



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, August 27, 2019

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Jim Scurlock

Absent 2 - Dennis Zolper and Mary Margaret Jackson

3. Approval of minutes

[MIN-19:086](#)

MINUTES: Tuesday, August 13, 2019

Attachments: [Meeting minutes from August 13, 2019](#)

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

Aye: 5 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little and Jim Scurlock

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

Abstain: 1 - David Handwork

4. Miscellaneous Items</

[PP-19-18](#)

FINAL SUBDIVISION: Prospect Farms Phase V

Mark Morris for Mark Morris Construction, LLC requests MAPC Final Subdivision Approval for 50 proposed lots on 12.41 acres located North East of Prospect Farm Road and SoUth of the Wildwood Subdivision. This property is zoned R-1 Single Family Residential District. The Preliminary was approved on August 28, 2018.

Attachments: [Prospect Farms Plat](#)
 [Staff Report](#)
 [Phase Map](#)
 [Aerial View](#)

Mark Morris for Mark Morris Construction, LLC requests MAPC Final Subdivision Approval for 50 proposed lots on 12.41 acres located North East of Prospect Farm Road and SoUth of the Wildwood Subdivision. This property is zoned R-1 Single Family Residential District. The Preliminary was approved on August 28, 2018.

APPLICANT: Mark Morris stated they are seeking final approval for 50 lots. The streets are complete. They have a performance bond in hand if it is not already turned in.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

[RZ-19-12](#)

REZONING: 516 W Jefferson Avenue

Gary Harpole is requesting MAPC Approval for a rezoning from C-2 Downtown Fringe Commercial District to RI-U Residential Intermediate - Urban District for .62 acres +/- of land located at 516 W Jefferson Avenue.

Attachments:

[Application](#)

[Staff Summary](#)

[Zoning Replat](#)

[School Email](#)

[USPS Green Receipts](#)

[Mail Receipt](#)

[Adjoining Property Owners Notification](#)

would recommend approval with the 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. 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 no duplex or multi-family will be built on this lot.

STAFF: Lonnie Roberts Jr. asked for public comment.

PUBLIC: Vince Pearcy stated he owns the property at 530 West Jefferson, across the parking lot from Mr. Harpole. He stated he is not opposed to residential zoning. In fact, he encouraged Mr. Harpole to build his home where he did. He is opposed to the RI-U zoning designation. This zoning allows for 25' wide lot widths and 5' side setbacks. He believes a five foot setback is not very desirable and 35' wide lots really are not either. He stated his lot is 72' wide. The lot at 534 West Jefferson is 72' wide as well. On item number seven on the application, Mr. Harpole stated that three homes where this parking lot is would fit the neighborhood perfectly. Mr. Pearcy stated he disagrees with that. He stated, you can see with my photo that this lot is essentially twice the size of his lot. It is 145' wide according to the county records before it was re

sentence of item 13 on the application reads, failure to consult with neighbors may result in a delay in hearing the application. He stated they are hearing the application so it is a little late for a delay. He stated he is not sure procedure has been followed and that he does think that is too much density. It would be historically consistent to go back with two lots. He asked the commission to deny this rezoning.

STAFF: Derrel Smith stated the comment about the procedure not being followed. He has done the notifications that are required by the ordinance. We have those here. He has followed the procedures for a rezoning.

PUBLIC: Susan Hall stated she lives at 1304 W Jefferson. She has no objections to the plans that Mr. Harpole has expressed. Her objection is when she looks at a rezoning, she looks at what if he sells it tomorrow. What could be put on those lots? It looks like he is rezoning a lot that is 158' wide by 170' plus or minus. The criteria for RI-U is that you want to use these very small lots where nothing can be done with them. She looked at the survey from 2017 and there is no legend that says there were pins dropped. She does not think they would have dropped pins to make 50' lots because that does not fall under the criteria of C-2.

STAFF: Derrel Smith stated it does. You can have a 50' lot in C-2.

PUBLIC: Susan Hall stated if you are going down the street and look, visually it looks like a 75' lot next to a

stated that if we put three houses in those three lots it would create a density issue. 534 and 602 already have two houses on one of those lots. There are three houses currently on two lots of the same size. The density would be identical. The question is how you slice that. It is an identical number of residences on the same square footage. Mr. Ford stated he looks out his kitchen window and see Mr. Harpole's porch. He would like to see this property developed in a similar fashion.

PUBLIC: Josh Olson of 515 W Jefferson stated he is also in favor of the rezoning. He doesn't know another case where you can be invested and live next door to the property and not allow them to do something to improve the area. He also understands the economic reasons and that people needs lots they can afford.

PUBLIC: Vince Pearcy stated on the photograph, the lot next to 530 W Jefferson. On the Westside there is a sidewalk. That is 5' from him lot. The 50' lot is going to allow a 40' structure. Where is the driveway going to be?

STAFF: Derrel Smith stated that today Mr. Harpole said they were going to be rear loaded from the alley.

PUBLIC: Vince Pearcy stated that some people may feel that is a problem. He stated those people are at work so they could not be here. Mr. Ford's comment about 602, that looks like an afterthought. He stated there are a lot of considerations here and they need to be careful. He applauds Mr. Harpole for bringing residential. He just thinks it

COMMISSION: Jerry Reece asked why he would not think making those where you cannot build duplexes or multifamily homes would not benefit the north end association.

PUBLIC: Vince Percy stated he asked him to take the duplex language out and he did it to his credit. He stated he does not think it is consistent with what is on that map. He stated he talked to Mr. Harpole before he built his house and explain that he likes it down here. The businesses here lock the doors at five o'clock and they are gone. It is whisper quiet. I live on the south end of town across a fence from Home Depot. The neighbors out there were up in arms before that was built. I told them it could be worse.

COMMISSION: Jerry Reece stated it could be worse than he imagines. It is zoned commercial. He thinks it will be a win for the west end folks.

COMMISSION: David Handwork stated Mr. Harpole said he would be happy to amend it to restrict it to three lots. Is there zoning that would allow it to be subdivided more?

APPLICANT: Gary Harpole stated this zoning would allow it to come back and be cut into 25' lots. He stated that is not his intention and if his word is not good enough, the commission can add that language that it cannot be further subdivided.

COMMISSION: David Handwork stated the safety net for that would be that it has