



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Public Works Council Committee

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Tuesday, January 3, 2017

5:00 PM

Municipal Center

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### 1. Call To Order

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### 2. Roll Call by City Clerk Donna Jackson

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*Mayor Harold Perrin was in attendance.*

**Present** 7 - Gene Vance;Chris Moore;John Street;Mitch Johnson;Darrel Dover;Charles Coleman and Ann Williams

### 3. Approval of minutes

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**MIN-16:145**

Minutes for the Public Works Committee meeting on December 6, 2016

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

**A motion was made by Councilwoman Ann Williams, seconded by Councilman Gene Vance, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 6 - Gene Vance;Chris Moore;Mitch Johnson;Darrel Dover;Charles Coleman and Ann Williams

### 4. New Business

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*Councilman Dover motioned, seconded by Councilman Moore, to elect Councilman John Street as chair of the committee for 2017. All voted aye.*

*Ordinances To Be Introduced*

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**ORD-16:082**

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117-33, AMENDING THE PROCEDURES FOR AMENDING TEXTUAL PROVISION OF THE CHAPTER, AND THE OTHER BEING A CHANGE OF BOUNDARY IN A ZONING DISTRICT, WITHIN THE CITY LIMITS OF JONESBORO, ARKANSAS

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**Sponsors:** Planning and Metropolitan Area Planning Commission

**Attachments:** [Sec 117 \(rezoning changes\)](#)  
[Zoning Changes](#)

*Chairman Street stated that City Planner Derrel Smith has presented a streamlined version of any changes to our district plan. He said that we have talked about this before. We are going to officially consider it for recommendation to the council.*

*Mayor Perrin asked if the City Planner Derrel Smith needed to go over the changes. Chairman Street said that would be great.*

*City Planner Derrel Smith came to the podium to speak. The attachment is all red lined and I gave each one of you a copy of a breakdown of bulleted points of each change. On 2A, we changed the submittal time. Originally, it was set for the 17th of the month when we had one meeting a month. We have changed that. The submittal schedule is online or they can find out from the Planning Office and get the submittal times. 2(ii) has changed the notification time from 10 days to 15 days. 2(iii) is a required notification of the school district by sending notice to the Superintendent of the school district. 2(iv) is required signs to be placed on the property for 15 days instead of 10 days in order to give more notification.*

*Mr. Smith stated that 2e on our Approval Criteria, he added a second sentence to the original that stated that if any project doesn't meet all of the criteria in the section, the Planning Commission or the City Council can require the owner to provide additional information to be determined if the rezoning should move forward. Additional information may include, but not be limited to: traffic studies; drainage considerations; crime reports; noise and light studies; wetlands and historical considerations. 2e3 added adjacent neighbors that have direct impact on the property be considered to give more considerations to a direct neighbor than a neighbor down the street. he removed the 2e6 consideration all together. That was for how long the property has remained vacant. 2e7, he added the school districts into the notification process.*

*Councilman Vance had a question on 2(iii) where you require notification of the school district. He wanted to know if the superintendent must be notified by certified mail. Mr. Smith stated it should say certified return receipt. Councilman Vance wanted to make sure that was in there.*

*Chairman Street stated he was concerned about the property owners within a subdivision that are going through the rezoning process. Mr. Smith stated that is the reason for the Public Hearing to hear from any adjacent land owners or anyone in the neighborhood. Even though it doesn't say that specifically, you have that covered under a Public Hearing. Chairman Street stated that his concern was rezoning and the impact of people in that immediate area. He stated that concern should be legal to consider.*

*City Attorney Carol Duncan stated that she thinks it covers that you can consider other factors. These are just seven that are specific. If you want a paragraph that*

says that, it can be done. However, I don't want you to limit yourself to having to make a decision based upon their concerns. Factors to be considered are neighbors within what distance. How do you limit that? Chairman Street stated it is really hard to define a neighborhood specifically, but something reasonable should be included. Councilman Vance said you need to be able to give weight to those who are in the immediate vicinity, but yet give lesser weight to someone across town that is coming with similar arguments. Ms. Duncan said we can come up with some language. She said we can discuss it and see if we can propose something. Mr. Smith said that is the reason he put in adjacent neighbors that have a direct impact be given more consideration than someone across town. Ms. Duncan said he added that as one of the factors. Mr. Smith said he added that as one of the criteria. Ms. Duncan stated she thought that was good enough. Mr. Smith and Ms. Duncan said they thought the city is covered.

Councilman Moore asked about wording of direct impact and would it cover someone living in, for instance, Sage Meadows and the front versus the back which might be a mile away. Ms. Duncan said it could, but it depends upon what you are talking about. If it is going to affect the POA as a whole, I think there could be an argument made that this is considered adjacent enough to have a direct impact. She said she thinks it depends upon the complaint. If the complaint is traffic and you only have one way in and out, then it affects everyone in that neighborhood. If the complaint is flooding, it may only impact people who live in the area that are potentially going to have more water problems. The leeway may be dependent upon what the complaint is. Councilman Moore said he was thinking about the rezoning for condos out there. Although you may not be the next door neighbor, by the nature of that being in your POA, in his opinion, you are still impacted by it. Ms. Duncan said she thinks it gives you more flexibility. You don't put a 300 ft. limit on it. Depending upon the complaint, distance is more relative in certain complaints than it is in others.

Councilman Vance said he would like to make an exception with the one change that he has asked Mr. Smith to look at on the certified mail for the superintendent. He said he went back and looked at it and it does not say certified mail. Mr. Smith said that he would clear that up.

**A motion was made by Councilman Gene Vance, seconded by Councilman Charles Coleman, that this matter be Recommended to Council . The motion PASSED with the following vote.**

**Aye:** 6 - Gene Vance;Chris Moore;Mitch Johnson;Darrel Dover;Charles Coleman and Ann Williams

## **5. Pending Items**

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Councilman Dover asked about the roundabout. Chairman Street asked if the City Engineer Craig Light could give an update on the Roundabout. Councilman Dover asked when the roundabout is expected to be open. Chairman Street said it is open. Councilman Dover asked when the roundabout would be fully functional. City Engineer Craig Light stated they are planning to work over the winter months in order to get as far along as they can and getting it completed. He said there is not a completion date. Right now, he doesn't believe they are getting charge time because we are in the winter. The AHTD doesn't do charge time during the winter months. They are supposed to try to get it finished up before the Spring starts and they start getting charged again. Councilman Vance asked if they were going to get it open to the point of where they can get rid of the stop signs and it actually operate the way that it should or is that going to be springtime. Mr. Light said he has not heard that they are planning on changing anything with the stop signs until its complete.

**6. Other Business**

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**7. Public Comments**

[play video](#)

**8. Adjournment**

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**A motion was made by Councilman Mitch Johnson, seconded by Councilwoman Ann Williams, that this meeting be Adjourned . The motion PASSED with the following vote.**

**Aye:** 6 - Gene Vance;Chris Moore;Mitch Johnson;Darrel Dover;Charles Coleman and Ann Williams