



City of Jonesboro

Meeting Minutes

Metropolitan Area Planning Commission

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org>
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Tuesday, December 11, 2007

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Marvin Day
Absent 2 - Ken Beadles and Gary Harpole

3. Approval of minutes

MIN-07:1891 Minutes from the November 13, 2007, Metropolitan Area Planning Commission Meeting.

Sponsors: Planning

Attachments: [MAPC - Minutes 11-13-2007](#)
[MAPC - 11-13-07 Hilton Garden Site Plan](#)

A motion was made by Secretary Marvin Day, seconded by Joe Tomlinson, that this Minutes be Approved. The motion CARRIED by the following vote:

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Marvin Day
Absent: 2 - Ken Beadles and Gary Harpole

4. Preliminary Subdivisions

5. Final Subdivisions

PP-07-07 FP-07-06 The Villas at Sage Meadows - Phase II Final Plat

Attachments: [Villas At Sage Final](#)

John Easley came forward as proponent for this item. They are asking for final approval.

City planner stated that the staff comments were forwarded to the commissioners. The engineering department forwarded a letter with six stipulations. Those stipulations are as follows:

1. The Engineering Department relied upon the statements and representations made in the engineer's report, plans, and specifications. In case any statement or representation in the aforementioned documents is found to be incorrect, this Approval may be revoked.
2. There shall be no deviation from the plans and specifications unless revised plans and specifications have been first submitted for review and written consent given.
3. The review of the plans and specifications were for conformance to the City of Jonesboro minimum design standards and in no way constitute an analysis of the hydraulic or structural design.
4. If construction on this project is not started within one year of the date affixed hereto, this Letter of Approval is void.
5. Construction inspection for this project shall be the responsibility of Associated Engineering and Testing, LLC.
6. No Grading Permit shall be issued for this phase of the development until all earlier phases of the project are substantially complete or otherwise progressing satisfactorily in the opinion of this Department.

Mr. Easley stated that Phase I will be brought up before Phase II will be started. There were concerns about Phase I not being completed.

A motion was made by Lonnie Roberts Jr., subject to the Phase I requirements, seconded by Ken Collins, that this Subdivisions be Approved. The motion CARRIED by the following vote:

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Marvin Day

Absent: 2 - Ken Beadles and Gary Harpole

6. Conditional Use

6. Annexations

AZ-07-01

Applicant requests annexation into the City of 8.5 acres located on Craighead 745 Road.

Sponsors: Planning

Attachments: [AZ-07-02 Plat and Location Map](#)
[AZ-07-02 Order of Annexation](#)
[AZ-07-02 Order of Confirmation of Annexation](#)
[Staff Summary AZ07 02 Wrinkles Annexation](#)
[WRINKLES BRDY](#)
[WRINKLES ANNEXATION PLAT](#)

Skip Mooney came forward as proponent for this item.

City planner stated that all the things through the County have been done. This item was recommended to be rezoned to RS-6 by staff. This area is a part of an area adjacent to the City which has resisted annexation in the past. Staff has no problem with this particular proposal.

Mr. Tomlinson asked about the County Road 745 and wanted to know if the street dead ends.

The concern of the commissioners is getting adequate right-of-way for the roads. Mr. Mooney stated that he didn't believe there would be a problem with adding additional right-of-way.

A motion was made by Secretary Marvin Day with a RS-6 zoning contingent upon the fact that we have been given a 60 ft. right-of-way along the southern property line and the eastern property line to match the existing streets, seconded by Jerry Halsey Jr., that this Annexations be Recommended to Council. The motion CARRIED by the following vote:

Aye: 6 - Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr. and Marvin Day

Absent: 2 - Ken Beadles and Gary Harpole

7. Rezoning

RZ-07-45

Applicant requests rezoning of approximately 0.02 acres located at 4703 E. Parker Road (at Industrial Drive) from R-1 Residential to C-3 Commercial for a billboard. (This item was withdrawn on December 5, 2007)

Sponsors: Planning

Attachments: [RZ-07-45 Location Map](#)
[RZ-07-45 Plat](#)

Withdrawn

RZ-07-46

Applicant requests rezoning of 1.68 acres located across from 1804 Old Greensboro Road from R-1 Residential to C-3 Commercial.

Sponsors: Planning

Attachments: [RZ-07-46 Location Map](#)
[RZ-07-46 Plat](#)
[RZ-07-46 Letter from Neighbor](#)
[Staff Summary RZ07 46 - Peggy Shaw](#)

Mr. Keith Nichols came forward as proponent for this item. Peggy Shaw would like to rezone this area to house a restaurant.

City planner stated that the initial application was made for C-3 zoning but the applicant narrowed it down with a limited use for a restaurant. This area will become a commercial node at Highway 351.

Mr. Tomlinson asked that there be no billboards on this lot.

Mr. Day asked about cross-connections between properties which are adjacent to one another.

A motion was made by Secretary Marvin Day that a C-3 limited use for restaurant only with no billboards allowed on this property and a staff recommendation for site development encouraging connectivity with adjoining property owners, seconded by Ken Collins, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Marvin Day

Absent: 2 - Ken Beadles and Gary Harpole

8. Staff Comments

COM-07:071 Benches, Etc. would like to describe their business operations to the MAPC.

Sponsors: Planning

Attachments: [Benches, Etc. Letter](#)

COM-07:073 Terry Bare on behalf of CI Development is requesting a conceptual review for the pending mixed use residential/commercial development located at the north intersection of Stadium and Johnson Ave. No action is being requested, however, the applicant wishes to receive input from the Commission on site layout and design prior to application submittal. The developer will make a visual presentation at the December meeting.

Sponsors: Planning

Terry Bare came forward as proponent for this item. They are asking for input on the development which is mixed use and designed for pedestrian traffic.

They would also like to speak with Jason Wilke about having a green path and perhaps a bike path in this area.

Mr. Day asked if the western roadway was the one which would be proposed as an arterial street. Mr. Bare stated that this main entrance would be on the west, but that if an arterial route was constructed then they would prefer that this be constructed adjacent to the fire station.

The commissioners discussed the traffic counts and where arterials might be placed.

Mr. Day felt like going to the west was better suited in the community but we would like to know what the Highway Department would have to say as well as the Fire Station.

Mr. Krennerich asked that if later that Mr. Bare show the surrounding roads and how they connect.

Mr. Bare stated that the fire department has stated in the past that they would like to have a traffic signal at that point because people do not stop when they change the caution light to red for fire truck entry onto Johnson. If the commission are in agreement with this concept of development then they will move forward with plans to do this development. The townhouses are not segmented into lots as in a subdivision and the owner must buy the townhomes back if someone moves out. These will not be rented. There will be a right turn only out of the development on the east side.

Read

9. Adjournment