the sidewalk ordinance was passed by City Council.

COMMISSION: Mr. Lonnie Roberts pointed out that the request was for both a sidewalk waiver and a site plan approval.

COMMISSION: Mr. Hoelscher asked if they could only vote on the sidewalk waiver.

ATTORNEY: Ms. Carol Duncan said they could but in effect it would be turning down their site plan.

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

Preliminary Subdivision: The Villas at Sage Phase III - Brandon Winters
Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Brandon

Winters requests MAPC Preliminary Approval for 64 lots on 20.09 Acres located on Macedonia Road North of Sage Meadows within the RS-7 Single Family Residential District. This was rezoned and annexed into the city and one of the conditions for subdivision approval before the MAPC.

[play video](#)

APPLICANT: Mr. Carlos Wood requested MAPC Preliminary Approval for 64 lots on 20.09 acres located on Macedonia Road north of Sage Meadows. The area is zoned RS-7 Single Family Residential. This land was rezoned and annexed into the city a few months ago.

STAFF: Mr. Derrel Smith presented Planning comments. He said it did meet all the subdivision requirements.

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

Preliminary Subdivision Approval: Bridlewood Phase 3 (39 lots on 9.5 Acres)

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC requests MAPC approval of a Preliminary Subdivision for Bridlewood Subdivision Phase 3 being East of Phase 2, Adjacent to Longcrest Dr. for 39 lots on 9.5 acres within the R-1 Single Family Zoning District.

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APPLICANT: Mr. Carlos Wood requested MAPC Preliminary Subdivision Approval for phase 3 of the Bridlewood Subdivision. This development will consist of 39 lots on 9.5 acres.

STAFF: Mr. Derrel Smith presented Planning comments. He said this development does meet all subdivision code requirements.

ENGINEERING: Mr. Michael Morris stated this was just a continuation of previously approved phases of their development.

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

5. Final Subdivisions

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6. Conditional Use

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7. Rezoning

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Rezoning: RZ 16-24: 3500 East Johnson - First National Bank

John Easley of Associated Engineering representing First National Bank is requesting MAPC approval of an Rezoning from R-1 Single Family Residential District, C-3 General Commercial District and C-3 General Commercial District Limited Use Overlay to C-3 General Commercial District Limited Use Overlay for 7.70 Acres of land located at 3500 East Johnson Avenue.

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APPLICANT: Mr. John Easley is requesting MAPC approval of a rezoning from R-1 Single Family Residential, C-3 General Commercial District and C-3 General Commercial District Limited Use Overlay to just C-3 General Commercial District Limited Use Overlay for 7.70 acres of land located at 3500 East Johnson Avenue. Mr. Easley said the property has multiple zonings. They would like to have all the property under one zoning. They would like to do a replat at the same time.

STAFF: Mr. Derrel Smith presented Planning comments. He explained this request does meet all the requirements for rezoning. There were a few stipulations attached to the approval of this request.

ENGINEERING: Mr. Michael Morris said this has already been before the Committee regarding the L.U.O. part of this.

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

Amendment to Zoning: RZ 16-25: 1200 Commerce Drive - Magic Touch - Robert Rees

Donald L. Parker II of Parker Hurst & Burnett PLC on behalf of Mr. Robert Rees is requesting MAPC approval of an amendment to waive the 300 ft. buffer area as adopted in the current RM-12 Residential Multifamily Classification District Limited Use Overlay for 3.12 acres of land located at 1200 Commerce Drive. The requested amendment will allow development in the 300 ft. buffer area under the current zoning as set forth in ORD-11:032.

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APPLICANT: Mr. Donald Parker requested MAPC approval of an amendment to waive the 300 foot buffer area as adopted in the current RM-12 Residential Multifamily Classification District Limited Use Overlay for 3.12 acres of land located at 1200 Commerce Drive. The requested amendment will allow development in the 300 foot buffer area under the current zoning as set for in ORD-11:032. Mr. Parker explained that Mr. Rees had 30 acres rezoned in 2011. He has developed 27 of those acres so far. The front 3 acres is subject to a 300 foot setback. When Mr. Rees had this property rezoned, he gave the city a 60 foot right-of-way across the front. It was requested and agreed to a 300 foot setback with the stipulation that any further development he would need to come back and present his plan to the MAPC. Mr. Parker went on to explain that Mr. Rees actually developed the property with fewer units than the current zoning of the property allowed for. He developed the 27 acres 76 units shy of what he could have developed under the current zoning. Mr. Rees would like to put an additional eight fourplexes in the area that currently has the 300 foot setback.

Mr. Parker went on to explain that the property next door developed after Mr. Rees agreed to the 300 foot setback requirement for his development in 2011. That property only has the standard setback requirement that all other R-2 lots have.

STAFF: Mr. Derrel Smith presented Planning comments. He said this request is in line with the cities land use plan. He went to say that he would recommend the Committee go ahead and waive this 300 foot setback requirement. There were a few stipulations attached to this request if it gets approved.

PUBLIC: Mr. Larry McElroy was at the meeting to voice his opposition to this request. Mr. McElroy said he was at the original meeting back in 2011. At that meeting Mr. McElroy said the Mr. Rees promised individuals at that meeting that he would not use that 300 foot to development more apartments. He said the city could use that land for commercial use. He also indicated there would be a turn lane but that was never put in.

APPLICANT: Mr. Robert Rees wanted to speak at the meeting. He said that some of the statements made by Mr. McElroy were not correct. The only property that is zoned for apartments is only the 30 acres. Everything else is zoned R-1. He said that he set back his development 300 feet from Commerce Drive to make all the development straight across. He said he thought the only thing he needed to do was come back before the MAPC and get approval of any future development that he wanted to build on his land.

COMMISSION: Mr. Perkins asked what the purpose of the 300 foot setback in the first place.

APPLICANT: Mr. Rees explained that he wanted to make his development straight across from the development located next door to his property. Mr. Rees said that he did not think it was a 300 foot setback requirement. He only thought he needed to get his plan approved by the MAPC.

COMMISSION: Mr. Kelton addressed Mr. Perkins questions. He said that the Committee back in 2011 cut a deal with Mr. Rees. In summary, that deal was that Mr. Rees had to set back his development 300 feet from Commerce Drive and in return the MAPC would approve his RM-12 rezoning. This was an agreement reached by Mr. Rees, the MAPC, and concerned citizens that were at the meeting back in 2011.

PUBLIC: Mr. Larry McElroy said that his understanding of this agreement was that the 300 feet would remain unless there was some other request other than multifamily. To date there has been no other request.

PUBLIC: Mr. Beasley asked Mr. Rees if he needed all 300 feet back in order to build what he wants to build. Mr. Rees said that he needed all of it because he has to put a street in.

PUBLIC: Mr. Carter was at the meeting to oppose this request. He said the only way to stop the crime is to not build these type of multifamily developments.

COMMISSION: Mr. Kelton asked if they could compromise on the setback and set it at 100 feet instead of the 300 feet. Mr. Rees said that he did not know. He would have to relook at his development plans.

PUBLIC: Mr. Rees was asked by Mr. Reece on the MAPC if he agreed that the 300 foot setback was a compromise back in 2011. Mr. Rees said that in 2011 he was asking for RM-16. He felt like the compromise was when he agreed to RM-12 instead of RM-16.

COMMISSION: Mr. Reece from the MAPC asked what has changed from 2011 that would make this situation any different.

APPLICANT: Mr. Parker explained that the development next door was not there back in 2011 when this was originally discussed. Now that development is there and that is the different.

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

8. Staff Comments

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9. Adjournment

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