



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 13, 2015

5:30 PM

Municipal Center

1. Call to order

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2. Roll Call

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3. Approval of minutes

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Approval of the MAPC Meeting Minutes for September 22, 2015

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

4. Preliminary Subdivisions

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Plat Approval: Replat: RP15-30: McGlaughlin First Addition, Lot 1: Mr. Mike McGlaughlin requests MAPC approval of a plat, waiving the Subdivision performance bond requirements prior to recording of such plat for utility extension/connection purposes only. Applicant understands that the created lot cannot be built on, until required street extension and improvement work is performed. The proposed ot is located west, off of the future extension of Carrige Dr. (a Collector Road).

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Dylan McAlister - Survey Crew Chief McAlister Engineering, appeared before the Commission on behalf of his client stating that they wish to add a utility easement in order to add sewer and water and dedicate required right of way for Carriage Drive.

Staff: Mr. Spriggs gave summary comments alerting the Commission that the applicant is not asking for a waiver for the purposes of gaining a permit (Performance Bond Requirement Waiver), but to connect utilities only. A sample statement to be added to the record, the plat and recorded at the

County Recorder for the Replat. The road extension must occur prior to any permitting.

The notice was read:

Notice of Failure or Default of Properly Funded Escrow Agreement:

Owner:

Subdivision Name:

Notice is hereby given that no property funded escrow agreement exists for this subdivision to the City of Jonesboro, Arkansas _____ (Legal Description); and any subsequent purchasers or parties of interest are advised that no building permits will be issued for said subdivision until the failure or default is corrected. This notice is given pursuant to Jonesboro Code of Ordinances Section 113-4.

City of Jonesboro, AR

City Attorney Carol Duncan gave remarks noting her primary concern is that anyone purchasing the property in the future will assume that the platted lot is buildable. Typically once they are platted they are buildable, or as meeting the City's requirements for getting the plat. While this paper is good it, it should also be noted on the plat, if the Commission desires, that it be noted on the plat that they have the meet their subdivision requirements of the subdivision: So that any future buyer will have sufficient notice. Option 2 would be to do a regular easement and not plat the lot, which would be simpler.

Mr. Michael Morris, Engineering stated that it can be added to the plat. Sometimes people don't read the information on the plat, so it can be recorded in two ways.

Mr. Morris also noted that it is important for the Commission to know that this will connect two subdivision currently underway, and this will connect a 300 ft. gap between the 2 subdivisions from a utility and street connection perspective.

Mr. Reese stated that he performed the recorded easement option as oppose to the waiver since the purpose was for the utilities only. Mr. McAlister stated yes and explained that he is not building at this time. Mr. Reese: you can record it as an easement and have it also describe the dedicated street.

Mr. Hoelscher stated that can't you just stipulate that the current owner cannot sell the lot until this restriction is removed? Mr. Spriggs commented that you may condition it so. Ms. Duncan stated that she could not see how you could restrict them from selling the land. Mr. Spriggs stated that the owner has certain disclosure obligations when selling the property.

Mr. Bailey asked if a time line to satisfy the code can be placed on them. Mr. Spriggs stated that the code would not allow us to force a plat to be expired.

Mr. Kevan Imboden, CWL, appeared before the Commission and stated that CWL was only trying to allow for the utility connection. With the City having Carriage Dive as a main street through that area, it does tie 2 subdivisions together. City Water & Light is planning to have main utilities

and a water line going east and west. We are working with him to go across the north few feet of his property. That will help us get from Keller's Chapel and closer to Friendly Hope Rd. We will pay for a significant easement; we have partnered with the City on other projects to pay for right of way and to pay for future streets and the widening of an existing street we are trying to help all parties involved.

Mr. Perkins: This note will be recorded in the real estate records. Ms. Duncan it will also be noted on the plat, just in case it didn't show anywhere else. It should show up in the title commitment, Mr. Perkins stated.

Mr. Kelton: To add a little information, where real estate licenses are involved, they are supposed to be well educated on disclosure of public notice. There should be a disclosure made on the front end.

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

Final Subdivision Review: Futrell Replat lots 9 - 16 Block H & Lots 11 - 18 Block I of Griffin Subdivision:

Chris Futrell requests MAPC Review of a Final Subdivision, Futrell Replat lots 9 - 16 Block H & Lots 11 - 18 Block I of Griffin Subdivision, adjacent to Neely Lane (ease side), 0.5 miles south of Neely Road. Applicant proposes 19 lots on 10 acres +/- of land.

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Mr. Carlos Wood appeared asking for final approval. The owner purchased lot 4 and the impoundment was moved. The Evie Drive Street renaming was requested.

Mr. Spriggs stated that there are no staff concerns. The plan meets the Code requirements. Concern was noted for the renaming of the street. There is another street running north/ south (Serenity Drive). The process for renaming needs to be handled separately with verifications of other owners having consented.

A motion was made by Kevin Bailey with street renaming coordinated with no other owners having objections, seconded by Jim Scurlock, that this matter be Approved. The motion PASSED with the following vote.

5. Rezonings

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Rezoning Case RZ 15-15: City of Jonesboro and City Water and Light are requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District to I-1 Industrial District Classification for 67.45 acres of land located at 2401 Dan Avenue.

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

Applicant:

Police Chief Rick Elliott, City of Jonesboro, appeared before the Commission, presenting the case, referring to the site plan presented on Dan Ave..

Chief Elliott: The largest concern is that existing homes are being developed as close as 90 ft. outside the berm that we shoot into, at the existing facility in Craighead Forest Park; so it is imperative that we vacate that complex as soon as possible for the safety of the citizens in that neighborhood.

Chief Elliott: We have acquired the property through a land deal with City Water & Light for the 25-acre plot. We have presented a new concept layout design for the Shooting Complex. The site plan was shown, which demonstrates the berm at 200 yards deep by 250 yards wide. The range will be for general public use on some days, with the back portion having a covered section similar to what is currently used at Jack Cox Scattered Creek, in Paragould. Also, to the left of that we will have dual trap ranges, with a classroom facility shown below on the layout, with a training facility. We are looking at the plans we are at \$3.7 million.

Staff:

Mr. Spriggs gave Staff Summary comments noting consistency is achieved with the Land Use Plan which recommends Industrial Growth Sector. The Master Street Plan will be complied with as well. There are no issues such as adverse impacts due to the design motifs described by the Chief of Police. In terms of the CWL tracts, there are no issues with locating future utility uses. The allowable uses were presented for the MAPC review. Site Plan approval will be required by the MAPC. There were no departmental reports/opposing comments submitted by the reviewing agencies and departments. Mr. Kevan Imboden from CWL was present to answer any questions.

Public Input: None

Commission Action:

Motion was made by Mr. Jerry Reese; Seconded by Mr. Kevin Bailey.

Roll Call Vote: 7-0 Unanimously Approved. Mr. Kelton- Aye; Mrs. Schrantz- Aye; Mr. Scurlock- Aye; Mr. Hoelscher- Aye; Mr. Bailey- Aye; Mr. Reese- Aye; Mr. Perkins- Aye. Mr. Cooper- Absent. Lonnie Roberts was Chair.

6. Staff Comments

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Invitation to the Planning Commission Training at the Arkansas Municipal League, Little Rock on November 12, 2015.

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7. Adjournment

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