



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 - Final Metropolitan Area Planning Commission

Tuesday, January 26, 2016

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

3. Approval of minutes

[MIN-16:010](#)

Approval of the MAPC Meeting Minutes for January 12, 2016.

Attachments: [MeetingMinute January12 2016](#)

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

Aye: 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

4. Preliminary Subdivisions & Site Plans

[PP-15-28](#)

Preliminary Subdivision: Futrell Place Chris Futrell requests MAPC approval of a Preliminary Subdivision, 29 lots on 10.85 acres located on the west side of S. Culberhouse at the intersection of Savannah Circle/Dr.

Attachments: [Application](#)
[Staff Report](#)
[Futrell Place Prelim Plat](#)
[Futrell Place STR-2](#)
[Aerial View of the Site](#)
[Overall view of Surroundings](#)

Mr. Carlos Wood: Representing owner for preliminary of a subdivision on S. Culberhouse just north of the old Sartin's Landscaping.

Mr. Spriggs presented the Staff summary. Mr. Spriggs noted the proposal which will connect to a future East/West Corridor to extend from S. Culberhouse to Southwest Drive (Southern Hills Mall Site). During the pre-meeting the question of dual access in and out and fire access. The fire department has responded with no issues.

Mr. Scurlock asked about sewer? Mr. Wood- Yes it is available one property north.

Mr. Spriggs noted that the street naming may be an issue with the reference to a circular drive. Mr. Wood stated that can be changed.

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

SP-15-10

Eric Burch requests MAPC approval of a Final Site Plan for PROPERTY rezoned to "RM-8" in May, 2015 for 12 apartments located at 3905 Hill Drive located west of Airport Rd.

Attachments: [Drawing Set](#)
[Rezoning Plat \(1\)](#)
[Rezoning Ordinance 15:023](#)
[Aerial View](#)
[Overview of Area](#)

Mr. Spriggs: This development comes before the commission and was submitted prior to the journalization of the ordinance requiring sidewalks on multi-family developments- 5 units or more and on all new commercial developments. This general area does not have any sidewalks, but staff wanted to make that finding known and to alert everyone that sidewalks will be required in the future.

The site plan does follow the spirit and intent of the Ordinance regarding all of the noted conditions.

Motion to approve the final site plan was made by Mr. Bailey; 2nd by Mr. Scurlock. The motion PASSED with the following vote:

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

SP-15-11

Concept Review: Terry Bare, P.E. is requesting MAPC review of a Preliminary Concept Plan for property located on Airport Rd. (East side of Road), south of Oakhills Lane; 64 lots proposed for single family homes on 31 acres of land. No MAPC action will be taken; for dialogue and feedback purposes only.

Attachments: [Layout](#)
[Aerial View](#)
[Overview of Area](#)

Terry Bare, HKB Fisher Arnold, appeared before the MAPC for Concept Review before the Commission. Mr. Bare added that most of the lots are 60'X135', having 8,100 sq./ ft. in size. We meet all the requirements, except for the instance on the west side at Airport Rd., where the code says you must align with adjacent streets or at distance of not more than 125 ft. from them. The north side of the property is on a slope and has line of sight issues. It does not align with Vicky Drive and we are greater than distance. We are asking for the

Concept Review; however MAPC is the only entity that can grant a variance on the roadway alignment.

Staff has no additional comments other than what was noted during the pre-meeting. Discussion was had regarding additional stub-outs to the southwest. CWL raised concerns over the sewer line running down the center of a few lots. Mr. Bare noted that they have coordinated review with CWL to have to easement relocated. There were no other alternatives in terms of a additional stub-outs to the east. There is a ditch running diagonally only one exit is allowed to the north of an existing ditch.

Mr. Spriggs noted issues with the addressing and street naming of circular drives. The Preliminary Subdivision will be coming before the MAPC in the future. Mr. Bare was advised to proceed with a formal application.

5. Final Subdivisions

6. Conditional Uses

7. Rezoning

[RZ-15-18](#)

Rezoning Case: Rook Family requests MAPC approval of a rezoning of 3.21 acres of land located at the NE intersection of Stadium and Rook Rd. for a change from R-1 Single Family Residential to C-3 L.U.O., General Commercial Limited Use Overlay.

Attachments: [Application](#)
 [Staff Summary](#)
 [REZONING PLAT](#)
 [Overview of Area](#)

Applicant:

Mr. Terry Bare: Representing the owners of the property on Stadium Dr., stated that they are combining their property, and now a portion which is zoned Commercial -C-3 LUO.

Staff:

Mr. Spriggs gave Staff comments noting that the property fronts on a major arterial- Stadium Blvd.. The request is consistent with the Land Use Plan which recommends High Intense Growth Sector which promotes general commercial uses. The area has developed slowly in that fashion. The rezoning criteria have been reviewed and the proposal is consistent. The land is not suitable for residential due to speed of traffic. The subject property does not front on Rook Road directly. There is a proposed exclusion list of uses, as noted in the report which are usually not compatible with any abutting residential. No comments of opposition or concern were voiced by the agencies and apartments contacted. The 3 conditions were read.

Public Input: None Present

Action: 8-0 Vote recommending approval.

Motion was made by Mr. Reese, noting that this is a good use for the property and recommended it to Council with the noted Staff conditions. Motion was 2nd by Mr. Cooper.

Roll Call Vote: Mr. Reese- Aye; Mr. Cooper- Aye; Mr. Hoelscher- Aye; Mr. Scurlock- Aye; Mr. Kelton- Aye; Dr. Stripling- Aye; Mr. Bailey-Aye; Mr. Perkins-Aye. Lonnie Roberts Served as Chair.

Recommended to Council

Aye: 8 - Lonnie Roberts Jr.;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

8. Staff Comments

COM-16:008

Miscellaneous Item: Bylaws Amendment- Voting Procedures

The City of Jonesboro Administration is requesting the MAPC to review its Bylaws and consider a change in procedure on how the Commission votes on all matters. Proposed Text: **A simple majority of those members present at a meeting shall be sufficient to approve all motions.** See attached Memo and Current Adopted Bylaws.

Attachments: [MAPC BYLAWS - Adopted](#)

Mayor Perrin addressed the Commission and complimented the MAPC on its attendance over the last 2 years. He spoke regarding the request to change the Bylaws. He stated that this has been in discussion for over 30 days, while referring to times in the past when the MAPC could barely get a quorum. Based on the great attendance of the MAPC now, he felt there is no need to change the bylaws based on the reports which reflect such.

Mr. Spriggs gave details of the proposal and an attendance tally over the last year. Dr. Wang from ASU submitted a statement which was read into the record (see attachment). A motion was made by Mr. Perkins to leave the Bylaws as-is with no changes, seconded by Mr. Cooper, that this matter be Approved. The motion PASSED with the following vote.

Aye: 8 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins;Jimmy Cooper and Rick Stripling

9. Adjournment