



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, January 8, 2019

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

3. Approval of minutes

[MIN-19:002](#)

MINUTES: December 11, 2018

Attachments: [Meeting Minutes from December 11, 2018 MAPC Meeting.pdf](#)

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

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

Absent: 1 - Jimmy Cooper

4. Miscellaneous Items

[COM-19:001](#)

SIDEWALK WAIVER REQUEST: 1012 North Main Street

George Hamman of Civilogic on behalf of developer Doug Brookreson is requesting consideration from the MAPC for a Sidewalk waiver for the development he has constructed that contains three deuplexes and site work is complete including installation of the sidewalk along Church Street. The site work remaining is to complete sidewalk along Main Street, but agreement between Engineering and the developer agree that this installation will impede the existing drainage features. This is located on an R-3 High Density District Property.

Attachments: [Sidewalk Waiver Application.pdf](#)
 [Letter - Sidewalk Wavier Request.pdf](#)
 [Site Plan - Sidewalks included.pdf](#)
 [View of Main Street.pdf](#)
 [View of Main Street.pdf](#)
 [Legislation Sidewalk Details.pdf](#)

George Hamman of Civilogic on behalf of developer Doug Brookreson is requesting consideration from the MAPC for a Sidewalk waiver for the development he has constructed that contains three duplexes and site work is complete including installation of the sidewalk along Church Street. The site work remaining is to complete sidewalk along Main Street, but agreement between Engineering and the developer agree that this installation will impede the existing drainage features. This is located on an R-3 High Density District Property.

STAFF: Mr. George Hamman represented Doug Brookerson. Mr. Hamman said the developer has installed the sidewalk on Church Street, to the extent that the highway department has released his deposit. When he was preparing to construct the sidewalk on the west side which would be along North Main Street, he discovered a drainage pipe. Mr. Hamman continued, the construction of the sidewalk will create a drainage problem. He notified and asked Mr. Michael Morris for his opinion and Mr. Morris agreed that the sidewalk will have a detrimental impact on the drainage in that area. Additionally, the house to the south sits very low and if we build the sidewalk there is a good chance the house to the south could be in jeopardy. Also, Mr. Brookerson is well aware of the in lieu of fee, and is more than happy to pay the fee, which is little higher than what it would cost to put the sidewalk in.

STAFF: Mr. Michael Morris said Mr. Brookerson spoke with me before the CO, and the house is lower than the actual street. We have had issues with the house on the south. That is one of the exemptions in the sidewalk ordinance regarding flooding being an issue. This is a dead-end street.

BOARD: Mr. Jerry Cooper asked is there a waiver clause in the ordinance?

STAFF: Mr. Derrel Smith said it is not a waiver, it is a fee in lieu.

STAFF: Mr. Michael Morris said it is a sidewalk exemption that is what we

should really name it.

BOARD: Mr. Scurlock asked if there will be any public comments.

STAFF: Mr. Derrel Smith said this does not require public comment unless it is a rezoning or a conditional use. This part is not a public hearing.

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

Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-19-01](#)

FINAL SUBDIVISION APPROVAL: Wolf Meadows Phase 2

Carlos Wood of Wood Engineering on behalf of Applicant / Owner: David Onstead requests MAPC Final Subdivision Approval for 28 proposed lots on 5.6 acres located on south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District; minimum 5,445 sq. ft. lot required.

Attachments: [Application.pdf](#)
 [Wolf Meadows Phase 2.pdf](#)
 [Staff Report.pdf](#)
 [Aerial View of Location.pdf](#)
 [Legislation Sidewalk Details.pdf](#)
 [Ordinance.pdf](#)

Carlos Wood of Wood Engineering on behalf of Applicant / Owner: David Onstead requests MAPC Final Subdivision Approval for 28 proposed lots on 5.6 acres located on south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District; minimum 5,445 sq. ft. lot required.

APPLICANT: Mr. Carlos Wood represented the developer Mr. David Onstead, he said we are asking for a final approval of the subdivision proposing 28 lots, of phase two. We obtained the preliminary approval back in December of 2016. We submitted ADEQ approval in October of 2016 and obtained a grading permit from the city of Jonesboro. Somehow, we overlooked filing the application of the final approval of the subdivision. We had to go through phase 2 to get utilities to phase 3. We started doing the utilities for phase 1. We forgot to file the final application for phase 2. We are asking the commission to give us some consideration for final approval and also consider this subdivision being constructed during the transition period of the sidewalk ordinance adoption process. This is one of two subdivisions that fell in this transition period.

STAFF: Mr. Derrel Smith said we have reviewed this and the subdivision ordinance states, if the preliminary plat has been approved, has to come back after one year and get reapproval from the MAPC commission, which Carlos did not do. The reason being, everybody was under the impression, once it has been obtained, it continues to run like a building permit does. The ordinance does not state that. What the commission needs to do is extend his preliminary approval and then you could grant him a final subdivision approval.

BOARD: Chairman Mr. Lonnie Roberts said the first action we would approve is to extend the preliminary approval past the one year mark. Second would be the final approval.

STAFF: Mr. Derrel Smith said what that does is it kicks in the sidewalk ordinance into effect, so the board needs to vote on passing the final subdivision with or without sidewalks. This board needs to decide, if the sidewalks are stipulated with final approval or not.

BOARD: Kevin Bailey were there any individual permits issued for phase 1 of the subdivision.

APPLICANT: Mr. Carlos Wood said yes. Phase 1 of the subdivision is complete. They have sold lots and building permits have been granted. All of them are being built on, in phase 1. There are 31 lots in phase 1. We start construction after preliminary approval. No lots have been sold, we cannot sell any lots until final approval is granted.

BOARD: Mr. Jerry Reece asked if there is a phase 3 below that.

STAFF: Mr. Derrel Smith said yes there will be a phase 3.

BOARD: Mr. Kevin Baily asked how many other subdivisions we think are there, which resemble this and were in the transition period when the sidewalk ordinance was passed.

STAFF: Michael Morris said he knows of two subdivisions which will have the same issue. As the ordinance was passed in the transition period.

BOARD: Mr. Kevin Baily asked what the estimated cost of the sidewalks is in phase 2.

STAFF: Michael Morris said it would be around \$24,000 dollars.

BOARD: Mr. Kevin Baily asked are there utilities in the way?

APPLICANT: Mr. Carlos Wood said we can work around that, I am no saying it is impossible to do.

BOARD: Ms. Mary Margaret Jackson said I am a little frustrated when I remember all the arguments against the sidewalks, now we have the opportunity to put in sidewalks in phase 2 and phase 3, utilities run under the sidewalk. The sidewalk had huge public participation. Everybody was happy with the ordinance. I feel like we should enforce the ordinance for phase 2 and 3. Phase 1 is done. We do need a better tracking system for the plat filing. I don't know whose fault is that, filing the plat on time. If it is on the city or the developer.

Motion Approved for preliminary approval extension past one year.

Aye: Jimmy Cooper; Jim Little, Mary Margaret Jackson, Jerry Reece, Jim Scurlock, Dennis Zolper, Kevin Bailey, David Handwork

Motion Approved for Final Plat with sidewalks.

Aye: Jimmy Cooper; Jim Little, Mary Margaret Jackson, Jerry Reece, Jim Scurlock, Dennis Zolper, Kevin Bailey, David Handwork

STAFF: Mr. Derrel Smith said how we want to proceed for the future. Should we enforce the sidewalk ordinance or proceed without enforcing it on these transition subdivisions, when final plat was not recorded.

Motion Approved for final plat approvals, that MAPC would encourage but not require sidewalks on approval.

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

Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

7. Conditional Use

8. Rezoning

[RZ-18-28](#)

REZONING: 7110 Ely Walker Road

George Hamman of Civilogic on behalf of Eric Ford is requesting MAPC approval for a Rezoning from I-2 Industrial General District to I-1 Limited Industrial District for 3.50 Acres of land located at 7110 Ely Walker Road.

THIS HAS BEEN PULLED AS REQUESTED FROM THE APPLICANT.

Attachments: [Application.pdf](#)
 [Rezoning Platt.pdf](#)
 [Eric Ford Mior Platt.pdf](#)
 [USPS Receipts.pdf](#)

Withdrawn

9. Staff Comments

10. Adjournment