



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, November 29, 2016

5:30 PM

Municipal Center

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### 1. Call to order

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### 2. Roll Call

[play video](#)

**Present** 8 - Lonnie Roberts Jr.;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

**Absent** 1 - Paul Hoelscher

### 3. Approval of minutes

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**MIN-16:139**

Approval of the MAPC Meeting Minutes for the November 8, 2016 meeting.

[play video](#)

**Attachments:** [MACP Meeting Minutes November 8, 2016](#)

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

**Aye:** 7 - Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

**Absent:** 1 - Paul Hoelscher

### 4. Preliminary Subdivisions

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[COM-16:102](#)

Conceptual Rezoning Review: 305 N Airport Road - Cesar Islas

Cesar Islas request MAPC Conceptual Rezoning Review of an existing R-1 Single Family Residential District that used to be the former Fraternal Order of Eagles Facility. Mr. Islas seeks to rezone the property as RM-16 being Residential multifamily classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads and higher on 7.00 acres of land with the intention of adding Multifamily homes consisting of 7 new multifamily structures with 112 new dwelling units.

[play video](#)

**Attachments:**    [Application](#)  
                              [Plat](#)  
                              [Aerial View](#)  
                              [Land Use Map Growth Sector](#)  
                              [Moderate Intensity from Adopted Land Use Plan](#)

**APPLICANT:** Mr. Dillon McAllister requested a MAPC conceptual review for property located at 305 N. Airport Road. The property is currently zoned R-1 Single Family Residential. It is the location of the former Fraternal Order of the Eagles facility. The applicant wants to rezone the property to RM-16 which would allow for up to 16 units per acre. The development would consist of 7 new multifamily structures with a total of 112 new dwelling units.

**STAFF:** Mr. Derrel Smith from the Planning Department presented staff feedback. He explained the development did not adhere to the density suggested in the Jonesboro Land Use Plan. This area is labeled as a Moderate Intensity Growth Sector which allows for up to 8 units per acre – not 16 units per acre.

**COMMISSION:** Mr. Kelton cautioned the board about rezoning a piece of property for the benefit of one individual. He stated that doing so could be illegal and they should consider that before rezoning this property.

**COMMISSION:** Mr. Spurlock suggested that a Planned Development would be a better way to present this development before the MAPC. He also suggested lowering the density.

No more comments were made. No Vote needed on this case.

**5. Final Subdivisions**

[play video](#)

[PP-16-34](#)

Final Subdivision: Bridger Park Phase 1 - 13 lots on 8.1 acres - Morris-Kidd, LLC

Carlos Wood of Wood Engineering on behalf of Mark Morris of Morris-Kidd, LLC requests MAPC approval of a Final Subdivision- Bridger Park Phase 1, for 13 lots on 8.1 acres for property Zoned R-1 Single Family, located west of Bridger Place at the south terminus of Oriole Drive.

[play video](#)

**Attachments:**    [Application](#)  
                              [Staff Report](#)  
                              [Bridger Park Phase 1 Final Plans](#)  
                              [Bridger Park Phase 1 Plat](#)  
                              [Aerial View](#)

**APPLICANT:** Mr. Carlos Wood requested final subdivision approval for Bridger Park Phase 1. This development would be 13 lots on 8.1 acres. The property is zoned as R-1 Single Family Residential.

**STAFF:** Mr. Derrel Smith told the MAPC this development did comply with all of the subdivision requirements so he suggested it be approved.

No comments.

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

**Absent:** 1 - Paul Hoelscher

[PP-16-35](#)

Final Subdivision: Jude's Crossing Phase 4 - 25 lots on 6.6 Acres -  
Morris-Kid, LLC

Wood Engineering on behalf of Applicant / Agent / Owner: Morris-Kidd, LLC requests MAPC Final Subdivision Approval for 24 proposed lots on 6.6 acres located east side of Darr Hill Road, South of Keller's Chapel Road, and South of Stoneridge Estates within the R-1 Single Family Residential District.

[play video](#)

**Attachments:**    [Application](#)  
                              [Staff Report](#)  
                              [Plat](#)  
                              [Aerial View](#)

**APPLICANT:** Mr. Carlos Wood requested final subdivision approval for Jude's Crossing Phase 4. This development will be 24 proposed lots on 6.6 acres. The land is zoned as R-1 Single Family Residential.

**STAFF:** Mr. Derrel Smith said this complies with the all the subdivision requirements so the Planning Department is in favor of this request.

**No Comments.**

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

**Absent:** 1 - Paul Hoelscher

[PP-16-36](#)

Final Subdivision: Jude's Crossing Phase 5 - 28 lots on 8.8 acres -  
Morris-Kid, LLC

Wood Engineering on behalf of Applicant/Agent/ Owner: Morris-Kidd, LLC  
requests MAPC Preliminary Subdivision Approval for 28 proposed lots on  
8.8 acres located East side of Darr Hill Road, South of Keller's Chapel Road,  
South of Stoneridge Estates within a R-1 Single Family Residential District.

[play video](#)

**Attachments:**     [Application](#)  
                              [Staff Report](#)  
                              [Plat](#)  
                              [Aerial View](#)

**APPLICANT:** Mr. Carlos Wood requested final subdivision approval for Jude's  
Crossing Phase 5. This development would consist of 28 proposed lots on 8.8  
acres. The land is currently zoned as R-1 Single Family Residential.

**STAFF:** Mr. Derrel Smith said this complies with the all the subdivision  
requirements so the Planning Department is in favor of this request.

**No Comment.**

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy  
Cooper and Rick Stripling

**Absent:** 1 - Paul Hoelscher

[PP-16-37](#)

Final Subdivision: The Villas at Sage III - 64 lots on 20.09 Acres -  
Brandon Winters

Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner:  
Brandon Winters requests Final Subdivision Approval for 64 lots on 20.09  
Acres located on Macedonia Road North of Sage Meadows within the RS-7  
Single Family Residential District.

[play video](#)

**Attachments:**    [Application](#)  
                          [Staff Report](#)  
                          [Plat](#)  
                          [Aerial View](#)

**APPLICANT:** Mr. Carlos Wood requested final subdivision approval for The  
Villas at Sage. This development would consist of 64 lots on 20.09 acres. This  
land is zoned as RS-7 and is located north of Sage Meadows off of Macedonia  
Road. He said the owner and developer have entered into a contract with Sage  
Meadows POA.

**STAFF:** Mr. Derrel Smith had asked that Carlos put a note on the final plat that  
says all of the lots will be accessed from the interior streets and there will be  
no access on Macedonia Road. He will also need to provide the Planning  
Department with a copy of the minutes from the POA of Sage Meadow meeting.

No Comments.

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy  
Cooper and Rick Stripling

**Absent:** 1 - Paul Hoelscher

**6. Conditional Use**

[play video](#)

[CU-16-19](#)

Conditional Use: CU 16-19 - 4502 Access Road - Brenda Wright

Brenda Wright is requesting MAPC approval of Conditional Use to allow Holiday Animation Walk thru for months of November and December with Retail Sales located at 4502 Access Road. This lot is zoned as I-1 Limited Industrial District.

[play video](#)

**Attachments:**    [Staff Summary](#)  
                          [Application](#)  
                          [Interior View of Location](#)  
                          [View of Location](#)  
                          [Adjoining Property Owner Notification](#)  
                          [USPS Returned Cards for CU](#)  
                          [Aerial View](#)

**APPLICANT:** Ms. Brenda Wright requested MAPC approval of a Conditional Use to allow Holiday Animation Walk Thru for months of November and December with Retail Sales located at 4502 Access Road. This lot is currently zoned as I-1 Limited Industrial District.

**STAFF:** Mr. Derrel Smith said Planning has reviewed this request and suggest that it be approved with the condition the applicant adheres to all other codes and requirements set by the City of Jonesboro.

No comment from public.

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

**Absent:** 1 - Paul Hoelscher

**7. Rezonings**

[play video](#)

**8. Staff Comments**

[play video](#)

**COM-16:101** Ordinance Reviews: Sidewalk and Rezoning Ordinance Discussion

Derrel Smith, Director of Planning is presenting changes to the ordinances pertaining to Sidewalks and Rezoning. Feedback and recommendations are welcomed from the Public and MAPC.

[play video](#)

**Attachments:** Sidewalk Ordinance Changes  
Rezoning Ordinance Changes

**STAFF:** Mr. Derrel Smith suggested starting the discussion with the Rezoning Ordinance. He took a moment for everyone to look over the proposed changes. He pointed out the Commission asked that notifications be sent out to everyone property owner within 200 feet as well as notifying the Superintendent of the School rather than then President of the School Board. The seven rezoning criteria have been reduced to six with the removal of the length of time a property has remained vacant. He said he was willing to listen to any other suggested changes if anyone saw anything that needed to be changed.

There were no suggested changes so the MAPC voted to approve the recommended changes presented by Mr. Smith.

Mr. Derrel Smith then presented the proposed changes to the sidewalk ordinance. He read over the proposed ordinance and took a brief moment to explain the changes.

**COMMISSION:** Mr. Kelton asked Mr. Smith if section "C" of the proposed ordinance change applied to houses that were in the middle of a residential neighborhood that already had sidewalks.

**STAFF:** Mr. Smith explained that if the subdivision is platted after the date this ordinance is approved then it would be required. It would not be required for anything approved or platted before this date.

**COMMISSION:** Mr. Kelton also asked if it would be a priority for the city to use funds generated by the sidewalk fee to go back and put in sidewalks in neighborhoods where some sidewalks were missing.

**STAFF:** Mr. Smith explained that the Engineering Department determines where sidewalks are put in every year.

**COMMISSION:** Mr. Bailey asked Mr. Smith if the money put into the sidewalk account would also be used for sidewalks.

**STAFF:** Mr. Smith explained that legally the money could only be used for the development of sidewalks.

**PUBLIC:** Mr. Carrol Caldwell was at the meeting to present his opinion on sidewalks. As a developer in this area for several years he feels like this is not a black and white issue. He feels like there is always a gray area with these issues. He did not oppose sidewalks in commercial or multi-family. He did oppose putting sidewalks in residential neighborhoods. He thinks sidewalks

are market driven. He thinks this ordinance is going to be a sidewalk tax.

**CITY ATTORNEY:** Ms. Carol Duncan briefly explained to everyone in attendance the proposed ordinance was not a tax. It should be viewed as a fee rather than a tax. This fee does not operate in the same way that a tax would.

**PUBLIC:** Mr. Caldwell also suggested that putting in sidewalks would increase the cost of residential homes by \$3,000 - \$5,000 dollars. He also pointed out typography. The land will play a role in the building of sidewalks. He pointed out the sidewalks could break and crack as a result of the ground settling. He also said installing them over drains would be a problem. He thinks maintenance of the additional sidewalks would increase the work load for the Engineering Department.

He also thinks the statement "all people want sidewalks" is false. He thinks it's also unnecessary for sidewalks to be placed on both sides of the street in a residential neighborhood. In his opinion people prefer privacy rather than having a sidewalk go through their front yard. He suggested the MAPC form a subcommittee to discuss this issue rather than voting on the ordinance.

Mr. June Holloway was at the meeting to voice his support for the new sidewalk ordinance as well as to voice his concern over the lack of maintenance and installation of sidewalks in North Jonesboro. He complimented the Engineering Department for the progress that has been made up to this point. He wanted to also get an update on the progress that's being done in areas of Jonesboro where the sidewalks needed repairs. Most of his concerns were regarding areas of North Jonesboro.

Ms. Phyllis Burk voiced her support of the proposed sidewalk ordinance. Her main point was that the MAPC needed to consider future growth and future generations when deciding on this ordinance. In her opinion, Jonesboro does not need to go another 30 years without putting in sidewalks. She did acknowledge that there were issues that needed to be worked out regarding the issues of sidewalks but the city still needed sidewalks. She also pointed out that it would be cheaper to fix the sidewalk problems now rather than going back 20 years from now and trying to fix it then.

Ms. Norma Verl was at the meeting to voice her support for the sidewalk ordinance. In her opinion sidewalks are needed for safety reasons. People should not have to walk on the street or on broken sidewalks.

Mr. TJ Thompson was at the meeting to voice his support for the sidewalk ordinance. He pointed out that people of his generation would like to have sidewalks. This is something they look for when moving to a city. Sidewalks would also add to the sense of community for the city of Jonesboro.

Mr. Bill Smith was at the meeting to voice his support for the sidewalk ordinance. He pointed out that it would be cheaper to start fixing the sidewalk issue now rather than waiting several years from now and trying to fix it. He also pointed out that in 1962 the City Code of Jonesboro required property owners to build and maintain their own sidewalks. Somewhere over time this was removed from the City Code.

Mr. Bill Smith also pointed out that the lack of sidewalks was due to a

self-fulfilling policy. Using the lack of sidewalks as a justification to not have to put in sidewalks would never get the problem fixed. This mindset would only continue to make the problem worse.

Ms. Beverly Parker voiced her support for the sidewalk ordinance. She supports sidewalks because of the health benefits and as an alternative means of transportation. She also referred to the Vision 3030 Plan for the city of Jonesboro. That document has several references to sidewalks throughout that document.

Mr. Jeff Chastain voiced his support for the sidewalk ordinance. He thinks this issue is about access and connectivity. Sidewalks give individuals access to areas of the city they may otherwise overlook. He also mentioned runners having to run in the street because of a lack of sidewalks.

Mr. Steve also voiced his support for the sidewalk ordinance. He had two basic concerns with the lack of sidewalks in the city. The first concern was with the number of individuals who only have one car or no car within the city limits. His second concern with a lack of sidewalks is retaining young people in the city of Jonesboro. He explained that young people want sidewalks. Jonesboro needs to find a way to keep the students from Arkansas State University here.

Mr. Tyler Brown voiced his support for the sidewalk ordinance. He thinks sidewalks are needed for health purposes. He also thinks the current sidewalk situation is unwelcoming for individuals without cars or for people in wheelchairs. He feels the quality of life in Jonesboro is almost nonexistent and a large part of that is due to the lack of sidewalks.

Ms. Shelly Randle voiced her support for the sidewalk ordinance. She feels like sidewalks are needed for safety reasons.

Ms. Angie York voiced her support for the sidewalk ordinance. She feels like sidewalks are needed for public health and safety.

Mr. Harold Carter wanted to point out that getting this done in a timely manner is going to cost quite a bit of money.

COMMISSION: Mr. Kevin Bailey asked how much money was being spent years via grants on sidewalks in the city. He also asked if there were other types of funding earmarked for sidewalks.

ENGINEERING: Mr. Craig Light from the Engineering Department explained that the money from grants for sidewalks varies from year to years. The Engineering Department currently spends around \$250,000 per year on sidewalks in the city limits.

COMMISSION: Mr. Rick Stripling asked how the plan for sidewalks is developed.

ENGINEERING: Mr. Light explained they mostly focus on schools, public places, and bus stops. Sidewalks in North Jonesboro will most likely be funded through the CDBG Program.

**COMMISSION:** Mr. Stripling said he would like to see the plan Engineering uses to decide where sidewalks should go throughout the city. He also pointed out that he felt like the proposed sidewalk ordinance really did not address the bigger issue of putting sidewalks in where there currently are no sidewalks.

**ATTORNEY:** Ms. Carol Duncan explained that her understanding of the ordinance was that it was designed to prevent these problems in the future with future development.

**PUBLIC:** Mr. Bill Smith spoke a second time at the meeting. He said we needed to focus on future development.

**COMMISSION:** Mr. Reece asked how much of the \$250,000 was spent every year. Mr. Light explained to him that all the money is spent every year. A majority of the money is spent on building new sidewalks.

**COMMISSION:** Mr. Stripling asked Mr. Light if there was a total somewhere of how many running feet of sidewalks the city of Jonesboro needs in order for our sidewalks system to be whole.

**ENGINEERING:** Mr. Light said that they do have an inventory of the current sidewalk network.

Mr. Light said it would take hundreds of millions of dollars to put sidewalks everywhere. It will be a challenge to get this done with a budget of \$250,000 per year.

**COMMISSION:** Mr. Scurlock addressed previous sidewalk waivers granted by the MAPC this year. He said we need to look at where the need is for sidewalks. He suggested we focus on getting sidewalks on one side of the street before we require them to be on both sides of the street.

**COMMISSION:** Mr. Kelton stated that he did not need any more convincing about the need for sidewalks but there does need to be more detail and thought put into the sidewalk ordinance. He wants Mr. Smith to let everyone know all the details and more information regarding the money.

**ATTORNEY:** Ms. Carol Duncan asked Mr. Kelton if he wanted those details included in the ordinance or does he want the city to set up a committee that people could go to in order to voice their concerns about certain areas regarding sidewalks.

**COMMISSION:** Mr. Kelton thought it would be a good idea to set up a committee for people to voice their concerns regarding sidewalks.

A motion was made by Jimmy Cooper, seconded by Brant Perkins, that this matter be Tabled. The motion PASSED with the following vote.

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

**Absent:** 1 - Paul Hoelscher

**9. Adjournment**

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