



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Not Viewable by the Public Metropolitan Area Planning Commission

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Tuesday, September 26, 2017

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little and Dennis Zolper

**Absent** 3 - Ron Kelton; Jimmy Cooper and David Handwork

### 3. Approval of minutes

[MIN-17:106](#)

MINUTES: Meeting Minutes from September 12, 2017 MAPC Meeting

**Attachments:** [MAPC Meeting Minutes from September 12, 2017](#)

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

**Aye:** 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little and Dennis Zolper

**Absent:** 3 - Ron Kelton; Jimmy Cooper and David Handwork

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

SP-17-07

SITE PLAN APPROVAL: Multi-Family Development in Greensborough Village

John Easley of Associated Engineering on behalf of Hammerhead Development request MAPC approval of a Multi-Family Development consisting of 264 units located at Johnson Avenue and HWY 49 within a (TC-O) Town Center Overlay District.

**Attachments:**

[Application](#)

[Plans for Multifamily](#)

[Aerial View](#)

[Plans approved 01.10.17](#)

[Site Plan Phase 1A Hardscape Plans 01.10.17](#)

[Site Plan Phase 1 Hardscape Plans 01.10.17](#)

[Updated Traffic study 01.10.17](#)

[Ordinance 14-052 2014](#)

[Greensborough Village Master Plan Original Concept 2014](#)

[Greensborough Village Design Pattern Book 2014](#)

[Landing Green Space](#)

**APPLICANT:** Mr. John Easley requested MAPC approval of a multi-family development consisting of 264 units. This project is located at Johnson Avenue and Highway 49. This land is zoned TC-O Town Center Overlay District. Mr. Easley said this development was going to be on 15 acres. The overall site plan has been approved by the City Council. The layout for the parking and buildings did change from the original site plan presented to Council.

**STAFF:** Mr. Derrel Smith presented staff comments. He explained that city staff and MAPC members would like to see greenspace calculation and elevations for this project.

**APPLICANT:** Mr. John Easley presented the MAPC with the project elevations. He also said there would be 6 acres of greenspace in this phase of development. This development would consist of 40% greenspace.

**STAFF:** Mr. Derrel Smith said when Council approved this development the applicant presented a pattern book. City staff would like to make sure this development follows the requirements in that pattern book.

**ENGINEERING:** Mr. Michael Morris said this development does meet all the Engineering Department requirements.

**COMMISSION:** Mr. Kevin Bailey wanted to point out the site plan needs to be based on the revised master plan that was approved.

**COMMISSION:** Mr. Jim Little asked Mr. Easley if they were just trying to get a grading permit.

**APPLICANT:** Mr. John Easley said that was the first step in getting a building permit. Ultimately, the goal is to get a building permit.

**COMMISSION:** Mr. Jim Little asked if there was a way some of the requirements could be reviewed at the staff level instead of having the MAPC review landscaping plans and greenspace every time a new development comes through the Commission for review.

**STAFF:** Mr. Derrel Smith said they could make approval contingent on staff approval.

**COMMISSION:** Mr. Jim Scurlock said as long as they build to the overall guidelines approved in the design book the Commission should not look too hard at each individual project presented.

**APPLICANT:** Mr. John Easley said this development was going to be built in accordance to the pattern book that was approved by Council.

**APPLICANT:** Mr. John Easley said they needed to decide if these issues can be resolved at the staff level or if his client needed to table the request until they have these details finalized.

**STAFF:** Mr. Derrel Smith felt like they could be resolved at the staff level. The applicant would not be able to get a C.O. until all of the requirements set by city staff are met.

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

**Aye:** 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little and Dennis Zolper

**Absent:** 3 - Ron Kelton; Jimmy Cooper and David Handwork

## **6. Final Subdivisions**

## **7. Conditional Use**

**CU-17-15**

**CONDITIONAL USE: 600 and 602 North Church**

Alisa Stanback Hamilton and Tierre Hamilton and owner Jacqueline Stanback are requesting MAPC approval for property located at 600 and 602 North Church for a Conditional Use to allow a daycare to operate within an R-3 Multi-Family High Density District.

**Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Letter](#)  
                          [Drawing](#)  
                          [USPS Receipts](#)  
                          [Aerial View of Location](#)

**APPLICANTS:** Ms. Alisa Hamilton and Mr. Tierre Hamilton requested MAPC approval of a Conditional Use that would allow them to operate a daycare within an R-3 Multi-Family High Density District. The property is located at 600 and 602 North Church Street.

**STAFF:** Mr. Derrel Smith presented staff comments. He pointed out the property has been a daycare in the past and because of this he would recommend approval of the Conditional Use.

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

**Aye:** 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little and Dennis Zolper

**Absent:** 3 - Ron Kelton; Jimmy Cooper and David Handwork

CU-17-16

CONDITIONAL USE: 410 W. Monroe Avenue

Jim Little of Little and Associates on behalf of applicant Innovative Investments is requesting MAPC approval for property located at 410 W. Monroe Avenue for a Conditional Use for 2 story townhouses to be have residences on ground and upper level floors with the C-1 Downtown Core Commercial District.

**Attachments:**     [Application](#)  
                          [Staff Summary](#)  
                          [Monroe Schematic Site Plan 11x17](#)  
                          [Returned Signed Property Owner Notifications](#)  
                          [Aerial View of 410 W. Monroe](#)

**APPLICANT:** Mr. Jim Little requested a Conditional Use for 410 West Monroe to allow for the development of townhouses within a C-1 Downtown Core Commercial District. The Conditional Use will allow them to build residential on both the lower and upper floors of the building. Mr. Little said his client has already built a development similar to this on Madison Street.

**STAFF:** Mr. Derrel Smith said the Planning Department would recommend approval of this Conditional Use.

**AUDIENCE:** Mr. Wade Robinson was at the meeting to voice his opposition to the request. He felt like that area was going to have too many high-density rental properties. He wanted to preserve the historic look of that area.

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

**Aye:** 5 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey and Dennis Zolper

**Absent:** 3 - Ron Kelton; Jimmy Cooper and David Handwork

**Abstain:** 1 - Jim Little

**8. Rezonings**

[RZ-17-27](#)

REZONING: 800 Scott Street

Barbara Tosh is requesting MAPC approval for a Rezoning from R-1 Single Family Residential District and R-2 Multi-Family Low Density District to RM-16 Residential Multifamily Classification: 16 units per Net Acre, includes all forms of Units, Duplexes, Triplexes, Quads, and Higher for 7.66 Acres of land located at 800 Scott Street.

Attachments: [Application](#)  
[Staff Summary](#)  
[Plat](#)  
[Property Owner Notifications](#)  
[Opposition Letter](#)  
[Returned Sign Property Notifications](#)  
[Aerial View of Property](#)

**APPLICANT:** Ms. Barbara Tosh requested MAPC approval for a rezoning at 800 Scott Street. She would like to rezone her property from R-1 Single Family Residential to RM-16 Residential Multifamily Classification. This multifamily classification would allow for up to 16 units per acre. Mr. Charles Tosh spoke on behalf of his mother, Ms. Barbara Tosh. Mr. Tosh said they would like to rezone the property so it would be easier to sell. His mother was born there. When the City brought this property into the city limits, they zoned the property R-1 instead of R-2 or R-3 like the land surrounding them. Mr. Tosh pointed out several of the houses surrounding his property are rental houses or apartments. Mr. Tosh also said they would be willing to lower the density if the Commission requested them to.

**STAFF:** Mr. Derrel Smith presented staff comments. This request did not meet four of the six rezoning criteria. The request was not consistent with the Land Use Map, but was not consistent with Chapter 117-Zoning. The RM-16 zoning is not compatible with the surrounding area and the property could still be developed as Single Family Residential if not rezoned.

**STAFF:** Mr. Derrel Smith said the applicant could meet three of the four criteria they are currently not in compliance with by changing their request from an RM-16 to RM-8.

**COMMISSION:** Mr. Jerry Reece asked Mr. Craig Light how this request matched the Master Street Plan.

**ENGINEERING:** Mr. Craig Light said the Master Street Plan identified both streets as Collector streets.

**AUDIENCE:** Ms. Frazier was at the meeting to voice her opposition to the request. She is concerned with crime in the area.

**AUDIENCE:** Ms. Patty Lagg was at the meeting to voice her opposition to the request. She does not live in the area but feels like there are plenty of apartments in Jonesboro for people to rent. She does not think Jonesboro needs additional apartments.

**AUDIENCE:** Mr. Victor Garcia was at the meeting to voice his opposition to the request. He was opposed to the rezoning because of crime in the area. He does not want more apartments because he feels like that will cause an increase in crime.

**COMMISSION:** Mr. Jim Scurlock asked if the Planning Department received any letters back from the surrounding neighbors.

**STAFF:** Mr. Derrel Smith showed Mr. Jim Scurlock the one letter the Planning Department received about this request.

**COMMISSION:** Mr. Dennis Zolper said he would view this request in a better light if the applicant were to change the request to RM-8 rather than keeping it at RM-16.

**APPLICANT:** Mr. Charles Tosh said they would like to lower the request from RM-16 to RM-8.

**COMMISSION:** Mr. Jim Little asked if the applicant could place single-family housing on RM-16 lots.

**STAFF:** Mr. Derrel Smith said the only way they could do a mixed use would be to rezoning this to a Planned Development.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Denied. The motion PASSED with the following vote:

**Aye:** 3 - Kevin Bailey; Jim Little and Dennis Zolper

**Nay:** 2 - Jerry Reece and Jim Scurlock

**Absent:** 3 - Ron Kelton; Jimmy Cooper and David Handwork

## **9. Staff Comments**

## **10. Adjournment**