



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 - Final Metropolitan Area Planning Commission

Tuesday, March 10, 2015

5:30 PM

Municipal Center

1. Call to order

Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

Absent 1 - Jimmy Cooper

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

Absent 1 - Jimmy Cooper

3. Approval of minutes

[MIN-15:027](#) Meeting Minutes February 24, 2015

Attachments: [Meeting Minutes February 24, 2015](#)

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

Absent: 1 - Jimmy Cooper

4. Preliminary Subdivisions

[PP-15-04](#) Preliminary Subdivision Review: Jude's Crossing Phase 2:

Morris-Kidd LLC requests MAPC review of a Preliminary Subdivision, Jude's Crossing Ph. 2, located on the east side of Darr Hill Rd., South of Keller's Chapel Rd., South of Stoneridge Estates, situated within the R-1 Single Family Residential District. Applicant is proposing 31 Lots on 7.5 acres ±

Attachments: [Judess Preliminary Plan](#)
[Judess Crossing Overall Vicinity Map](#)
[PP 15-04 Judess Crossing Report](#)
[Application](#)

Carlos Woods representing the owner, this is a Single family subdivision,

Stone Ridge Phase 1.

Mr. Spriggs: You have the facility map displayed. This phase does connect well with the other phases. Connectivity does work, connection to all of Bedrock and Kami drive does satisfy the subdivision standards and connectivity. However, there is a future segment that we have some concerns about. We suggest the engineer look into some realignment; it may contradict the cu-da-sac maximum length 400 feet which would require another connection out. Looping the street would resolve that issue.

This does meet the minimum requirements with the R-1 District 8,000 sq minimum requirement being met. Drainage easements are unknown and should be coordinated with the engineering department. Please refer to this phase as phase 2 instead of 1, so we can coordinate with a previously submitted layout, which was phase 1. This would be called Jude's Crossing Phase 2.

Mr. Bailey: Do you have a problem with the connectivity and redoing the cul-de-sac?

Mr. Woods: If the fire department does not have a problem with in adding with one street in the center and halfway down that connects, and have a double cove. Then that might be an options, we will either connect it with a loop or coordinate with the Fire Marshal.

Mr. Spriggs: That being a future phase that can be coordinated by the applicants and the fire department and that will not hold up this phase two considerations.

Mr. Woods: We will have that decision made when we present with the final.

Mr. Perkins: Does that not similarly occur on the cul-de-sac to the left?

Mr. Woods: If it is a problem we will address it when we do the final phase.

Mr. Otis: On the subdivision layout, all of these segments do connect properly on this phase.

Mr. Woods: We will have them corrected and shown on the final plat on the new overall.

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

Absent: 1 - Jimmy Cooper

PP-15-05

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

CKF, LLC requests MAPC review of a Preliminary Subdivision, Futrell Replat Lots 9-16 Block H & Lots 11-18 Block I of Griffin Subdivision, Adjacent to Neely Lane (east side), 0.5 mile south of Neely Road. Applicant proposes 19 lots on 10 acres +/- of

land.

Attachments: [Futrell Prelim App](#)
[Subdivision Plan](#)

Mr. Carlos Wood presenting the owner, this is an existing Subdivision. Griffin Subdivision it is on the east side of Neely Lane, south of the water tank on Neely Lane. Has an existing sewer line on it, we added an additional lot on the south side we still have over 100 ft. wide lots and constructed the existing street.

Mr. Scurlock: Where is that in relation to the new Fire Station?

Mr. Woods: South of water tank.

Mr. Reece: Streets recorded? Lot corners set?

Mr. Woods: Yes, streets are recorded and lot corners were set. Some have to be replaced.

Mr. Spriggs: These lots were subject to a request for abandonment. Council decided to leave these in place another street was vacated to the left of this area. There was some opposition but those issues were cleared once they vacated the idea of vacating both streets. Here the only thing he is doing is adjusting some the lot lines.

Mr. Moore: The property is located south of the Fire Stations. Where is that in relation to the new Fire Station?

Mr. Spriggs: These are changes don't affect any of the property owners.

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

Aye: 7 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

Absent: 1 - Jimmy Cooper

5. Final Subdivisions

6. Conditional Use

7. Rezonings

RZ-15-03

Land Use Plan and Master Street Plan Approval;

RZ: 15-03 Text Amendment Case: Land Use Plan & Master Street Plan
Recommendations: The LUAC and the MSP Committee request MAPC review and approval of the two plan documents to be recommended to City Council for final adoption.

Note: MAPC began public hearing on Feb. 24, 2015 and delayed final action for

March 10, 2015.

Attachments: [Land Use Map](#)
 [Master Street Plan Map](#)
 [Land Use Narrative](#)
 [Master Street Plan Narrative](#)
 [Land Use Master Street Plan Overlay](#)

Motion to un-table the Land Use Plan/Master Street Plan Case was made by Mr. Hoelscher, 2nd by Mr. Perkins. Motion Carried unanimously to un-table.

Staff:

Mr. Spriggs gave introductory comments noting the two public sessions held on February 2, 2015 and February 9, 2015 to allow for citizen input and comments, and the initial Metropolitan Planning Commission Public Hearing occurring on February 24, 2015 and tabled.

Referring to the proposed Land Use Map, Mr. Spriggs stated that the plan is currently being presented to various interested community groups by invitation. The Growth Sector approach to the Land Use Plan was described. The map shows the intensity from one sector to the other (from low to high intensity). Hard copies of the Plan narratives were made available. The idea is to utilize the central map of the narrative document, and use the sections that follow at the rear of the narrative for details. Land Suitability was considered in accordance with the character of each area, and the original categories of the original Land Use Map (2010) were consolidated to reflect this on the mapping.

Spriggs: Each Sector is provided with sample/ideal photographs of building types that would be ideal and would give a land developer a sense of the character and feeling that an area should be promoted as.

Spriggs: This document is not a regulating document, but it is a tool for recommending and projecting particular future land uses.

Spriggs: Since the public review sessions, the only changes that the Land Use Advisory Committee has made was in the area west of Hwy. 351, fronting along E. Johnson Ave. There were public comments that suggested re-looking at the land, east of Caraway Rd., fronting on E. Johnson. This land is already zoned for high intense commercial and would be more suited for the high-intense category. The map has been edited to reflect this, based on the C-3 Commercial zoning. The other change was to increase the footprint of the high intensity to include the depth of the new NEABaptist Memorial Hospital, equal distance to Old Bridger Rd.

Spriggs: Noted that the plan would move on to the Public Work's Council Committee as recommended by the MAPC, and will be read 3 times before the City Council prior to adoption. Therefore, the public still has a number of opportunities for additional comments and input.

Mr. Scurlock: Stated he likes the plan and the way it flows. What happens to the people that have property that has zoning that is not consistent with the Land Use, are they grand-fathered in for good or will they have problems.

Mr. Spriggs: There are situations where you have existing zoning that may override the Land Use Plan. Nothing in adopting this Plan will cause someone that is currently allowed a use on their property to not use it as such. That is covered by Land Use Law.

Mr. Spriggs: An example would be land zoned currently for a landfill, as Heavy Industrial. The City's direction on the Land Use Plan may be- to have the future use of the property reflect reality, which could be passive recreational uses, because the landfill has to be environmentally reclaimed and could not be built on in the future.

Public Input:

Mr. Christopher Futrell, 4105 Covington Dr.: Stated that he feels a plan like this will stunt the growth of Jonesboro. It is easier to go to other towns and do business. Stated that he lives here and his kids go to school here, and he doesn't see the need for a new set of rules, when we already have them in place. The developers already cringe of having to develop here already. Mr. Futrell stated he has not studied the Plan in depth, but it is a whole new list of rules for people that are in the developing business. He sees it as a legal issue, if a man has 500 acres, and wants to build a trucking terminal, warehousing, subdivision, a church, or his own community, he should be allowed. You have more, and more, and more rules. Mr. Futrell repeated that he just doesn't see the need for this. He added that he needs more time to study the Plan; because this will cause major stunting of development. We've seen the town grow from Red Wolf Blvd., and from Southwest Dr. We don't know how the town is going to grow. We need to think about how this can stunt growth. I like the ideas of roads. He noted that he has a trucking company, and sees this as stunting the growth and not a road plan. He does not see a reason for the City to see what can go in any area. He referenced the steel mill planned in Ocoola. We don't know what will branch off it in Jonesboro.

Mr. Futrell added that he hates to see the City make any steps and make more rules. He added that we need to think what Jonesboro will look like in 15 years. People will need a place to live. He made reference to available sewer. He repeated that he hasn't studied this in depth, but it will stunt growth.

Mr. Spriggs: Thanked Mr. Futrell for his comments and made reference to the comments concerning stunting growth. He urged Mr. Futrell to read the document in detail, and noted that there will be a number of additional opportunities for him to give further comments prior to adoption by Council. Mr. Spriggs stated that he feels the plan addresses all of his concerns, noting that the committee met for almost 1 year and 6 months, and considered everything that he mentioned. The plan accommodates growth in a lot of the areas you mentioned. As stated on the on-set of the meeting, this is not a regulating document. The committee did not offer any rules, nor are there rules in this document that says an area has to be a certain way. This document is like a crystal ball, where the City is projecting what may occur in 15 years, as you have so noted, with consideration of what "magnet" developments have occurred- like the new hospital, or the new highway coming in. All of those things were considered by the Committee. Mr. Spriggs urged Mr. Futrell to read the document further, and he will probably see the

opposite: That the plan does not do what he is thinking it will do as a plan. Mr. Spriggs concluded that State Law gives the City the authority to plan, and this is why we do this, in order to have a comprehensive plan, so that when individuals are coming to Jonesboro, they can see what types of developments the City is suggesting, i.e. what is the long range plan for the City. This only a Planning Tool, a recommending document and not a regulating document.

Mr. Kelton stated that the very first Land Use Plan was adopted for the City in August of 1996. At that time, we did our best to get the message to the public. It is an "assistive" document for Long Range Planning. Nothing was etched in stone, and I was on the Committee. A lot of things in that plan did not occur. Everyone needs to know that it is subject to change based upon demand. And, as Mr. Futrell said, the measurement of how a City will grow is based on nothing but "time".

Mr. Kelton added: There is a term in the world called "Situs", the personal preference that people have to live or develop a certain area. Since that is a personal thing, the City cannot mandate it nor can you control it; nor can you guess what it will be. Just like the growth in Northeast Jonesboro, which took many people by surprise, i.e. the hospital that brought most of the attention. There was suppose to be a mall out on Southwest Dr., and it ended up in the middle of town. A lot of things don't go as planned.

Mr. Kelton ended: This is only a document to assist a planner, a Planning Commission, and a City Council, that will provide ideas of where to possibly locate things. It is not etched-in-stone, and as stated- there are no rule changes with this.

Mr. Spriggs noted that both the Land Use Map and the Master Street Plan will be rotated every other year by both committees for future updates to consider new growth trends.

Commission Action:

Motion was made by Mr. Scurlock to accept the plan as presented and recommend it to City Council for approval; Motion seconded by Mr. Hoelscher.

Roll Call Vote: Mr. Perkins- Aye; Mrs. Schrantz- Aye; Mr. Kelton-Aye; Mr. Reece- Aye; Mr. Hoelscher- Aye; Mr. Scurlock- Aye; Mr. Bailey- Aye. Mr. Lonnie Roberts, Jr. was Chair. Absent was Mr. Cooper. 7-0 Vote, Case unanimously approved.

Aye: 7 - Paul Hoelscher; Ron Kelton; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

Absent: 1 - Jimmy Cooper

RZ-15-04

RZ 15-04 3289 Colony Drive

Mr. Duyen Tran requests MAPC consideration of a rezoning from "R-1" Single Family Residential District to "RM-6" Residential Multi-family Zoning District for property located at 3298 Colony Drive on 7.26 Acres of land.

Attachments: [Application](#)
[Rezoning Plat](#)
[Staff Report Summary - 3298 Colony Drive](#)
[Memo Request for Tabling Colony Road Rezoning Case](#)
[Neighborhood Meeting Minutes](#)
[Dustin Place Condos](#)
[Rezoning Letter](#)
[Warranty Deed](#)

A motion was made by Paul Hoelscher, seconded by Kevin Bailey, that this matter be Tabled . The motion PASSED with the following vote.

Aye: 7 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

Absent: 1 - Jimmy Cooper

8. Staff Comments

9. Adjournment