



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, June 2, 2020

5:30 PM

Municipal Center

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### PUBLIC WORKS COMMITTEE MEETING AT 5:00 P.M.

### PUBLIC HEARING AT 5:20 P.M.

*Mayor Harold Perrin asked if anyone in the audience wished to speak for or against the public hearing regarding vacating and abandoning an undeveloped street right-of-way located in: that portion of right-of-way for Madison Street which lies South of the South right-of-way line of College Avenue (60.0 foot right-of-way), lying in the Southwest quarter of Section 19, Township 14 North, Range 4 East, Craighead County, Arkansas, by Tralan Engineering on behalf of Jonesboro Public Schools. No one spoke in opposition.*

### 1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

**Present** 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner and David McClain

**Absent** 2 - Charles Frierson and LJ Bryant

### 4. SPECIAL PRESENTATIONS

*Mayor Perrin said, there are no special presentations tonight.*

*Mayor Perrin said, I will say before we get into the agenda tonight that you can call 870-336-7248 if you have any council comments on any items that we are covering this evening.*

### 5. CONSENT AGENDA

*Councilmember Chris Moore motioned to adopt the Consent agenda unless there is an item to be pulled. Councilmember Chris Gibson seconded the motion. Mayor Perrin asked for a roll call vote since there were members in attendance at the City Council Chambers and other members in attendance virtually through Zoom. All voted aye by roll call vote (Vance, Coleman, Moore, Williams, Gibson, Street, Johnson, Hafner, Long, McClain)*

*Approval of the Consent Agenda*

**A motion was made by Councilperson Chris Moore, seconded by Councilperson Chris Gibson, to Approve the Consent Calendar. The motioned PASSED**

**Aye:** 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner and David McClain

**Absent:** 2 - Charles Frierson and LJ Bryant

[MIN-20:046](#)

MINUTES FOR THE CITY COUNCIL MEETING ON MAY 19, 2020

**Attachments:** [CC Minutes 05192020](#)

**This item was passed on the consent agenda.**

[RES-20:061](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH CRAIGHEAD COUNTY TO PROVIDE PROBATION SERVICES TO THE DISTRICT COURT AND THE PAYMENT OF SUCH SERVICES

**Attachments:** [Probation Agreement](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-055-2020

[RES-20:063](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO PROVIDE FOR THE EXECUTION AND MAINTENANCE OF A LETTER OF CREDIT TO BE ISSUED TO THE ARKANSAS DEPARTMENT OF ENERGY AND ENVIRONMENT, DIVISION OF ENVIRONMENTAL QUALITY (DEQ)

**Attachments:** [ADEQ Emergency Order for Landfill Closure Estimate, Jonesboro Class 4 Landfill Irrevocable Standby Letter of Credit, Centennial Bank](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-056-2020

[RES-20:064](#)

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO APPLY FOR THE U.S. DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINISTRATION ("EDA") FY 2020 PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE GRANT ("GRANT")

**Attachments:** [Workspace Form for EDA rail expansion grant](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-057-2020

[RES-20:065](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO AMEND THE CITY 2020 BUDGET TO ADD ONE ADDITIONAL CODE

ENFORCEMENT OFFICER POSITION

**This item was passed on the consent agenda.**

Enactment No: R-EN-058-2020

[RES-20:066](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A FACILITY USAGE AGREEMENT WITH JONESBORO JETS, INC.

**Attachments:**     [JETS 2020 Agreement](#)

**This item was passed on the consent agenda.**

Enactment No: R-EN-059-2020

## **6. NEW BUSINESS**

[RES-20:060](#)

A RESOLUTION FOR THE CITY OF JONESBORO TO APPROVE THE 2020 ANNUAL ACTION PLAN THAT INCLUDES THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND CDBG-CV (COVID-19) ACTIVITIES AND BUDGET.

**Attachments:**     [2020 Action Plan\\_FINAL](#)  
[CDBG 2020 Action Plan DRAFT](#)  
[CDBG Application for Federal Assistance SF424](#)  
[CDBG Application for Federal Assistance SF424\\_CDBG-CV](#)  
[CDBG Assurances\\_SF-424-D](#)  
[CDBG Certifications, Covid19 portion](#)  
[CDBG Certifications](#)

*Councilmember Chris Gibson motioned, seconded by Councilmember Chris Moore, to amend RES-20:060 to remove the CDBG-CV Planning & Administration budget of \$72,504 and put those funds into the CDBG-CV Small Business Emergency Mini-Grant of \$290,020, thereby making the amount budgeted for the CDBG-CV Small Business Emergency Mini-Grant total \$362,524. All voted aye.*

*Mayor Harold Perrin said, before we ask for a motion and what I would like to do and I believe Councilmember McClain mentioned this last time, I would like to get a motion to amend the CDBG-CV and take the administration fee, the \$72,504 and add it back into the small business emergency mini-grants. We have had a lot of our people hurt and suffering here in this community, and we could then put out more grants on that if that would be a pleasure of the council. Councilmember Chris Gibson said, I will amend my motion.*

*Councilmember Moore said, second. Mayor Perrin said, I have a motion and a second then that we amend the CDBG-CV and we will add the \$72,504 to the \$290,020 which will allow the city to have \$362,524. That will be published when we get all of the guidelines together where we can start receiving grants for small businesses and individuals. Councilmember Bobby Long said, hey Mayor. Mayor, I am sorry, but you are cutting out a little bit and so was Carol. Councilmember Dr. Charles Coleman, yeah, I couldn't hear too Bobby. Councilmember Long said, yeah, there was one question. Mayor Perrin asked, can you hear me Bobby? Councilmember Long said, I'm sorry. Mayor Perrin asked, can you hear me? I'm sorry. You said I was cutting out. Can you hear me? Councilmember Long said, yes. You were cutting out and so was Carol a*

*little bit, but she actually, at the end of it, she stopped cutting out. As you were talking, it was sort of cutting in and out a little bit. Mayor Perrin said, okay. Councilmember Long said, on the Small Business Grants, I guess when we get the procedures, you know, we will get those out to our small businesses on how they can apply for those grants. Do you know if that is going to be something that the city designates or how will we go about determining which small businesses get how much of that money?*

*Mayor Perrin said, we have talked with Mark Young. Which again, we wanted to make sure with these loans and these grants were not overlapping with the SBA loans that have been established and will be paid out here in Jonesboro. So, this could be paid for labor or for PPE. It could be paid for rent or anything for a small business here in town. We are getting the guidelines now and I would anticipate that those grants would be in the amount of around \$10,000 each and they would have to fill out an application, come in and be screened through our grants division so we will make sure that it is not overlapping with any SBA loan that has been given to that individual or company. Councilmember Long said, yeah because it is my understanding with the CARES Act, they can use that for rent and other operating options as well. So, I just wanted to make sure that those small businesses that we have that may have gotten access to other grants or funds through the CARES Act, that they have access to this money as well. Mayor Perrin said, that is correct. They could get one from us and still apply for something in another area of the CARES Act, but what we want to make sure is that the money that was given and I will give you an amount in the Mayors Report, how much is given out to the SBA loans, but we just want to make sure that we call Mark Young at the Chamber. I think we should, I say within a week, we will have all of our guidelines and we will do a press release on that Councilmember Long, but that is a good question. Are there any other questions?*

*Councilmember Dr. Charles Coleman said, I have one. Does this include the VA? We talked about that before? Mayor Perrin said, I didn't hear that. I am getting a lot of chiming. IS Director Jason Ratliff said, I had to plug this in. Sorry about that. Mayor Perrin said, okay. Can you repeat your question? I am sorry. We had a little noise in here. Councilmember Coleman said, I thought it was me. But, anyway, I was asking does this include the VA building or is that something that we are going to vote on later? Mayor Perrin said, no, this would be separate Dr. Coleman on this. This is just money that we received, if you remember, in the CDBG through HUD, we were approved for a little over \$600,000. This additional \$362,524 came in at the very end and that is why we tabled the last ordinance so then we could then move it over to this time to add that in there. Councilmember Coleman said, okay, I remember now. Okay. Thank you.*

*Councilmember Long said, Mayor, just one other question. You had said you were in talks with Mark Young from the Chamber. Will non-Chamber businesses also be able to access this money as well, right? Mayor Perrin said, oh, anybody can. Yeah, what we were saying is that Mr. Young is on the Governor's Recovery Committee on the commerce section and he has also been working with the SBA. In fact, we thought we were going to have an SBA office located in Jonesboro. Because of COVID-19, they chose to leave that office in Little Rock and do it virtually, but they have the guidelines on their loans. We just wanted to make sure to follow some of those, but not to make sure that they overlap. But, to answer your question, anyone that is in business can apply for this. Councilmember Long said, good, okay. Thank you Mayor. Mayor Perrin said, no problem. Are there any other questions? Okay, alright, hearing none, I am going to do it this way. Do you want to call the roll? Deputy City Clerk April Leggett called the roll with the following votes: AYE – Vance, Coleman, Moore, Williams,*

Gibson, Street, Johnson, Hafner, Long, McClain. Mayor Perrin said, alright, thank you.

*NOTE: The amendment to RES-20:060 was passed. However, RES-20:060 was not adopted as no action/motion was taken to adopt/pass before moving on to the next item on the agenda. There will be a Special Called City Council meeting on Tuesday, June 9, 2020 at 4:45 p.m. after the Finance Committee meeting to address this issue.*

**A motion was made by Councilperson Chris Gibson, seconded by Councilperson Chris Moore, that this matter be Amended . The motion PASSED with the following vote.**

**Aye:** 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner and David McClain

**Absent:** 2 - Charles Frierson and LJ Bryant

[RES-20:069](#)

A RESOLUTION TO SET A PUBLIC HEARING TO ABANDON AND VACATE UTILITY EASEMENTS AS REQUESTED BY GEORGE HAMMON OF CIVILOGIC ON BEHALF OF THE HERBERT H. AND SHARON F. STALLINGS LIVING TRUST

**Attachments:** [signed petition](#)  
[abandonment plat](#)  
[Stallings Abandonment - Hamman](#)  
[Abandonment Concurrence ATT](#)  
[Abandonment Concurrence CenterPoint](#)  
[Abandonment Concurrence CWL](#)  
[Abandonment Concurrence Ritter](#)  
[Abandonment Concurrence Suddenlink Altice](#)

*Mayor Perrin said, our next item is RES-20:069. City Attorney Carol Duncan asked, do we have a date and time for this one? Mayor Perrin said, June 16, 2020 at 5:20 p.m.*

**A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Chris Gibson, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner and David McClain

**Absent:** 2 - Charles Frierson and LJ Bryant

Enactment No: R-EN-060-2020

**ORDINANCES ON FIRST READING**

[ORD-20:015](#)

AN ORDINANCE VACATING AN UNDEVELOPED STREET RIGHT-OF-WAY LOCATED IN: THAT PORTION OF RIGHT-OF-WAY FOR MADISON STREET WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF COLLEGE AVE. (60.0 FOOT RIGHT-OF-WAY), LYING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BY TRALAN ENGINEERING ON BEHALF OF JONESBORO PUBLIC SCHOOLS

**Attachments:** [Petition signed](#)  
[Plat](#)  
[ROW Abandonment - Tralan - Madison Street -](#)  
[Altice Signed Abandonment Letter](#)  
[AT&T Signed Abandonment Letter](#)  
[Centerpoint Signed Abandonment Letter](#)  
[CWL Abandonment for S. Madison ROW](#)  
[CWL Signed Abandonment Letter](#)  
[Ritter Signed Abandonment Letter](#)

*Councilmember John Street motioned, seconded by Councilmember Bobby Long, to suspend the rules and offer ORD-20:015 by title only. All voted aye. Councilmember John Street said, Mayor, I ask that this be held at one reading. Mayor Perrin said, okay, we will hold it at one reading.*

**Held at one reading**

[ORD-20:020](#)

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE A THREE-YEAR RENEWAL WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) FOR A SMALL PUBLIC SAFETY TERM ENTERPRISE LICENSE AGREEMENT, AND DECLARING AN EMERGENCY

**Attachments:** [Agreement, ESRI mapping software](#)

*Councilmember John Street motioned, seconded by Councilmember Dr. Charles Coleman, to suspend the rules and offer ORD-20:020 by title only. All voted aye.*

*Councilmember Chris Moore said, Mr. Mayor, what is the emergency on that? Mayor Perrin said, this contract is coming due so we need to get it through so we can go ahead and pay it on the timeline. Councilmember Bobby Long asked, Mr. Mayor, were we looking to possibly putting that out for bid as why it is just now coming on the agenda? Mayor Perrin said, this is just actually a renewal of a contract that we have had with ESRI. This is on the GIS that we use for us and CWL. We do have an emergency clause here so if I could get a motion.*

*Councilmember John Street, seconded by Councilmember Chris Moore, to suspend the rules and waive the second and third readings. All voted aye.*

*Councilmember Mitch Johnson motioned, seconded by Councilmember John Street to adopt the emergency clause. All voted aye.*

**A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Joe Hafner, that this matter be Amended . The motion PASSED with the following vote.**

**Aye:** 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner and David McClain

**Absent:** 2 - Charles Frierson and LJ Bryant

Enactment No: O-EN-021-2020

**7. UNFINISHED BUSINESS**

**ORDINANCES ON SECOND READING**[ORD-20:017](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 3006 ROOK ROAD AS REQUESTED BY MICHAEL DANIELS ON BEHALF OF DONALD COLEMAN AND TED ROOK

**Attachments:**    [Application](#)  
                          [Plat](#)  
                          [Rezoning Plat](#)  
                          [USPS Receipts](#)  
                          [Pictures of Area](#)  
                          [Staff Summary - City Council](#)

*Councilmember Gene Vance said, I would like that held at the second reading.*

**Held at second reading**[ORD-20:018](#)

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3, GENERAL COMMERCIAL DISTRICT, LUO TO PD-M, MIXED USE PLANNED DEVELOPMENT DISTRICT FOR PROPERTY LOCATED AT 3412 SOUTHWEST DRIVE AS REQUESTED BY JEREMY BEVILL ON BEHALF OF SOUTHERN HILLS REAL ESTATE, LLC

**Attachments:**    [Application](#)  
                          [Rezoning Plat](#)  
                          [Staff Summary - City Council](#)  
                          [Signed](#)  
                          [Outline Plan](#)  
                          [Pattern Book](#)  
                          [Pedestrian Circulation Plan](#)  
                          [School District Letter](#)  
                          [First Baptist Church Notif. Signed](#)  
                          [Certified Mail Receipts](#)  
                          [Email From David Handwork](#)  
                          [Email Southern Hills PD](#)  
                          [Traffic Study](#)  
                          [email about 3412 SW Drive 05172020](#)  
                          [Casteel email 05192020](#)  
                          [Rook email 05192020](#)  
                          [Harrison email 06022020](#)  
                          [Wysocki email 06142020](#)  
                          [Harrison email 06162020](#)

*Councilmember Gene Vance said, that is at the second reading and we do need to leave it.*

City Attorney Carol Duncan said, there was a comment on that. It contained a picture so, the picture was really mostly what they wanted you to see, but I would be happy to read that email if that is the desire of the council. Mayor Perrin said, I know we have folks in the audience that may want to speak on that. Ms. Duncan asked, is there a Mr. Harrison in the audience? No? Do you all want me to read his email? Mayor Perrin said, that would be fine if you want to. Councilmember Bobby Long said, yeah, please do. Ms. Duncan read the following email: Bill Harrison, 3307 South Culberhouse wrote: Council, I live at 3307 South Culberhouse which is adjacent, just east, to this development. The 22 acres adjacent to my property is not part of this zoning request, but I must presume the intent of the developers will be to develop that land also. I'm really impressed with the proposal to develop this piece of land. I have two concerns: 1) Drainage. This property is at a higher elevation than Culberhouse Road, so we expect the drainage will move water to the east. Currently, water uphill from our property flows through a normally dry creek to Culberhouse. In a large rain, it backs up on Culberhouse. I haven't seen it cross the road, but if this development increases the flow, it certainly could. 2) Environmental. A tar-like substance oozes from the property west of us in hot weather. The dry creek bed is lined with it. I don't know the source or whether it comes from the rezone request land or the adjacent land. I've attached a picture I took this morning of part of yard that has a tar base, that's the shell of a turtle that got stuck in it at the top of the picture. I'd hate to see construction started that might make this worse. I appreciate the developers' goal of building a high quality mixed-use development and look forward to having new neighbors, but I'd like to make sure the homework is done before the project starts. Thanks for listening.

Councilmember Gene Vance said, we do have that email. Mayor Perrin said, I just want to make sure that the developers get that email. If not, we can get you a copy of that so you can have that tomorrow. Okay. We will get the Clerk to send that to you Mr. Perkins, is that all right? Mr. Brant Perkins said, yes, that would be fine. I do not have a copy of that email or the picture. Mayor Perrin said, he was great with the project. In fact, he only had two items in there he wanted you to look at. Ms. Duncan said, I don't care to give you mine. It is a black and white picture. Mayor Perrin said, if you would like to have it, we will give it to you right now. Mr. Perkins said, that will be fine. Ms. Duncan said, the picture is not real helpful.

Councilmember David McClain said, Mayor, if I may, real quick. Mayor Perrin said, go on Councilmember McClain, you have the floor. Councilmember McClain said, the only question I have is from a standpoint of are we requiring them to do some type of an environmental study or is that later on in the process once things are approved? How does that typically work? Mayor Perrin said, well, they are currently asking now for the rezoning and then they would take that back, but I think his questions was on that. I think it would be good to go ahead and give it to the developer so that they could go ahead and be aware of any questions they may have and so they can go ahead and visit with that individual. Councilmember Mitch Johnson said, I think, currently, Mayor, that 22 acres that they are discussing is not in this initial plan. Mayor Perrin said, it is not. It is not in it at all. No, it is not. Councilmember Johnson said, I wanted to interject from the last meeting that I did meet with Mr. Caldwell and Mr. Bevill and they spent a lot of time with me and we looked over the project. I am definitely not an engineer, but my questions were answered as far as drainage through my neighborhood. Mayor Perrin said, good, well, we appreciate that and normally we will hold this at a second reading if that is the desire of the council. Councilmember Chris Moore said, yes. Mayor Perrin said, we will hold it at the second reading.

#### **Held at second reading**

[ORD-20:019](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE



PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3, GENERAL COMMERCIAL TO RM-12, LUO - RESIDENTIAL MULTI-FAMILY FOR PROPERTY LOCATED AT 1020 E. WASHINGTON AVENUE AS REQUESTED BY GEORGE HAMMAN OF CIVILOGIC ON BEHALF OF MCLENNAN LEGACY, LLC;

**Attachments:**    [Application](#)  
[Plat of Survey](#)  
[Building Plans](#)  
[Email From Civilogic](#)  
[From Jason Marshall](#)  
[Letter from Curtis L. Tate](#)  
[Property Owner Notifications Signed](#)  
[rezoning plat](#)  
[rezoning plat](#)  
[Site Plan Layout](#)  
[USPS Receipts](#)  
[Staff Summary - City Council](#)

*Mayor Perrin said, are there any questions? Does anyone in the audience want to speak for or against? Okay, I know the council, I am assuming they will want to hold that also at second reading. Am I correct? Councilmember Chris Moore said, yes. Members of the council said, yes.*

**Held at second reading**

#### ORDINANCES ON THIRD READING

[ORD-20:014](#)

AN ORDINANCE TO AMEND SECTION 117-139(d) OF THE CITY OF JONESBORO ZONING CODE

*Mayor Perrin said, we can hold that. City Attorney Carol Duncan said, it is on the third reading. Councilmember Mitch Johnson said, this is at the third reading and I would move to adopt. Mayor Perrin said, it is on the third reading, excuse me, you are correct. Councilmember Joe Hafner, seconded the motion to adopt. All voted aye.*

*Deputy City Clerk April Leggett said, Mayor, I thought that had an emergency clause on it. Mayor Perrin said, I don't see one on there. Councilmember Joe Hafner said, I don't see one. Ms. Leggett said, alright, thank you. Mayor Perrin said, no ma'am.*

*At the timestamp of approximately 1:39:18, the emergency clause for ORD-20:014 was brought back up before the council since it was not previously voted on.*

*Councilmember Joe Hafner had to leave the meeting prior to voting on the emergency clause. Councilmember Hafner left the meeting at approximately the 1:18:35 timestamp.*

*City Attorney Carol Duncan said, Mayor, before you start Council reports, April found out that there is an emergency clause on that ordinance before last that we passed that we might need to go back to and address. Mayor Perrin asked, which one was that? Deputy City Clerk April Leggett said, it is ORD-20:014. It was on the third reading. Mayor Perrin asked, is it 20:014? Ms. Leggett said, yes, I brought it up on the screen. I believe this part was added. Mayor Perrin asked, that is inside of the ordinance, right? Ms. Leggett said, yes sir. It is ORD-20:014. Mayor Perrin said, okay,*

*I see what you are saying. It is a zoning ordinance that we had there on the cleanup deal, right? That is for the downtown in Section 117 where you can build certain things in the downtown area. Councilmember Chris Moore said, that was one with a typographical error. Mayor Perrin said, right, exactly.*

*Councilmember Chris Moore motioned, seconded by Councilmember Mitch Johnson, to adopt the emergency clause. All present voted aye: Vance, Coleman, Moore, Williams, Gibson, Street, Johnson, Long, McClain.*

**A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Joe Hafner, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 10 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman;Bobby Long;Joe Hafner and David McClain

**Absent:** 2 - Charles Frierson and LJ Bryant

Enactment No: O-EN-022-2020

#### ITEMS THAT HAVE BEEN HELD IN COUNCIL

##### [ORD-20:010](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, SINGLE-FAMILY RESIDENTIAL TO PD-RS, PLANNED DEVELOPMENT RESIDENTIAL FOR PROPERTY LOCATED AT 1130 GREENSBORO ROAD AS REQUESTED BY RICKEY JACKSON

**Attachments:**     [Application](#)  
[Conceptual Layout](#)  
[H19-131 Rezoning Plat](#)  
[Rezoning Plat](#)  
[Staff Summary - Council](#)  
[USPS Receipts](#)  
[Brown email Against 04022020](#)  
[Brown email Against 04062020](#)  
[Ellison Against 04062020](#)  
[Gatlin email Against 04072020](#)  
[Gatlin Against Dropped off 04072020](#)  
[Letter to Editor Dropped off 04072020](#)  
[Signatures Petition Against Dropped Off 04072020](#)  
[Rickey Jackson email 06022020](#)

*Councilmember Joe Hafner had to leave the meeting prior to voting on ORD-20:010. Councilmember Hafner left the meeting at approximately at the 1:18:35 timestamp.*

*City Attorney Carol Duncan said, I believe that we also had an email on that one if I am not mistaken. Councilmember Chris Moore said, Mr. Mayor, will you ask how many people are in the audience so that the Councilmembers who are not here will know how many are here speaking on this. Mayor Perrin said, yes, okay. We have seven in the audience. At this time then, we have read the ordinance. Ms. Duncan said, I have read the ordinance. Would you like for me to read the email that we received before you start taking comments? Mayor Perrin said, yes, that would be fine. Ms. Duncan said, it*

is from Mr. Jackson, Rickey Jackson. It says: Good afternoon to all. I thank you all for taking your time to look at the concerns from all parties on the rezoning of the above addressed property. I just wanted to take the time to reiterate that as a developer I am moving into this project to assure that I am developing this project with the interest of making the area better than what it currently is. There is no intent to bring on any burden to residing residents that connects to the property. After reviewing previous readings of the development there has been requests of keeping this area a single family neighborhood, requests to not allow HUD homes in the area as well as there shouldn't be an allowance to have developments to incorporate match box housing within the city for people to call a home, as well as concern of drainage and traffic flow into the area. All these have been opinions of individuals addressing concerns whether they live with or within the neighboring area. With all due respect, the Veterans Village, funded by the City of Jonesboro, that I recently bid on has properties of similar sizes that I am requesting which gives relevance of being able to service families of all sizes. Currently, the property as R-1 classification allows me to place up to 53 units on the property as it sits. With this classification, there isn't a need for council approval to do such. I am able to pull permits and begin construction. In contrary, I am focused developing the area that meets the needs of many. The development will be owned by myself and will assure that it is a pleasant place to live now and into the future. My request of this development will decrease the amount of homes that we are proposing to construct to have a mixture of property/lot sizes to serve a range of individuals and small families. This proposed 41-unit complex would be unique in its own way and be governed by the rules and regulations of Planning and Engineering and at this point all drainage and any other issues will be done based on the approval of these departments. My goal, with the council approval, will be to make this a complex that promotes safety, cleanliness, and affordability. Again, thank you for your time to look closely at my request to be a part of continuing to making Jonesboro a great place to live. Rickey Jackson, Jackson Cove, Jackson's Construction.

Mayor Perrin said, thank you. I will go ahead and allow the people in the audience to speak. Is there anybody in the audience that wants to speak on this subject? Please come to the mic and state your name and address for the record. IS Director Jason Ratliff said, one second. He has some pictures I think he wants to show. Mayor Perrin said, okay.

Councilmember David McClain said, while we are waiting Mayor, can I ask Planning Director Derrel Smith a question? Mayor Perrin said, sure, go right ahead. Councilmember McClain said, Derrel, can you explain some differences in the development that is proposed versus what could be done currently R-1 versus the PD-RS, that planned development, can you touch on some differences? And, like I said, what can be done? What are the requirements? Are they similar or they different? And, how are they different? Mr. Smith said, the Planned Development, number one, it is more difficult to go through that process than a regular rezoning or just a planning process. We require how they show how the development is going to be on the front end, how the lots are going to be laid out, setbacks. So, they have to go through more and we see more on the front end than you would see in your typical rezoning. The reason I believe that they are wanting the planned development instead of straight R-1 which they have right now is some setbacks is the main thing. They can adjust setbacks for different size lots to allow for different size homes on those lots. With a straight R-1 zoning, you would have your typical R-1 setbacks and any time that you would want to do anything different, you would have to go before BZA for a variance. This way, all of those setbacks would be set during this time with the planned development. Councilmember McClain said, okay.

Councilmember Bobby Long said, so if I heard the email correctly, right now, without any changes at all, without any approval of the council, he could build 53 houses on that property right now without any approval. But, with the changing in zoning, he's actually reducing the number of dwellings that is going to be on that property and it has to be approved pretty much beforehand. Am I hearing that correctly? Mr. Smith said, Councilmember Long, if the zoning itself, if you just do the straight math, it would allow the 53 units. This property is not a rectangle. Therefore, it takes a little bit of creativity to lay your streets out and get your lots in that area. So, even though the math says it could be 53 units, it might not be that actual 53 units once you put your streets in, once you take out your, you have minimum lot sizes with the required setbacks. It could be less than that, but just straight math would allow that number of units. Councilmember Long said, the PD-RS will allow how many? Did he say 40? How much? How many? Councilmember Gene Vance said, 41. Councilmember Long said, man, that is a reduction. Councilmember Vance said, Derrel, he would if he stayed with, if we didn't change it on R-1, all he would have to do is to get a subdivision plan approved by the Planning Commission, correct? Mr. Smith said, that is correct. All he would have to do is submit a subdivision plan showing his lot layouts and streets and if everything met code, they would be approved. Councilmember Vance said, he is asking for the Planned Unit Development which requires landscaping plans and a lot of other things, correct? Mr. Smith said, well he has shown the additional green space and everything that they are putting in there which the regular R-1 does not require any of that. Councilmember Vance said, well, I thought our PUD ordinance required actual landscaping plans of everything, doesn't it? Mr. Smith said, it requires green spaces. It doesn't show landscaping, but it does show green space areas that they have to have. Councilmember Vance said, okay.

Mayor Perrin asked, do you have everything ready here? IS Director Jason Ratliff said, I believe so. Mayor Perrin said, okay, if you will, just state your name and address for the record and give us your presentation.

David Gatlin, 821 Mays Road, said, I am opposed. I am against the rezoning of Greensboro Road. I brought some images in here for the drainage and I was going to go ahead and show a couple of short videos of how bad the drainage can get. I think this will be one of them. That is the back of my house right there. That is after a hard rain. See all of that water moving right there. It is only a couple of seconds video, but as you can see, the heavy rain, what it does to my backyard on the backside of there. Was everybody able to see that? Okay. The next one should just be an image file. That is just a photo of how much runoff is coming off of Mr. Jackson's property right into that stream right down there. Actually, I took that photo about two weeks ago after a rainstorm came through. There is no video on that. I think I have got a small video on that one. But, the next one is going to be the same thing. It might be the video. Yeah, it is the video. I do apologize, that is my fault, clicking on the wrong one. This was from a storm that we had. This is a light rainstorm. As you can see, the water sitting down there and you can see those big puddles right there, that is all of the runoff that is coming from that hillside from Mr. Jackson's property down to mine. It looks awful dark on this thing. But, you can see how, by the debris, how high the stream actually gets down through here and that little creek down there is about six feet deep. It is a lot of water still standing in the field coming down the hill and running off in there. If you guys put, come in there and put concrete in there, put the sidewalks in, put the roads in, where is all of that water going to come down besides me to flood me out? That is my main concern right there as you can see. And, that was a light rain. That was probably about maybe an inch in about two hours of rain. So, that is a big concern of mine. The next one should be some google images, yeah some

screenshots. They are down here. I am just kind of curious why we need more low income. I took a screenshot of google is what I did. And, basically, I took it out, basically in a mile radius. As you can see, my house is sitting right up there at the very top at the orange dot. Down below it, you see Belt Street and you see that they have all of those low income or HUD homes. You have got Northern Manor there. You have got multifamily living there on Belt Street. If you go down the street even further, you see this all planning out is the exact same developments that they have been putting in before, over and over again, as far as low income and Section 8 Housing. And, that is south of my house, of course with the dot up there. The next screenshot is going to be of, will be heading towards the northwest of my house. As you can see the google dot is my house right there. What we are looking at is basically 1/4th of a mile over that is north Patrick. On north Patrick from Belt Street all the way up to Daybreak is nothing but Section 8 low income housing on the west side of north Patrick. As my research went around, I went ahead and just did a little checking about how many units are actually available in those two screenshotted areas and as of today, I have 27 units that are still available for low income in that area, in my area right there, per the screenshots of google. Okay. Some of my other concerns are going to be a sidewalk and the foot traffic. I do have some images of Greensboro Road and people actually walking down the road. And, what it is actually going to look like if they actually put this in. And, these are just pictures of people walking. Of course, that is going down south and around Greensboro Road. Mr. Jackson's property is on the left hand side right beside the stop sign. As you can see, it is a very narrow road. There are no sidewalks and it is going to be hard to get traffic to flow through there without having a bunch of accidents on that corner as you can see as it goes around. The next one is going to be the same picture, but at a different angle and these are different people. This is on the corner, right past the trees on the edge line of Mr. Jackson's property, that is where he is wanting to put the road in, right beside my neighbors. As you can see, there is another person walking down through there. And, that is the actual entrance that Mr. Jackson is using right now to access his property there on Greensboro Road and of course, there is another person walking down the side of the street with no sidewalks, a narrow road and corners. And, I have actually come across, come around those corners before, and if you aren't paying attention, you are going to hit somebody. I mean real quick. Other than that, I just don't want my property value to drop because of the Section 8 housing. That is what is going to happen in R-8. And, the other thing is that my neighbors have horses over there. He is not present to talk, but his name is Pete and Mary. They own the horses over there. And, I am kind of concerned about the safety if some little kid gets in there with the horses and gets trampled. I think I have got some pictures on here of that. Let me look here, of their horses here in their pasture. What is going to happen to the horses? I don't know if I loaded them or not. I think this might be one. But, they raise horses and they have colts in the pasture. And, if one of the little kids actually gets in there from the subdivision, they may get, yeah, right there. That is some of the horses out there in the pasture that they have. As you can see, there are two little colts there already and the mommas are usually pretty protective of the little babies. And, that is just right out of my backdoor of course. But, what is going to happen to them. Other than that, pretty much, that is it. Is there any other questions that you all wanted answered or anything? Mayor Perrin said, does anybody else have any questions? I'm just taking notes, okay. Mr. Gatlin said, well, I thank everybody for their time and for letting me speak. Mayor Perrin said, thank you very much. Mr. Gatlin said, I would like to request a roll call vote on this please. Mayor Perrin said, okay. Mr. Gatlin said, thank you. Mayor Perrin said, thank you.

Councilmember Chris Moore asked, Mr. Mayor, is Derrel still on the line? Mayor Perrin said, yes. Councilmember Moore asked, can you hear me Derrel? Derrel Smith. Mayor

*Perrin asked, Derrel are you there? I am assuming he is on there. Derrel? Is he muted? Councilmember Perrin said, I can speak to question if you would like or we can wait for Derrel. What I wanted Derrel to explain and this gentleman had an interesting question, was there any difference on site approval for an R-1 subdivision for stormwater runoff as opposed if we rezone it PD, is there a difference? I think they both have to address stormwater on the same level regardless of whether it is rezoned or not. I know this gentleman was concerned about the water runoff. I believe the requirements would be the same either way even if it stays R-1 as opposed to PD. I think they have to meet the same requirements. I just wanted Derrel to verify that. Chief of Staff Mike Downing said, he is on. He may be muted. IS Director Jason Ratliff asked, Derrel, are you muted? Deputy City Clerk April Leggett said, I don't know why. It does not show that he is muted. Councilmember Moore asked, do you want me to call him on the phone and see. He may be muted or something. Mayor Perrin said, he should still be able to hear us on Zoom. Ms. Leggett said, yes, you did turn the volume down. He turned the volume down over there so I don't know if that is why you can't hear him. City Attorney Carol Duncan said, I am told that everyone can hear Derrel except us on the Zoom. I just got a message that everybody else can hear him. (There were audio issues during this time.) Mayor Perrin asked, is he on now? Ms. Leggett said, he is there, but we have no volume. Mayor Perrin said, right. Councilmember Moore said, I don't know, but maybe Craig may be able to answer that question too Mayor about the stormwater runoff. IS Director Jason Ratliff said, I don't know what just happened there. Mayor Perrin said, okay. Craig, are you on? Craig?*

*Councilmember Mitch Johnson said, I don't think we are hearing anybody. Mayor Perrin said, we apologize. This is the new world style that we are living in here. So, just bear with us for a minute. Ms. Leggett said, I hear something now. Mayor Perrin said, Derrel, are you? Mr. Smith said, I have been here. Ms. Duncan said, they can hear us now. Mayor Perrin said, okay, thank you. We can hear you now. Mr. Smith said, okay, alright. Councilmember Moore, do you want to repeat that? I think I forgot during all of this, exactly. I think it was about drainage and if there are any differences between R-1 and a Planned Development. There are none. They are still going to be required to detain and the ordinance basically says they can't increase the water that is going there now. So, I know that there are a couple of detention ponds shown on the site plan that they have shown and I am sure that is what they are using to detain the water so it don't increase anything on the neighbors. Councilmember Moore said, sure, and that is my understanding too Derrel and I just wanted you to verify that. That if it remains R-1 and they submit a subdivision plan for review that it would also include stormwater runoff retention. Mr. Smith said, they would also have to install sidewalks and drives just like this planned development is. They just probably won't have as much green space. Councilmember Long said, you said they won't have as much green space. They wouldn't have as much green space if they developed it R-1 or they would have as much green space if they developed it PD? Mr. Smith said, if they develop it R-1, they will only be required to have the green space shown in the setbacks in the open areas of the lots. What they are showing on the planned development is there is no green space other than just what is allowed on the lots. Councilmember Long said, so, the planned development would actually have more green space and less homes that could actually be built than if it were to remain R-1? Mr. Smith said, it would have more green space. I don't know about the number of homes Councilmember Long. I haven't tried to actually figure out how it would work. But, like I said, mathematically, that is correct, but I don't know realistically if that is correct. Councilmember Long said, but, even if they were able to just put what was there on the planned development, you would have a reduction of houses of 12 less houses. So, okay.*

Mayor Perrin said, if you could, just state your name and address for the record please. Billy and Millie Brown, 814 Mays Road. Mr. Brown said, we wanted to address this proposed rezoning once again. I feel as though we are not really being heard with this format so I ask you to indulge us just a little as we struggle through this and make this presentation. So, what I have done is that I have put together a few slides and again, bear with me as I go through these slides and it is going to address some of the things that we have talked about time and time again at each and every meeting. Not only the water runoff, but also the planned layout, the traffic, and other concerns that we have in that area. Mr. Brown said, we have a lot of good neighbors and they are all in accord and you will see that on this presentation. So, I just ask you to watch this presentation with an open mind. This is regarding the proposed rezoning of 1130 Greensboro Road.

(Mayor Perrin said, excuse me, someone is not muted out there. {Zoom meeting})

Mr. Brown said, this first screen, as you will see, is the proposed layout. Where the yellow arrow is, there are two roads coming out of that. You can see how the houses are laid out, how the street is laid out, and there is one green space and one retention pond down on that north end. So, looking left to right, this is south to north. You can see my big blue arrow that shows the direction of the water. Now, you have already had an example of how that water comes off of that hill. My thought is that if you put in streets, and houses, and roofs, and reduce the green space, you are going to ever increase that water flow. So, I am just asking that you take a look at this proposed water direction, that you take a look at this proposed development and the water direction. I do have elevations down here later to bring forward this thought of how this development plan will effect the neighborhood.

So this is a picture standing at the bottom of this hill shooting up. So, this is standing on the north end of this property shooting south and you can see the elevation as it goes up. As you have already seen with David's proposal, this is where this water falls off into his yard and into his backyard. So, that is the water runoff from the south to the north on the rezoning area.

(Technical difficulties with the Powerpoint presentation freezing on the laptop.)

As we are dealing with this technical problem, I will say again that we feel like we want to make certain that you understand that when we are looking at this proposal, we are not opposing people. We are not opposing development. What we want is we want the property to remain R-1. You can't put on eight acres, if you lay out the property for the required lot size for R-1, you can't put 53 houses on that property.

City Attorney Carol Duncan said, sir, can I stop you for just a second. I got a message. Can everyone on the council hear him? Councilmember Long said, no. Councilmember Vance said, yes. Councilmember Street said, he is in and out. Councilmember Long said, he is in and out. Ms. Duncan said, if anybody at home doesn't have their microphone muted, can you all do that? I think one of you all's microphone is picking up and it is blocking him and you are not hearing him. And, maybe if you will scoot closer to our microphone, sir, because we want the people at home to be able to hear what you say. Mr. Brown said, okay.

Mr. Brown said, we are still dealing with technical difficulties on this. So, we have discussed this screen so I will go to the next screen. The next screen is a shot of an ineffective retention pond at 1110 Belt Street. This is a development that has already been put in on Belt Street. I shot this because it is a good example of how ineffective the retention pond is at this current development that is on Belt Street. And, you can

see that there is water running on that street, out and it crosses that street, even after the rain has stopped. So, that retention pond is only dumping that water back out into the street. So, that is an example of how ineffective the retention/detention pond that has been put in on a property that Mr. Jackson developed on Belt Street. Mrs. Brown said, I would like to say something about this particular water on this road. When it gets 32 degrees, it freezes. I came around that corner from Greensboro onto Belt coming down to the stop sign there, I slid all the way from where that water starts at that business, through the stop sign with kids waiting down there for the bus because of this water on the street. I didn't wreck, but it really scared me and I thought I was going to hurt someone. I called the Street Department immediately and complained about this and it wasn't too long and there was a police officer directing traffic down there. Mr. Brown said, so, I have little faith that the detention pond and you get water running off of this hillside is going to be more effective than this detention pond and it is the same developer. Mrs. Brown said, yes. Mr. Brown said, it is the same developer, okay.

This slide is in leaving the rezoning site, so if you go, this is Greensboro Road and you see the corner of Greensboro and Mays Road. You see the elevation going up that hill and around that turn. So, right there when that turn begins, that is the beginning of the roadside of this developed property and so it is already running water down. It has ineffective drainage in there already. This next slide is while I was out here taking pictures and you will see that the approach to the rezoning site which is just in front of that truck, you will see a turn to the left and that is where you enter 1130 Greensboro Road. That is the beginning of the curve and you will notice that the vehicle had to pull to the middle of the road to safely pass me and it has already been discussed and addressed about there are no sidewalks. David shot this and I just wanted to bring this because there are a lot of walkers on Greensboro Road. And, as you can see, these two young men were walking and they actually live in our neighborhood by the way and they were walking home. We see them quite often and they happened to walk out in the middle of that road. It is dangerous. Mrs. Brown said, I just want you to see that we are all friendly with each other. We are all waiving. We all help each other. We have a neighborhood that we are friendly with each other and it doesn't matter what color you are. Mr. Brown said, that is right.

We already have litter problems. We already have a litter issue. And, this is just a shot of the litter along here. And, some of the neighbors that live in our community, we actually go out and pick up litter and pick this up and it is back down again. I am going to show the next slide and show you what most of the litter is. That was taken just recently. There is just the proof that there is driving and drinking I suppose. I just wanted to stick a couple of these things in here. I don't want to be redundant, but there is crime taking place up in that area and it has increased. You can see where there was a lady that was robbed up on the 1900 block of Greensboro Road. An unknown suspect was driving a blue 93 Ford F-150 and hit a vehicle. So, the crime is already there and when you begin to increase the density, the population in a small area, it is not conducive to. Mrs. Brown said, I just wanted to say too, now, we have a SkyCop there at Belt and Melrose and if you know that area, you know at one time, it was places for college students to live and it is not that way anymore. It is really a rundown place and there is lots of crime there, of course, that is just evident of it, of reporting it, as it does happen. But, just a week ago Saturday, I'm mowing the yard out at my house at 814 Mays Road and at Belt and Fisher, there is a private party down there in the Park and I go to the grocery store, Bill's Market over there, and I cut through there a lot by the school and down Fisher and I turn down in front of Dr. Coleman's house and I go straight over to Bill's. Those streets were so packed with people over there, it was frightening to me because I had never seen people packed in there like that and I



*called the police and I said, what is going on over there? The dispatcher said that she didn't know. I asked for police to be sent. They came to my house, 3 cars came to my house and I said, what is going on over there? And, the police officers said, we have been over there all day and he said they are having a private barbeque. And, I said, there is too many people packed in a place like that. And, of course, at 8:00 p.m., I'm out there mowing my yard because it is still light and I can hear pop, pop, pop, pop, pop...pop, pop, pop, pop, pop. And, that is my neighborhood and I want to live where it is safe and peaceful. I don't want to have this kind of lifestyle in my neighborhood. I don't want to encourage it. I want to discourage it. And, I do everything I can to do that. And, when something happens, I call and I call for help. And, there are things that happen right across my street, right in front of me, and it is very frightening to me. We have got a fence all the way around our house. We have an iron gate on our front door. We have signs out that say private property, keep out. Where do you live? Does your neighborhood say that? Do you have your keep out signs and private property to keep people away? It is in my neighborhood. I am just so opposed to rezoning. I don't want multifamily. I don't want that. This is a crime map that I got from the police department and it shows where crimes have happened. That was for a year. I asked for a year and they gave me 2019. You can see all the dots of crimes of property and policing is the yellow. There it is at Belt going onto Greensboro and that is where that property is right there and I would like to live in peace. There are the signs that we took pictures of. That is just how it is around there and I would like for it to be different and I would like for it to stay safe and I would like to stay safe in the City of Jonesboro. Mr. Brown said, thank you Millie.*

*The next slide that I have got coming up is a development that was just put in down Greensboro Road. They got the property rezoned and got this multi-level, multi-family unit put in on Greensboro Road and there has been activity and crime activity in this area since that has been put in. I think some of our speakers, at least one of our speakers, is going to address this because it is very near their property. Okay. The "Now Leasing" sign was put up and two weeks after the "Now Leasing" sign, they put up "No Trespassing" signs. I just put this in there because I found it interesting. I wanted to know what kind of things drag down the value of your home and this is from realtor.com. Homeless Shelters bring your property value down 12.7%, high renter concentration – 13.8%, just barely behind strip clubs and bad schools. So, this is just an example of the high renter concentration and how it does affect the property value. The thing is down Mays Road, that neighborhood is R-1 and those people, like myself, most of them own their own home. They own those homes. So, let me just give, you have got a copy of those that have opposed. Due to COVID-19, I was only able to, I was not able to go back out and get more signatures, but I got 80 some odd signatures on that petition. So, what I did was, I went in the neighborhood and arrowed the homes. There is the neighborhood. Again, a mixed neighborhood, okay. Rickey Jackson's property elevation, so I got the elevation. You see this 338', that is at the highest point on his property. You see where it runs to the right which is back to the north. David's house is at 312'. So, I wonder why he gets a lot of water. You have a 26' drop from the going in spot on Greensboro Road to David's house. My house is right there at 317'. We get a lot of water runoff there. I mainly got this shot so you could see everyone around that property, I went all around that property, opposes changing this away from R-1.*

*The last slide that I have talks about rezoning properties for development that should not come at the expense of adjacent homeowners. R-1 homeowner property values are adversely affected when surrounding properties are rezoned. The will of the people is evidenced by the signatures on the petitions that I have submitted. I thank you for your time and we have others that are going to speak. Councilmember Moore said, before*

you do, Mr. Mayor, would you have Derrel explain, I know what R-1 single-family is, but on the PD-RS would you have Derrel explain what type of structures could be constructed on that? Is that limited to single-family? Is mixed-use with duplexes or multifamily? Mr. Smith said, the planned development would be single-family only. It wouldn't be multifamily or duplex. Councilmember Moore said, okay, thank you Derrel.

Councilmember Moore said, Mr. Brown, I have been taking notes. Let me ask a couple of questions here. Derrel explained that the water runoff would have to be addressed either way and it would be addressed the same, even if it stays an R-1 subdivision. Both would require sidewalks. Both would require single-family dwellings. At face value, it would appear that they would have less single-family dwellings on the PD than on the R-1. Mr. Brown said, no sir. I left my paperwork at home because I went back and I reviewed the setback and the lot size for R-1 and the lot size has to be a minimum of, I think, 60' x 129' for a single dwelling, okay. This R-8 that they are proposing only allows the setback to be only 15' between homes. So, you can stack a lot more homes in there. In other words, on my lot where my house is, you could stack 2 ½ homes. Well, actually, I own two lots so I could stack five of those little houses where my house and my shop out back is. It is a density problem. I am not talking about a single-family dwelling or multifamily, we already dealt with the multifamily in one of the other meetings and the opposition and why we didn't want multi-family, multi-level, multi-unit. This is only a slight version away from that because they can stack those houses in there within 15' of each other.

Councilmember Moore asked, Derrel could you expand on that? I mean, it seems that we are in quite a dispute over which one of the zonings would allow the most single-family houses, R-1 or the PD and I know it will just be a mathematical compilation based on the square footage of the total land size, but can you tell us which one of those allows the most single-family homes? Mr. Smith said, right. With R-1, you have to have a minimum of a 8,000 sq. ft. lot. Councilmember Moore said, that is 8,000 sq. ft., that is not 60' x 120' necessarily. Mr. Smith said, not necessarily, no. Now, they do have to be 60' wide in R-1. Councilmember Moore said, okay. Mr. Smith said, with the planned development, they are not going to be 60' wide. They can be narrower than that. The side setback in an R-1 is 10'. In the planned development, like I said, it is less than 10'. So, the setbacks are closer together and the lots can be smaller. Mr. Brown said, my point has been made. Councilmember Moore asked, well then how does it appear that they can have more houses on R-1 than they can on the PD? Mr. Smith said, Councilmember Moore, like I said, it is mathematically, if that was a square lot, mathematically, 8,000 sq. ft. divided by the square footage of the lot or of the property came up to 50 something odd units. Now, as we know, this is not a square lot. This is an odd-shaped. You have got to get your streets in there so that is going to take out a lot. So, I have not tried to lay it out at 8,000 square feet, every lot at 8,000 sq. ft. Like I said, this was a planned development. We weren't asked to provide any of that information. But, I have never said that you could get that many in there realistically. I also said it was mathematically, that was the way that it could fit in there. But, with the odd shape of the lot, you are not going to get that many units in there. Mayor Perrin said, but regardless of mathematically, what we are talking about is density of 60' vs. 10'. Mr. Smith said, no sir. Mayor Perrin said, alright, then explain that. Mr. Smith said, the minimum width lot in an R-1 zone is 60' wide. In the planned development that they are showing, those lots are not 60' wide. I don't have that in front of me, but I am thinking they are 50' wide. So, the difference is getting that and the side setbacks.

Councilmember Joe Hafner asked, Derrel, if I may. How much in the PD-RM has to be devoted to green space? Mr. Smith said, 20%. Councilmember Hafner said, so in the

regular R-1, none of it has to be devoted to green space. Mr. Smith said, the only green space is, basically, what you will get is outside of your building footprint. Councilmember Hafner asked, so at least 20% of the property will be used up by green space? Mr. Smith said, in the planned development, yes sir, right. Councilmember Long asked, Derrel, is there a minimum house size? Is there a minimum square footage of a house that has to be developed? Mr. Smith said, no sir. There is not a minimum house size in any zone that we have. R-1 does not have a minimum house size nor does RS-8 have a minimum house size. Mr. Brown said, I have changed the view here just a little bit. Let's see if you can see how many houses can be stacked in here and they are 15' apart and I beg to differ that leaving this R-1 and developing it as an R-1 development, there is probably enough room for in there to put 40 maybe or less. I don't know. I don't think you can get 40 in there in an R-1. But, they are stacked in there pretty deep and that is still stacking in high density. It is high density rental property. And, at the admission of Mr. Jackson, that is what his intention is there and we are R-1 and most of us own our homes and we do not support changing this off of R-1 because also, and if I had known we were going to get so technical, I would have brought that paperwork with me as well because you can have special requests on this R-8 and you can put in for a temporary uses. There is just a whole plethora of things that can happen here if this is rezoned to R-8 and away from R-1. My contention is that when developers make a decision to buy property and I think this is a point where the profit is put ahead of the neighborhood. When they intend to buy this property, that they should not buy it at R-1 with the expectation that they can go in there and make the change on those rezonings just at their whim. They go in and buy it at R-1 and it says you can put 14 houses in there and then they want to put 40 houses in there. So, my contention is, you know, if you want to buy property and you want to develop it as R-8, that should be zoned R-8 before you buy it and don't go into someone's neighborhood and buy property at R-1 and then have the expectation that you are going to change it to a different zone to increase the profit. And, it was just brought to my attention that on these small homes, that it has a concrete pad so it doesn't have any kind of carport or any kind of housing for vehicles. So, those are concrete pads, those are concrete streets or paved streets and then you have got all of those roofs running off water. We will go back to the water again. But, the density of the population. And, so, again, we do not support changing this. And, we just ask the council to consider that. This is a difficult time and it is difficult to make these presentations and be effective as we could have been when I had about 28 people lined up just to come and say we are against it. So, at this point, I will pass my time off to neighbors that have lived in this area for quite some time. Thank you.

Mayor Perrin said, just state your name and address for the record. Butch and Linda Ellison, 914 Mays. Mr. Ellison said, I am not going to complain about the water because I live at the top of the hill. Mrs. Ellison said, it all runs down. Mr. Ellison said, Billy gets it on both directions, but anyway my main concern is that and I looked at that proposal and if you zoom up on those houses, where are the kids going to play? Mrs. Ellison said, they are going to be in the streets. Mr. Ellison said, there is no area behind them for kids and they are going to end up out on the streets. That is my main concern. There is no place for children. So as wide and expansive as Jonesboro is, why can't these developers develop something to where kids can play in the backyard, you know, like we did when we grew up as kids. We have got a son and we raised 4 or 5 nieces and nephews. And, hey, we are blessed. We have got six lots. There is plenty of room for them to play. On the majority of the residences on Mays Road, they have at least two lots. So, they have got yards and look at that. I am just concerned about the safety of the children and that is about all I have got to say. Mrs. Ellison said, I will be brief because I know there are others and I don't want to take up more time than I need to. But, my husband and I have lived on 914 Mays since 1977. Our son was two

years old when we moved there. There was not the low housing, the HUD housing, and things like that. It was a great neighborhood. We had woods and we didn't have flooding problems at that time. Now, we have people coming down our street. What it is about is like everyone has expressed their feelings. It is about the water and the drainage that has been a problem since they have built all of these homes around us. We are surrounded by low income and HUD housing all around us. There are plenty of places. They are in the front and in the back. In fact, eventually, they will be in our backyard and we have lots. When we moved in that neighborhood, all of this building was not going on. They have built so many apartments and housing. When you start doing that, there is going to be more crime and that is just a fact. You know, we never had any problems until they started building all of the apartments and all of the other houses. Now, our house has been broken into twice. Okay. Like Millie said, we want to feel safe in our neighborhood. And, we do, all of us down through there, own our own homes and we wouldn't have bought there if we had known all of this stuff was coming in and people buying land were to build more and more low income housing and more housing and there is not room there. I mean I know that in bigger cities, everybody is jammed in, packed in. But, we moved in that area so we would not be jammed in and packed in. And, we have great neighbors and they get out. We have children that play on those streets. When we have more housing to come in, there is going to be more children because like my husband said, there is not going to be a place for them to play around there. So, they are going to be on the streets. They are going to be on other people's property. And, there is going to be accidents, more accidents. Several years ago, it's been a long time ago after they built in that housing, this guy was coming down our street very fast. We had some children out there and a little girl come this far from being hit by that car. When you build more houses, there is going to be more traffic. I mean there is just no way around it. So, more traffic, more children, there is going to be more accidents, more crime, more water. That is all I have to say. Please, please do not pass this rezoning.

Mayor Perrin asked, does anyone else in the audience want to speak? State your name and address for the record please. Scott Darwin, 807 Sylvan Hill. Mr. Darwin said, I have lived at 807 Sylvan Hill since 1988. This is my sixth time to appear before the city council over the past twenty years to express my opposition to the construction of more apartments in north Jonesboro. Those of us who have chosen to live in north Jonesboro have had to be ever vigilant to maintain the quality of our lives because developers can only see our side of town as a site for apartments and modest single-family homes. This latest request for rezoning has to be the most undesirable proposal yet. It appears that the developer whose plan is to build sixty apartments was rejected two years ago has taken a chainsaw to the duplexes and the triplexes and cut them into little boxes. Nowhere in his proposal is a floorplan, nor do we see an artist's conception of how the front elevation will look. Nor do we see any suggested prices for these homes. You are being asked to approve a pig in a poke. If I were a first-time buyer of a home, I could find nothing appealing in this sea of roofs and asphalt and concrete. Imagine coming home after a hard days work on a typical hot July day. You step out of your car onto the concrete and asphalt pad and are overwhelmed by the heat radiating from the asphalt which has baked all day in the sun because of the lack of any sizeable shade trees. And, a cool one in the quiet of your backyard, what backyard? A quiet, instead of cicadas and katydids, there will be the roar of an air conditioner. One air conditioner? All of these air conditioning units that surround you from your very, very close neighbors. This is not a recipe for home sweet home, it is a design for getting the maximum bang for the buck without absolutely no concern for the quality of life for the residents, none. No one in his right mind would see this development as a good place to raise a family and to invest his money. Only another entrepreneur would buy such a house which he would turn into rental property and a

cash cow. So, the unwitting person who were to possibly buy one of these boxes to live in would soon find himself living in an element of transients. So, let's be honest. This development is not for first-time homebuyers. It is a crafty attempt on the part of the developer whose original plan for apartments was rejected to get around the rejection and still build a multifamily development only under the guise of single family homes. Furthermore, the ordinance established by our city that allows a person to gain a change in zoning without first presenting completed plans for the houses and without presenting plans for taking care of the flooding is absolute folly. Here is a quotation from the minutes of the MAPC meeting of February 11, 2020 in regards to this particular case of rezoning. And, I quote, "Derrel Smith stated what they are considering is a rezoning. You will not look at designs until after the rezoning is done. They will build to city codes. They do not look at flows or detention rates when looking at rezoning. That will be looked at if the rezoning is approved." This is no way to operate a city. A builder should be required to present all of these things before rezoning of the property can be approved. Furthermore, should the builder chose to make changes in its plans, then he should be required to receive approval from this body before proceeding. Therefore, I am asking that you, the members of the city council to reject this very bad plan. If you do accept it, you will be setting a motion for precedent to the detriment of our city. Thank you. Councilmember Moore said, thank you Scott. Mayor Perrin said, thank you.

Councilmember Moore said, Mr. Mayor, the City Attorney informed me that there may be a protest moving this way from Matthews. Are the doors locked here on the front of the council? I would assume if they are moving this way, they may be coming to the council meeting. I just want to make sure that we are not interrupted. Thank you.

I am Mary Jane Frazier and I live at 2001 Greensboro Road. I have lived on Greensboro Road for 47 years. I moved there in 1973 when we purchased the home. It was in the county and things were quiet and peaceful. Then, we were annexed into the city and the investors began building the rental units in the Cedar Heights area which was directly behind my property to the south. It was a nice, quiet area, but now it is a crime and littered infested area. Hearing gunshots at night is a very common occurrence. There is another type of investor on the north side. There are many good, hard-working people who live and who have invested and who have bought homes. These property values have declined as a result of the crime and our sense of security has dwindled. As you saw on Mr. Brown's slide about the no trespassing signs, that was slide #13 and I don't know how to acquire that. There are many of those signs in many yards as has been demonstrated from the slides. Do you have any of those in your yard? Do you have no trespassing signs? Another rental unit opened this spring at the 1800 block of Greensboro Road. Within a month, there was a new no trespassing sign directly across the street from this new unit. This was following a break-in of a storage building and tools being stolen. Traffic has increased on Greensboro Road, but litter has become much worse. Beer cans as you saw in the slide have noticeably increased on both sides of the road which I get out every day and pick up the trash along my property. This indicates drinking and driving as already has been mentioned. It has kind of made me wonder if, should our police be patrolling that area a little bit more. There are some signs posted as you saw in the slide. Has anyone been ticketed? I wonder. I don't know. The impact of the new rental units on Greensboro Road comes as no surprise to me. I have watched the decline of that area for 40 years and it is very sad. I have lived it. I have lived there a long time. I raised my children there. I taught school in Jonesboro for 33 years. And, I would like to know that I am safe in my neighborhood and that the people who live there and have invested in that community are also safe. I am sure you know that I am opposed to this rezoning and I would like to think that you are too. Please think about what is best for the north side

and vote against this rezoning. Thank you.

Mayor Perrin said, is there anyone else? If I missed one behind the pole, I apologize. Anyone else? Okay. Alright. Okay. Again, this ordinance was held over because of that, but this is for the third reading. Councilmember Moore said, that is correct. Mayor Perrin said, this is for the third reading. There is a phone call.

Patti Lack, 4108 Forrest Hill Road, said, I just want to applaud everybody that has spoken today. You know, I am looking at this and on February 18, 2020, I remember that I came up there to the podium and I spoke about this. I don't live in the neighborhood, but I was opposed to it. And, I look at everything that they are talking about and when I brought up this subject is that the size of the houses is that the size of the houses are the size of one car, maybe two cars that can fit into. I know that Rickey Jackson does some types of buildings and I know that he would be able to build some residential housing. And so, I think that I applaud these people for standing up for their neighborhood. And, I think that he would be able to put houses on there. You know, at some point, you have got to start somewhere and you have got to stop building apartments. And, you have got to make people have homeownership and I hope that you vote no on this. And, that is just what I want to say and I just applaud those people for standing up for their neighborhood. Thank you.

Councilmember Chris Gibson said, for the purpose of a vote, I move to adopt. Councilmember David McClain said, second. Mayor Perrin said, I have a motion and a second for adoption. Councilmember Moore said, I would request that you call the roll Mayor. Mayor Perrin said, alright. Madam Clerk would you call the roll please? Deputy City Clerk April Leggett called the roll: Street-No; Johnson-No; Hafner-He had to leave before the vote; Long-No; McClain-Aye; Vance-Aye; Coleman-No; Moore-No; Williams-No; Gibson-No. Mayor Perrin said, it is 7-2, therefore it fails on the rezoning.

Councilmember Hafner left the meeting at approximately the 1:18:35 timestamp.

**A motion was made by Councilperson Chris Gibson, seconded by Councilperson David McClain, that this matter be Passed . The motion FAILED with the following vote.**

**Aye:** 2 - Gene Vance and David McClain

**Nay:** 7 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Chris Gibson;Charles Coleman and Bobby Long

**Absent:** 3 - Charles Frierson;Joe Hafner and LJ Bryant

## **8. MAYOR'S REPORTS**

Mayor Harold Perrin reported on the following items:

I am going to be brief. I am going to go through these fairly quickly if I can due to time.

First of all, the Ice House is going down. We took a picture a little before it started. I spoke with Maintenance Director Ronnie Shaver today. I would anticipate within a week and a half that the Ice House will be down and totally complete.

On June 10, 2020, the Attorney General Leslie Rutledge will be here in Jonesboro to discuss Suddenlink as well as COVID-19 and I will give you all a report at the next council meeting after that.

Permits last month are \$5,484,000 which represents \$4.5 million in residential for 83% and \$937,000 in commercial for 17%.

On the SBA loans we had talked about a while ago with the other money that we will have with the CV in Arkansas and this came out on May 30, 2020 that Arkansas has approved 4,392 SBA loans for \$307,554,600. So, you can see that there is a lot of money put into Arkansas on the SBA loans.

The Abilities Unlimited contract is up which we will extend. It is just a matter of an extension on that. I will sign that. If you will remember in that contract, the max was up \$15,650. Last year, we only spent \$100,000 which is not bad at all. And, this year, we budgeted \$110,000 which would be \$9,100 a month, not near the \$15,000. So, things are going good there at \$148 a ton.

Next, of course, our Parks are opened up. Softball had eight teams that played a double header last night, junior high, which everything went well. Everyone followed the rules there for COVID-19 which I was pleased about that. I got a report today from Parks Director Danny Kapales.

That is all that I have. The rest of it can wait.

## **9. CITY COUNCIL REPORTS**

Councilmember John Street said, tonight at Public Works, we had a walk-on requested and it was moved by the committee to forward it to tonight's council so I would move that we suspend the rules and walk-on RES-20:070. Councilmember Chris Gibson seconded the motion. All present voted aye.

### **[RES-20:070](#)**

A RESOLUTION OF THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE NEGOTIATED LOW BID AND ENTER INTO A CONTRACT WITH OLYMPUS CONSTRUCTION, INC. TO CONSTRUCT THE VETERANS' VILLAGE PROJECT (2020:12)

**Attachments:**     [Contract Documents - Veterans' Village](#)

Councilmember John Street motioned, seconded by Councilmember Chris Gibson, to suspend the rules and walk on RES-20:070. All voted aye.

Councilmember Joe Hafner had to leave the meeting prior to any action taken on RES-20:070. Councilmember Hafner left the meeting at approximately the 1:18:35 timestamp.

Councilmember David McClain left the meeting at approximately the 1:41:20 timestamp before any action was taken on RES-20:070.

**A motion was made by Councilperson Mitch Johnson, seconded by Councilperson Bobby Long, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 8 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman and Bobby Long

**Absent:** 4 - Charles Frierson;Joe Hafner;David McClain and LJ Bryant

Enactment No: R-EN-061-2020

**10. PUBLIC COMMENTS**

*Mayor Perrin said, I see no public now in the audience, most of them were here for the other ordinance that we had. City Attorney Carol Duncan said, do you want to wait on the phone? Mayor Perrin said, we will wait on the phone.*

**11. ADJOURNMENT**

**A motion was made by Councilperson Chris Moore, seconded by Councilperson Mitch Johnson, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 8 - Ann Williams;Chris Moore;John Street;Mitch Johnson;Gene Vance;Chris Gibson;Charles Coleman and Bobby Long

**Absent:** 4 - Charles Frierson;Joe Hafner;David McClain and LJ Bryant

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Donna Jackson, City Clerk**