



City of Jonesboro

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

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, May 13, 2008

5:30 PM

900 West Monroe

1. Call to order

Present 7 - Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day; Brian Dover and Paul Hoelscher
Absent 2 - Ken Beadles and Margaret Norris

2. Roll Call

Present 7 - Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day; Brian Dover and Paul Hoelscher
Absent 2 - Ken Beadles and Margaret Norris

3. Approval of minutes

A motion was made by Joe Tomlinson, seconded by Brian Dover, that this be Approved on the Consent Agenda. The motion CARRIED by the following vote:

Aye: 7 - Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day; Brian Dover and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

[MIN-08:111](#) Metropolitan Area Planning Commission Minutes from the April 8, 2008 Meeting.

Sponsors: Planning

Attachments: [MAPC Minutes 04-08-08](#)

4. Preliminary Subdivisions

[PP-08-01](#) Brookstone Phase II- Preliminary PP-08-01 & Final Approval FP-08-02

Attachments: [Brookstone Subdivision Staff Report](#)
[Brookstone Subdivision Plans](#)

Terry Bare came forward as proponent for this item.

Asking for final approval of this item. When phase one was submitted they actually submitted a design for the entire subdivision and phase 2 was a part of the initial phase 1. They cut back a few of the lots when they developed phase 1.

City planner stated that it is not typical that we would entertain the preliminary and final at one time but staff does not object to a dual motion. Staff would caution the commission to deal with lacking issues to make sure they are complied with by any later submissions.

City engineer stated that there is an easement that needs to be larger. The easement line ran down the center of an existing ditch but they have agreed to fix that.

City planner asked about improvements to right of ways and made sure it was covered by the performance bond.

Preliminary approval vote was made as follows:

Halsey made a motion, Roberts seconded, all other members of the commission voted aye.

Halsey made a motion to suspend the rules to allow for final approval of this subdivision. All voted aye.

A motion was made by Jerry Halsey Jr., seconded by Ken Collins, that this final subdivision be Approved. The motion CARRIED by the following vote:

Aye: 7 - Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day; Brian Dover and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

5. Final Subdivisions

PP-08-09

Final Plan approval requested on previous PUD-The Village at Sage Meadows- Approved Case F-PUD on 2/9/00.

Attachments: [Soleil PUD Preliminary-Final](#)
[Soleil Subdivision Drawings](#)
[Original Plat of Sage Meadows The Village PUD](#)

Stan Klink came forward as proponent for this item. They are asking for the modification and update to the previously approved plan for the Soleil at Sage Meadows. It is a modification of the previously approved plan that is the same acreage and includes 65 residential lots. It would be one dwelling unit per lot. The water, sewage and drainage plans are very similar but there is a detention pond included for the storm water. Roads right of ways and setbacks are the same. The original plan showed the main entry drive east of the circle coming off of Sage Meadows Blvd. but the new plan shows it coming off of the circle. The lot layouts are a little different from the original plan. The lots are now typically 35' wide instead of going down to 25' wide. The original plan called for up to 4 unit buildings even though the unit had it's own lot. They were zero lot line units. The new proposal would be mostly detached units but with a few attached 2 unit zero lot line buildings.

City planner stated that there were a number of conditions in the preliminary back in 1999 and 2000. Staff would support the roundabout point access which would be more controlled. Also, a privacy fence was shown on the original plan which is not shown here and sidewalks were also shown on the original plan which are not included in this proposal. Staff doesn't oppose the

type of units requested but would like it quantified in type and style. The landscaping is shown on the right of way and that would have to be approved by our Public Works department.

City engineer stated that most of the comments can be addressed during the permitting process. Two items that were concerning were a 10' drainage easement but our minimum requirement is a 15' drainage easement and the radius on the curves of the street. The minimum required radius for centerline of street is 200' radius and they are suggesting a 75' radius.

Commissioner asked if another entrance was needed. City planner stated that there had been a right of way abandonment in the past and that second entrance was made into a buildable lot.

Brian Umbersom came forward as an opponent for this item. There are about 1200 residents at Sage Meadows and we just have one entrance to our development. Traffic is a major concern for the residents of Sage Meadows. At the time of approval of this item in 2000 Sage Meadows had about 65 residences. There are now over 400 residences.

Garland Martin came forward as an opponent for this item. Mr. Trout should bring this to the residents instead of just bringing it to the commission. Mr. Trout has said that he would make an entrance to Macedonia Road which also has not happened.

Kevin Kessinger came forward to state that Mr. Trout does not own this property but that he does. Mr. Kessinger stated that he had called and emailed the Property Association Board of Sage Meadows and asked to meet with them but never got a response. Every lot would pay into the association as well as an association within Soleil itself. Mr. Kessinger stated that he lives at Sage Meadows and does not want to make the front of this property look bad.

City planner stated that typically extensions would have gone to the commission for a final PUD extension. There were no notifications required in this instance because it was finalized in 2000. Planner suggests that we use this as a preliminary today and then deal with a final at a later time. There are some issues that need to be addressed. The developer wanted to provide more density on these lots but we told him that he should stick to the plan that had been previously brought to the commission.

Mr. Day stated that the commissioners can accept a minor variation to the PUD and keep it as it is or because of the time frame we can say that it has been too long and we want them to start over.

Mr. Kessinger stated that with the guidelines now he could have done more units. If he was going to stay with the PUD then he should use it as a 65 lot subdivision.

Commissioners believe there should be a second exit.

John Ward came forward to speak. Mr. Ward stated that it would seem that if you were going to extend something you should have done it before its expiration not 5 years after it expired.

Mr. Collins stated that he believed we needed to assess whether or not it is a minor or major change from the original drawing. There was a green area but now it is shifted over and is now a detention pond.

Mr. Klink stated that the entrance was better placed where it is now instead of where it was proposed in the original drawing.

PUD Ordinances were discussed for Mr. Hoelscher quickly.

Mr. Kessinger would like to go ahead and let the commission vote instead of withdrawing the item.

Mr. Collins made a motion to start with a clean slate and start fresh on the C-3 zoning and dispose of the PUD. No second.

Commissioners and city planner discussed the possibilities of what can be done. Discussion was heard about cutting down lots to put a second entrance in the subdivision. Mr. Collins asked if Mr. Kessinger would be interested in tabling this item and giving him time to speak with the residents of Sage Meadows.

Mr. Kessinger stated he would be more than happy to put a second entrance in but hates to make the lot sizes so small. He is opposed to tabling the item.

Mr. Dewayne Hogan came forward to state that he felt that Mr. Trout would have an exit on the rear of Sage Meadows but feels that the residents going out of the main entrance would still be a problem. Mr. Hogan stated that he couldn't speak for all of the residents but felt a main concern was the entrance and exits and that the design would also be a concern.

City planner stated that the minor deviations should be placed in the motion when it is made. Mr. Kessinger stated that he could not do a second access with the current layout. He felt it would have to be completely redesigned to allow for the second access because he did not want it to have smaller lots.

Mr. Collins made a motion to approve with the stipulations as follows:

1. Meet with the property owners and get their opinions;
2. Change the design to include a second entrance on Macedonia;
3. Go back to the original road positioning (not around the turn around);
4. Address engineering comments;
5. Adhere to the planning comments; and,
6. That the plan be brought back to the Planning Commission for final approval.

Mr. Klink stated that if they have to do the 200' radius they would not be able to do this item. Mr. Day stated that they are not meeting the minimum street design and feels that they should meet those requirements. Mr. Klink stated that he can not abide by the stipulations. He said that he cannot do the 200' radius. Discussion continued on the stipulations.

Mr. Paul Johansen came forward to state that the POA doesn't speak for the property owners.

A motion was made by Ken Collins, seconded by Jerry Halsey Jr., that this

Subdivision be Approved. The motion CARRIED by the following vote:

Aye: 7 - Ken Collins;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr.;Marvin Day;Brian Dover and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

6. Conditional Use

CU-08-17

CU-08-05 - Jim Bryant

Applicant requests a conditional use to locate a double wide mobile home at 2017 Magnolia Road.

Sponsors: Planning

Attachments: [Staff Summary Conditional Use 08-05 Mobile Home- Bryant](#)
[CU-08-05 - Application](#)
[CU-08-05 - Plat](#)

Mr. Bryant came forward as proponent for this item. They would like to place a double wide mobile home on an acre of land on Magnolia Road.

City planner stated that R-1 district requires mobile homes to be of residential design and of a certain square footage.

A motion was made by Jerry Halsey Jr., seconded by Lonnie Roberts Jr., that this Conditional Use be Approved. The motion CARRIED by the following vote:

Aye: 7 - Ken Collins;Lonnie Roberts Jr.;Joe Tomlinson;Jerry Halsey Jr.;Marvin Day;Brian Dover and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

7. Annexations

AZ-08-02

AZ-08-02 - Paulette Quinn Annexation

Applicant requests annexation and rezoning of approximately 159.13 acres located behind 6106 Southwest Drive between Wimpy Lane and Hendrix Road from unzoned county land to RS-

Sponsors: Planning

Attachments: [Staff Summary AZ08 02 Quinn Annexation](#)
[Quinn Aviation Rezoning Plat](#)
[Rezone Application quinn aviation](#)

Bobby Gibson came forward as the proponent for this item. They would like to market this property for residential development and relocate the crop dusting business out of this area. City planner has recommended the zoning from RS-7 which we requested to RS-5 and Ms. Quinn would like to change her request to RS-5 zoning as Mr. Spriggs has recommended but keeping those non-conforming uses.

City planner stated that annexations be sent before Public Works Committee as well as the Fire department and other services. Accessibility was a concern

but the applicant has submitted a revised plat that shows a 60' right of way to Highway 49 which would give access to the back property. The applicant requested that the airstrip be allowed to stay for a period of up to 10 years to allow for acquisition of the property. That would have to be agreed upon by Ordinance for the Council. The utility company had no objections for sewer extensions to this area. The fire department did not have any problems with it.

Mr. Tomlinson asked if there was a road on the south boundary of this property. Mr. Gibson stated that he did not know if there was a road or not.

Mr. Day stated that in the land use process that they have struggled to find places for multifamily housing. Mr. Day urged the applicant to encourage multi-family mixed in with the single family. Commissioner asked about the airstrip. Mr. Gibson stated that the 10 year plan was a worst case scenario to give them time to negotiate and complete a sale to the developer. Ideally that airstrip would only be used another 2-3 years. Once the property sells, the applicant will begin the relocating process for the airstrip.

A motion was made by Joe Tomlinson with the stipulation of RS-5 zoning, seconded by Jerry Halsey Jr., that this Annexation be Recommended to Council. The motion **CARRIED** by the following vote:

Aye: 7 - Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day; Brian Dover and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

8. Rezoning

RZ-08-57

RZ-08-07 - Ted Troutman

Applicant requests rezoning for approximately 0.87 acres located at 709 N. Caraway Road from R-1 Residential to RS-7 Residential.

Sponsors: Planning

Attachments: [Staff Summary RZ08 07. 709 N Caraway- Ted Troutman](#)
[Troutman Rezoning Application](#)
[Troutman Rezoning Plat](#)

Mr. Troutman came forward as proponent for this item. There is a small area in the rear of the property that he can not get to. The lot width requirement for R-1 is 60' but they only have 59' street frontage.

City planner stated that the only concern is that any future home on that last lot would have a minimum setback of 25' and don't know how they would do that without a limited use overlay.

Mr. Wayne French came forward as an opponent for this item. Currently on Alex there are 18 homes and there are 4 rentals on that street. He stated that the rentals have decreased the property values and they are parking on the street instead of in the driveways. They are opposed to any more rental properties in that area. He also stated that noise and trash pollution is another problem with that area.

Mr. Scott Darwin came forward as an opponent for this item. Mr. Darwin has a

petition in opposition which he has given to the commission. The statement was read by Mr. Darwin. He stated that he walks to the university daily and have had some experiences with dogs of the renters and drivers. Also there is a problem with trash and he has picked up the trash on his own.

Commissioners asked City planner if the Board of Zoning Adjustment could not make this decision. The Board of Zoning Adjustment cannot make a decision on density so they would not be able to allow the changes they are requesting.

A motion was made by Joe Tomlinson, seconded by Brian Dover, that this Rezoning be Recommended to Deny. The motion CARRIED by the following vote:

Aye: 7 - Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day; Brian Dover and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

RZ-08-58

RZ-08-08 Jerry Halsey, Jr.

Applicant requests rezoning of approximately 5.96 acres located on Parker Road between Wood Street and Paula Drive from R-2 Residential to C-3 Commercial.

Sponsors: Planning

Attachments: [Staff Summary RZ08 08. Burrow Halsey W Parker Rd](#)
[RZ-08-08 - Application Burrow Halsey](#)
[RZ-08-08- Burrow Halsey](#)

Mr. Halsey asked to be dismissed.

Mr. Dennis Zolper came forward as proponent for this item. The impression was that the property was zoned C-3 but we found out that some was still zoned R-2. They would like to make it one tract of land as C-3.

Mr. Zolper stated that an initial guess would be for one entrance on Paula and 2 on Parker Road.

A motion was made by Ken Collins, seconded by Joe Tomlinson, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Aye: 6 - Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Marvin Day; Brian Dover and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

Abstain: 1 - Jerry Halsey Jr.

10. Site Plan Review

SP-08-06

Site Plan Review has been submitted for a Cycle/ ATV business to be located at the 2206 Stadium/Parkwood property, recently rezoned to C-3 L.U.O.

Sponsors: Planning

Attachments: [Cycle Cover Memo](#)
[Jonesboro Cycle _ATV Drawings](#)
[Parkwood Rezoning Ordinance](#)
[Parkwood Rezoning Plat](#)

Withdrawn

11. Staff Comments

12. Adjournment