



City of Jonesboro

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

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, December 11, 2012

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece

3. Approval of minutes

MIN-12:098 Approval of the MAPC Minutes for November 13, 2012.

Attachments: [Meeting Minutes_Mapc_November 13, 2012](#)

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be approved. The motion carried by the following vote.

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece

Conceptual Reviews

COM-12:085 City of Jonesboro Administration requests MAPC conceptual review for a proposed fire station # 5 to be located east and adjacent to 2601 Neely Road (See attached Map).

Jonesboro Fire Department seeks MAPC input on this site as a new location for a fire station based on the overall planning area. A rezoning is not required, however it has been interpreted that a Conditional Use Approval is required by the MAPC for governmental and public safety uses within the R-1 Single Family Residence. Formal application is to follow on an upcoming agenda.

Attachments: [Proposed Fire Station Site Location](#)
[Request Letter](#)

Mr. Spriggs introduced the request for conceptual review asking for MAPC's input and review, to give the administration direction on how to proceed in preparation for the pending Conditional Use submittal.

Chief Kevin Miller appeared before the Commission stating that this is part of an ongoing process occurring over the last five (5) years, of upgrading the fire station and fire safety capabilities on maintaining our current ISO rating. Chief Miller stated that the City has been looking at the Valley View expansion area to

facilitate the need to relocate Station 5 on Wood Street to the proposed area.

Mr. Tomlinson asked will this station be of a residential design? Mr. Miller stated that it will be similar to the prototype plan used in other areas, but smaller due to the size of the lot; it will be scaled down.

Mr. Scurlock asked whether the corner lot was available. Chief Miller stated the corner lot is owned by City Water Light and there are easement issues that involve a larger power line easement; therefore it is not practical for use.

4. Preliminary Subdivisions

5. Final Subdivisions

6. Conditional Use

CU-12-13

CU 12-13 Lizzie Mays - Anointed Praise Outreach Ministry requests a conditional use approval for property located at 4915 E. Nettleton, with the intent of using the space for Outreach Ministry and Sunday Church Service in a C-1 - Commercial Downtown Core Commercial District.

Attachments: [Conditional Use Application](#)
[Vicinity Aerial Map](#)
[Permit Application](#)
[Architectural Plan](#)
[Staff Report](#)

Mrs. Lizzy Mays, 3595 Pleasant View, presented to the MAPC. Stated that she does a an outreach programs where they send food out to the elderly and feed the children in the day care currently; and church service will be held on Sunday mornings.

Staff: Mr. Spriggs gave a summary of the Staff Report notating the case history where the MAPC approved the daycare at the facility in 2004. They have kept the daycare since. Since that time they would like to have multi-use of the space. The architectural drawings have been provided. The worship component requires the Conditional Use approval.

The use complies with the code in terms of the criteria for approval. We listed information regarding parking requirements. 12 spaces are needed for 48 seats. They area asking for capacity of 30 people. For overflow parking needs shared parking provisions are allowed per the code. The 3 conditions for approval were read.

Opposition: None present.

Mr. Joe Tomlinson: Asked concerning the capacity per the architectural drawings. Mr. Spriggs clarified that the actual worship area is only in the central space. Staff estimated that the capacity at 48 based on 2 sq. feet per persons. Mr. Tomlinson stated that the capacity should be based on the availability of parking. If the church grows we will be over on the parking.

Ms. Mays stated that the architect reported that she would have enough space for 48 to 50 persons. She has space for the addition of 20 person in the rear in the pulpit. She is using the 2 flex rooms/spaces. The maximum will be 30 to 32 people. Children will be present without parents at times. The daycare is still functional and separated. There are 20 children cared for on Mondays through Fridays. Responding to Mr. Tomlinson, she stated that there are 9 parking spaces on the side and there are 9 in front with handicap parking.

A motion was made by Ron Kelton, seconded by Beverly Nix, that this matter be approved with the Staff conditions. The motion carried by the following vote.

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece

CU-12-14

CU 12-14 Central Baptist Church - Journey Campus requests a conditional use approval for property located at 1701 Disciple Drive for a proposed 600 seat worship and educational center within an R-1 - Single Family Medium Density District.

Attachments: [Application](#)
 [Letter to Neighbors](#)
 [Vicinity Aerial Map](#)
 [Site Plan Drawings](#)
 [Staff Report](#)

Mr. Spriggs gave comments summarizing the Staff Report. This is a new church facility. Staff has listed conditions. Issues of access management were raised with the connection to Mockernut Dr. The plan otherwise is in compliance with the code. A graphic was presented in the Staff Report.

Mr. Morris noted that Engineering would like to see a connection to Disciple Drive, because of cut-through traffic or place a cul-de-sac at the end of their property as an option. Mr. Spriggs gave an example of what we were trying to avoid such as the connection of Walnut Baptist Church to Dupwe St.

Opponents

Mike Hart, Resident who lives within 2909 ft. Stated that a church is a great idea. We would like to see a gate so we don't like a lot of traffic.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be approved with a cul-de-sac and gate. The motion carried by the following vote.

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece

7. Rezoning

RZ-12-23

RZ 12-23 Judy K. Hass requests a rezoning of a parcel of land located at 5712 CW Post Road, containing 28 acres more or less from R-1 Residential Single Family District to I-1 Limited Industrial District.

Attachments: [Application](#)
 [Rezoning Plat](#)
 [Overview Map](#)
 [Staff Report](#)

Staff:

Mr. Otis Spriggs gave staff summary comments from the Staff Report. Noting that the Future Land Use Map recommends this location as Heavy Industrial. Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage. This category typically includes industrial or manufacturing uses with convenient access to primary highways or rail system; the proposed rezoning is consistent with the land use plan.

The subject site is served by Commerce Drive on the Master Street Plan which defines the road as a principal arterial, requiring 120-ft. of right-of-way. The proposed rezoning plat depicts a 40 ft. right of way, while 60 ft. is recommended for the right-of-way from center-line per the Master Street Plan. The applicant will have to agree to comply with the platting requirements.

The applicant agrees with the existing permitted list of uses under the I-1 Industrial District. A site plan has been recommended to be submitted to the MAPC. The list of approval criteria was outlined per the table provided in the Staff report. Consistency is noted on each item given the surrounding manufacturing uses in the area.

Mr. Tomlinson questioned the right-of-way required on the Master Street Plan. He stated that this is MAPC's opportunity to receive the right-of-way during the time of the rezoning. Mr. Michael Morris concurred. Mr. Tomlinson asked should a motion be made with the condition that the right-of-way be dedicated? Mr. Spriggs agreed that it could be added to Condition No. 1.

Mr. Kelton asked about the tenant currently on site. He asked what is the rental cycle on the property? He also noted the recommended 2 year limitation by Staff.

Mr. Spriggs stated that the concern of staff is the fact that we have removed residential uses from being allowed within the commercial districts. This change would render the property Non-Conforming. He added that he did not see an issue with the Planning Commission sun-shining that non-conformancy. If they required more time, they could always come back and request it.

Mr. Kelton added that the two years is being very generous. Was this the executor's idea on the 2-years? Mr. Spriggs stated that it was the Staff's recommendation only.

Applicant

Judy K. Huss, Executor, 2309 Mary Jane, Jonesboro.

Mr. Kelton asked would she be in agreement to changes and the concerns of the right-of-way. Ms. Huss concurred and agreed to give the additional 20 ft. of right of way. Mr. Kelton asked if the 2-year notice to the tenants was adequate. She stated that she had already given them notice in June, 2012, and they understood and agreed that when the property would sell and was

under an approved contract, they would have 30 days to move out. Mr. Spriggs stated that the code allows for 1- year for nonconforming uses to expire.

Public Input: No Opposition Present.

Commission Action: A motion was made by Mr. Jim Scurlock to accept the proposal as stated with the stipulations of City Staff with the right-of-way condition as noted in compliance with the Master Street Plan; seconded by Mr. Dover that this matter be recommended to Council. The motion carried with the following vote.

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece

RZ-12-24

RZ 12-24 Charles R. Watson Family Trust and Unico Bank - Request to Remain Tabled (See attached).

A request for rezoning of a parcel of land located at end of Keely and Lexee Streets with frontage on Ingels, containing 48.26 acres more or less from R-1 -Residential Single Family District to RS-7 - Single Family Residential District minimum lot 6,222 sq. ft. lots required; and RM-8 - Residential Multifamily Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads or higher.

Attachments: [Request to Table Rezoning Case Ingels Rd @Keely@Lexee Application](#)
[Rezoning Plat](#)
[Unico Bank Warranty Deed](#)
[Staff Report](#)

Applicant: Mr. Don Parker, Attorney presented on behalf of his client, Unico Bank, whose headquarters are in Paragould, AR. Barry Lafarlick, Senior VP, from the bank is here and he is a resident of Jonesboro.

There are two tracts totaling 48 acres. Unico acquired one of the tracts through foreclosure and the other 36 acres were formerly developed as Caldwell Acres. An adjacent tract with frontage on Ingels Road is owned by the Charles Watson family trust and is under contract, who is joint applicant to the rezoning. We propose to provide access to this property (Watson property) on the back side over to Ingels Road, providing access to Willow Road to the bypass.

Both tracts are currently zoned R-1. The rezoning request for RS-7 (9 acres) will act as a buffer between the existing single family homes in Caldwell Acres and the proposed multifamily rezoning to RM-8 (39 acres). The entire project if redeveloped will contain approximately 277 units of mixed use development: 61 single family units and 216 units of multi-family units are proposed.

The RS-7 property next to Caldwell Acres will connect to both Lexee and Keely Drives to improve the safety in terms of access and improve health and safety issue. Unico Bank is open to a prohibited extension of those two streets into the Multi-family.

Adequate utilities are available for connection. Ingels Road is designated as an

arterial road where it front. It is one mile from the bypass. This property touches the County and is on the edge of the City limit.

Willow is sparsely populated. This is the proposed access point for the RM-8 multi-family.

The property to the west is zoned R-3 LUO and provides for the same density as the RS-7: The property to the north is zoned R-1, with the same as the east and to the south being used also as agriculture. Again, access to the proposed Multifamily is from Ingels Road with no connectivity to Lexee and Keely Dr.

The proposed RS-7 zoning is consistent with existing single family development, and the proposed RM-8 Multifamily will be less dense than the existing single family residential in both. Unico Bank retained Associated Engineering who is working on a study on Higgonbottom ditch to address all flood control issues to satisfy FEMA regulations. Unico Bank has no issues with limiting the density of the RM-8 to 5.5 units per acre. The RS-7 will have a density of 7 units per acre.

Unico Bank has no objection to the 120 ft. right of way recommended in the Staff Report for Ingels Road, and no access will be allowed to Caldwell acres.

Unico bank will agree to provide public transportation and bus drop off area to be set aside. Unico Bank has express an interest and is openness to future park area to be incorporate into the buffer we have learned that City is unable to accept to offer for green space buffer because of budgetary constraints, through City officials. We are open to it.

Given the RM-8 rezoning requests, it is anticipated that this will be developed as duplexes, triplexes and fourplexes over a three year period.

Staff:

Mr. Spriggs gave a summary of the Staff Report. Consistency is achieved for the single family, except where Multi-family is proposed consistency is not achieved with the adopted land use plan. Access management and traffic may be a concern, but cannot be addressed outside a layout or traffic impact study.

The FEMA floodplain issue was discussed. A flood study may conclude that the density proposed may not be as planned.

The Master Street Plan recommendations were discussed, listing Ingels as a minor arterial. A collector road extension is listed for Willow Road in proximity of the ditch running north/south.

Current density, if the property were to remain R-1 Single Family would yield 260 homes at 5.4 units per acres. Mr. Parker has discussed the scenario of the mixed use 277 units.

The conditions of approval were read. Buffering and screening was discussed as well. A proposal and some form of maintenance agreement by an association would have to be discussed regarding any dedication of open space.

Public Input:

25 people stood in opposition.

Michael Easton, 5112 Richardson, 5200 Richardson and owns property on Limestone. Mr. Easton mentioned a recent rezoning denied on Colony Drive for apartments. The area is sparsely populated and it has high traffic volumes and flood problems. They have done some work on the drainage. He commented on the flood plain. Stated that this will set a precedent, and stated concerns about crime and land value affects. Child safety is a concern, as well as the rail crossing on Colony Dr. and the conditions of Willow Road. This whole quadrant of the area does not have apartments of this magnitude.

Terry Easton, Commented on the entrance to be on Willow near the dangerous bridge. If you were to go down Willow Road, you are dumping the traffic on Nettleton School (dumping it to 30 mile speed zone in the school area).

Mark Baker, 4008 Keely Dr., at the edge of street. This will have an affect on property values. It is under a bill fo assurance for no apartments. They are going to throw that on us, when the housing market has hit hard over the last two years.

Cassie Price, 3809 Lexee St., Stated that she bought her home 2 1/2 years ago. She stated that her family was told that they won't put in apartments. Commented on child safety and that there is no place for kids to play. Other concerns noted included traffic and safety concerns.

Geneva Burch, 3513 Lexee St., Stated that she lives on the opposite end of Lexee Dr. Her concern is traffic coming off Stadium and Colony. She added that crime and safety of the children is also an issue. She stated that this will create havoc and traffic problems for the whole area. She added that this will down their property values. She commented on the flooding in the area. She has spent a lot of money to keep water out of her yard. It would be nice to have something beautiful built and not just apartment buildings.

Scott Ralston 3612 Keely Dr., Stated that his concern is crime. Stated that he takes care of 85 apartment units around town and he knows about the crime and the property values they affect. Apartments are nice to start off with, then you see them in the newspaper. He stated concerns about the safety of the kids on Richardson waiting on the school bus.

Jeremiah Schearer, 3808 Keely Dr., Commented that he moved there 3 years ago. The builders said they would finish the subdivision and would not build apartments. He added that this is a family atmosphere with a lot of kids. We need a family environment in that area and not places in and out.

Mr. Jim Scurlock stated that he had an issue on what definition of Multi- family. Mr. Spriggs explained that in the last meeting we had a discussion of the definition of duplexes as opposed to multifamily. The code defines multifamily as three or more units attached.

Mr. Don Parker gave rebuttal comments. Noted that the comments have a similar theme as typically attached where multifamily is requested. Unico

Bank is prudent in designing this request in such away to have a buffer of single family between what is the existing single family and the proposed multifamily.

Mr. Parker added that looking at that property unless someone is going south on Hwy. 1 all the traffic will be on Ingels and Willow Road. People will take the shortest route. He added that they wanted to fashion this request with the single family zone with no connectivity to the multifamily on Lexee and Keely Dr.

Mr. Parker went on to say that the apartment density in the RM-8 is less than the single family in that area. The flood issue when it is addressed will improve the area in which there are current issues going on in Caldwell Estates.

Mr. Parker stated that Staff recommended the reduction to 5.5 units per acre on the multifamily. Mr. Spriggs later clarified that the density was not derived by staff, but was noted in the application submitted. Mr. Parker noted that the number is anticipated due to the flood plain impact.

Geneva Burch, 3513 Lexee St. asked if you start this how long will the project to finish. Mr. Parker: We anticipate it should take 5 - 10 years of completion.

Michael Easton, 5112 Richardson. Stated that they are for single family and not multifamily. He added that they have a buffer of the train tracks on the west, and its been the opinion of City Council that said the same thing. They want to keep the single family to the west of the tracks; it's not fair for ones that spent their lives and that are trying to build their lives. We are there for the long haul.

Mr. Parker, There has never been presented to this Commission, any evidence of an adverse affect on multi-family on property values. This property is located as far out as you can get it; it is on the edge of the city limits. Looking at the Land Use Plan, those areas are usually in mostly populated areas.

Chad Easton, 1500 Richardson, Commented on the train tracks and the traffic with deadly accidents occurring at the crossings. Rook Road doesn't have a rail crossing only a stop sign, and a kid got hit there.

Mr. Tomlinson asked if this is consistent with the Land Use Plan. Mr. Spriggs referred to the map nothing that the single family proposed is consistent, however the multifamily is not.

Mr. Kelton stated that the Commission is not here to look at a site plan but rezoning. If they are successful in selling this property they would come right back to the Planning Commission. We are talking about almost 50 acres of land that back up to Higginbottom Creek; the corner of this property is at city limits touching the County, and it is isolated. Mr. Kelton stated that he is not without sympathy of the property owners present, but we will have to put some thought in this.

Mr. Kelton added: If there were a deep enough barrier of single family homes between the multifamily and the existing single family; and if Lexee and Keely Street were cul-de-sac and avoided a connection of the other property- could

we find a happy medium with everyone? This is a large tract of land and it has a lot of value. We may need to try to work this out.

Mr. Tomlinson asked for clarification on the density. Mr. Spriggs reiterated the potential homes that could be built. Mr. Tomlinson are recognized that there is a lot of unknowns absent the study of the flood plain with the incomplete engineering. He noted that he has watched that area grow over the years and it has done well with R-1. He can't get it in his mind that area has to go apartments. He noted he supports the RS- 7 single family.

Mr. Kelton asked for clarification on the Flood Plain designation which appears to be unknown.

Mr. Michael Morris, Engineering, The floodway study is not completed.

Mr. Hoelscher asked for a larger view of the zoning map. Staff displayed the surrounding zonings showing other multi-family in the South Jonesboro area.

Commission discussion moved towards defining the area of single family buffering.

Mr. Parker and the representatives from Unico bank reviewed the buffering area and noted that they area doubling the buffer from 9 to 18 acres, while keeping the same density as a compromise. The line of the single family was extended easterly to a point that measured approximately 600 ft. from the boundary of Caldwell Acres. This would leave the balance of the 17 acres for RM-8, at a density of 5.5 units per acre for the multifamily.

Mr. Reece asked if we are looking at taking a tract of land that is not adjacent to apartment complexes and put it in the middle of a single family area, affecting people that have lived there for 30 to 40 years? If we start it there will be no end to it.

Mr. Dover stated that he thinks the counter- point is this problem was created by no one in this room; the economy has put us in this position. Continuing to let the land lay there is not the answer; how long can it sit? He added that he is not for against it at this point, but he would like to find a compromise.

Mr. Parker stated that this R-1 is not what the existing neighborhood is; It is R-3/R-2. .

Discussion moved towards the floodway and work performed in the ditch by the Corp of Engineers in 1996 or 1997; dredging was done.

Mr. John Easley, referring to the FEMA floodplain map, stated that he will define the floodway will provide a FEMA study and submit a map revision (LOMR) to reduce the floodway. Work has been previously been done along the ditch from Caraway to Stadium down near the carwash and Elite Auto. Other work has been recently done on Richardson in the Colony Road area. Mr. Easley stated that he could not answer flooding questions to the west near Colony Drive.

Motion was made to table the case pending the floodplain study completion

until the January 8, 2013 meeting by Mr. Paul Hoelscher; Motion was seconded by Mr. Ron Kelton. The motion carried by the following vote.

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece

8. Staff Comments

COM-12:088 Sidewalk Waiver Request: Creek Place Commercial Subdivision

The owners of Creek Place Commercial Subdivision requests MAPC approval of sidewalk waivers for the commercial subdivision located at Forest Home Road and Stadium Blvd. Large Scale Subdivision was approved by MAPC March, 2008.

Attachments: [Creek Place Record Plat](#)

Approved Driveway -- HOLD -- DENIED SIDEWALK WAVIER

Mr. Spriggs presented the request based on the applicants for the C-3 Commercial Subdivision. Driveway cuts on Stadium Blvd. were a concern. Staff has not objection to the request.

First waiver was for the sidewalks, and to allow for a driveway on Forest Home was the second waiver. Cross access was provided on Stadium with no direct drive cut.

Note: Applicant was not present. Mr. Hoelscher asked for the nature of the waiver request. Mr. Spriggs stated in his own opinion that it had to do with the placement of buildings and setback limitations, and constraints on parking, and the fact that there were no sidewalks imposed on other sites in the area. No sidewalks currently are on Forest Home.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be approved only for the driveway waiver. The applicant is asked to return to MAPC and justify the request for sidewalk waiver. The motion carried by the following vote:

Aye: 8 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece

9. Adjournment