



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, April 12, 2016

5:30 PM

Municipal Center

1. Call to order

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2. Roll Call

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Present 9 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

3. Approval of minutes

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Approval of the MAPC Meeting Minutes for March 22, 2016

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

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

4. Preliminary Subdivisions & Site Plans

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Sidewalk Waiver Request: 2307 Congress Cove

Michael Boggs, PE, of TranLan Engineering is requesting consideration on the MAPC Agenda for a Side walk wavier for Bailey Contractors, Inc. at 2307 Congress Cove and for Gestring Properties, LLC at 2300 W Washington Ave and 1001 Congress Cir. (See Application for Details/Justification).

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Applicant: Mr. Michaels Boggs appeared before the MAPC requesting the waiver, noting that there are no other sidewalks. There are other construction contractor related business in the commercial subdivision and no foot traffic is produced.

Mr. Scurlock made remarks noting that when you have through traffic and cars speeding to go somewhere you need sidewalks or if there are school buses. This off-set enough remotely and you couldn't possibly round up 3 kids to walk there.

Staff:

Mr. Spriggs read the responses to the criteria for waivers listed in the application justifying the waiver and noted that it addresses each. All other requests will be judged on their individual merit.

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

Aye: 5 - Paul Hoelscher;Ron Kelton;Jim Scurlock;Brant Perkins and Rick Stripling

Nay: 2 - Jerry Reece and Jimmy Cooper

Abstain: 1 - Kevin Bailey

Preliminary Subdivision: Briarwood Estates (41 Single Family Lots on 12.84 acres)

John M. Easley, PE, PS of Associated Engineering LLC, on behalf of Kwl Properties/Steve Perry- Agent, is request MAPC consideration of a Preliminary Subdivision Review for Briarwood Estates located at 1621 N. Patrick Street at Daybreak, west side of N. Patrick St. recently rezoned to RS-7 Single Family.

[play video](#)

Mr. John Easley, Associated Engineering presented the Preliminary Subdivision brought in January. One small change was made to the single family that made lots more bigger; we brought it into the other property Emerald Village. We now have 40 lots and one lot reserved for main office out front and parking (Lot 23).

Staff:

Mr. Spriggs noted the Subdivision meets the standards of the RM/RS Districts recently approved. Naming conventions for streets and plats need to be reviewed and revised to avoid any duplication.

Mr. Scurlock asked about the flood plain to the south. It was noted that the proposed lots will not be in the flood plain. Issues regarding connecting to Roseclair St. were raised, and the applicant stated they had no desire to connect except for emergency/fire access via a knox box arrangement.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

Preliminary Subdivision: Emerald Village (22 Duplexes, 1 Community Bldg./ 2 Lots on 12.84 acres)

John M. Easley, PE, PS of Associated Engineering LLC, on behalf of Kwl Properties/Steve Perry- Agent, is request MAPC consideration of a Preliminary Subdivision Review for Emerald Village located at 1621 N. Patrick Street at

Daybreak, west side of N. Patrick St. recently rezoned to RM-8 Low Density Multifamily/Duplexes.

[play video](#)

Mr. John Easely, Associated Engineering presented the Preliminary Subdivision brought in January. One small change was made to the single family that making the lots bigger; we brought it into the other property Emerald Village. We now have 40 lots and one lot reserved for main office out front and parking (Lot 23).

Staff:

Mr. Spriggs noted the Subdivision meets the standards of the RM/RS Districts recently approved. Naming conventions for streets and plats need to be reviewed and revised to avoid any duplication.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

Preliminary Subdivision: Ridge Estates of Jonesboro

Crafton Tull & Associates, on behalf of Richsmith Holdings is request MAPC consideration of a Preliminary Subdivision for property located on the west side of N. Patrick Street, West of Pratt Circle and East of Roseclair St. for 59 lots in the R-1 Single Family District.

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Jerry Kelso, Crafton Tull representing Richsmith LLC, appeared before the Commission requesting preliminary approval of Single Family Residential lots, 53 lots, with Lot 31 being the club house. All city requirements are met. We would like to ask for consideration- Bluff Lane to the SW, and we agree that additional an emergency access is needed. We are opposed to thru- traffic and are developing because the property to the west is Multi-family.

Staff:

Property is zoned R-1 Single Family. The proposed lots meet the minimum requirements. An open space area is provided along the right of way on Patrick St. to accommodate drainage. CWL had no issues on the utilities. The plan is accessed at 3 points on Patrick and meets the minimum standards. The phasing process needs to be coordinated.

Mr. Spriggs noted the Subdivision meets the standards of the R-1 Districts recently rezoned. Naming conventions for streets and plats need to be reviewed and revised to avoid any duplication.

Mr. Morris explained the rationale from the Engineering department who recommends the connection. There is also a park off of Roseclair.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

5. Final Subdivisions

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6. Conditional Use

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Conditional Use: CU 16-05 2400 Phillips Drive

Baldev Raj Suri is requesting MAPC approval of a Conditional Use for a Hotel within a C-2 Downtown Fringe Commercial District, which is required for Hotel Uses within Section 117-139 of the code.

[play video](#)

Mr. Spriggs gave Staff Summary Comments noting that this requests fits with in the parameters recently adopting the new Hotel District Area, allowing hotels as a conditional use with the C-2 area. There are no issues with this proposal. The conditions were read.

No opposition was present.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

Conditional Use: CU 16-06 3231 E. Matthews Avenue

Tom Waleszonia is requesting MAPC approval of a Conditional Use for a Smoke Shop within the I-1 Industrial District and for other retail uses, which is required for Retail Uses within Section 117-139 of the Code.

[play video](#)

Mr. Brown of Little Rock. We are independent business in Little Rock. He is locating to Jonesboro with this new shop that will be licensed to sell novelty items such as pipes and cigars. There will be no lounge. He has a good relationship with State Licensing. We card everyone and we are very strict. We do it the old fashion way. We do not manufacture any products. There is no advertisement on billboards.

Mr. Spriggs gave Staff Summary Comments noting that this requests fits with in the parameters of the Conditional Use. The conditions were read.

No opposition was present.

Mr. Perkins: Inquired about the products, are they just pipes? He will be selling tobacco products. They provide supplements but do not get in the grey

areas; we are above board.

Mr. Kelton commented regarding the possibility of a change of state statues regarding other smoking products and asked should we do a one year limit reevaluation. The MAPC recommended two years as a condition.

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

Aye: 7 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins and Rick Stripling

Nay: 1 - Jimmy Cooper

7. Rezoning

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Rezoning: RZ 16-04 6680 Stadium Blvd

Wesley Thornton is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District for 1.32 acres of land located at 6680 Stadium Blvd.

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Applicant:

Mr. Wes Thornton, Applicant- appeared before the MAPC asking to have this property rezoned from R-1 to C-3 Commercial Use for U.S. Lawns Landscaping Company.

Staff:

Mr. Spriggs gave Staff Summary comments noting the location and surrounding conditions. This is the location of the "Welcome to Jonesboro Sign". The criteria for rezoning were read and analyzed and Mr. Spriggs noted consistency is achieved with the adopted Land Use Plan which recommends Moderate Intensity Growth Sector with the suggested Limited Use Overlay. The right-of-ways on the Master Street Plan are Principle Arterials which would have to be satisfied. Staff finds that the property is not suitable for residential use; because the limitations of the site, due to easements would deem this property a good use for the site. No detrimental impacts are anticipated.

Mr. Spriggs: During the pre-meeting no issues were raised by the Utility Agencies, MPO, Fire, Engineering or Planning. A survey was included of the property showing the power line and rail easements, as well as right-of-ways which would limit the site to a small structure. The uses allowed were listed. The applicant noted that he is not opposed to this being a Limited Use Overlay.

The conditions were read. Mr. Thornton questioned Condition #5, regarding outdoor storage, because he will be having landscaping trailers. Would that be included?

Mr. Spriggs suggested that those should be kept away from the right-of-ways, and that during the Final Site Plan submission to the MAPC in the future, the layout should depict all storage and site parameters during that review.

Mr. Thornton noted that he has an encroachment agreement from Entergy regarding the power line easements. A fence will be provided and the Utility Company will have a key to the gate. The only other restriction is not to have vehicles parked under it for a length of time exceeding 24 hours. No structures will be allowed to encroach; the 40X65 building location was ok with them.

Public Input: None.

Mr. Hoelscher: Asked if the approval would restrict him from the storage pile of loose mulch, grass clippings, or fill materials? Mr. Thornton replied that all mulch materials will be bagged and not staged in bins. They use the incinerator for everything. No plant nursery or materials will be stored. There will be no customer drive-ups and vehicles will be stored inside at night.

Commission Action:

Mr. Scurlock made a motion to approve Case: RZ-16-4, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from "R-1" Single Family to "C-3", L.U.O., General Commercial Landscaping Business, Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Cooper.

Roll Call Vote: 8-0, Unanimous Approval. The motion PASSED with the following vote.

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

8. Staff Comments

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9. Adjournment

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