



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, August 25, 2020

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

**Absent** 1 - Jerry Reece

### 3. Approval of minutes

[MIN-20:082](#)

MINUTES: MAPC Minutes from August 11, 2020

**Attachments:** [MAPC Minutes from August 11, 2020](#)

**A motion was made by Kevin Bailey, seconded by Jimmy Cooper, that this matter be Approved. The motion PASSED with the following vote:**

**Aye:** 6 - Jimmy Cooper; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 2 - Jerry Reece and Jim Little

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

[PP-20-19](#)

FINAL SUBDIVISION APPROVAL: Prospect Farms Phase VI

Mark Morris of Mark Morris Construction, LLC requests MAPC Final Subdivision Approval for 56 proposed lots on 17 acres located South of Buckwood Drive and South of Prospector Drive and South of the Wildwood Subdivision. This property is zoned R-1 Single Family Residential District.

**Attachments:**    [Subdivision Application](#)  
                              [Staff Report](#)  
                              [Plat](#)  
                              [Subdivision Plan Set](#)

Mark Morris of Mark Morris Construction, LLC requests MAPC Final Subdivision Approval for 56 proposed lots on 17 acres located South of Buckwood Drive and South of Prospector Drive and South of the Wildwood Subdivision. This property is zoned R-1 Single Family Residential District.

**APPLICANT:** Mark Morris stated the project is finished. They have asphalt down and the bond in hand.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they would recommend approval. It does meet all requirements of the subdivision ordinance. All improvements are finished.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comments.

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

**Aye:**    6 -    Jimmy Cooper; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

**Absent:**   2 -    Jerry Reece and Jim Little

**7. Conditional Use**

**8. Rezoning**

[RZ 20-12](#)

REZONING: 1330 W. Monroe

Alberto Morales is requesting MAPC Approval for a Rezoning from “C-3” General Commercial District to “RS-7” Single-Family Residential District; minimum 6,222 sq. ft. lot required for .166 +/- acres of land located at 1330 W. Monroe.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Rezoning Plat](#)  
                              [Residential Application](#)  
                              [House Plans](#)  
                              [USPS Receipts](#)  
                              [Aerial](#)

Alberto Morales is requesting MAPC Approval for a Rezoning from “C-3” General Commercial District to “RS-7” Single-Family Residential District; minimum 6,222 sq. ft. lot required for .166 +/- acres of land located at 1330 W. Monroe.

**APPLICANT:** Alberto Morales stated they are wanting to build a residence on this lot.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they would recommend approval with the following conditions:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comments and public comments.

**COMMISSION:** Paul Ford stated in the packet it said you cannot build single family residential in C-3 zoning. He asked if this was the reason for this request.

**COMMISSION:** Lonnie Roberts Jr. stated that is correct. Nothing else has

changed other than they want to build a residence there.

A motion was made by Kevin Bailey, seconded by Dennis Zolper, that this matter be Recommended to Council. The motion PASSED with the following vote.

**Aye:** 6 - Jimmy Cooper;Dennis Zolper;Mary Margaret Jackson;David Handwork;Kevin Bailey and Paul Ford

**Absent:** 2 - Jerry Reece and Jim Little

RZ-20-13

REZONING: 5244 Harrisburg Road

James McLeod of Blue Cloud Development, LLC on behalf of Shirley Marlow via Tanya White are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “PD-RS” Residential Planned Development for 3.7 +/- acres of land located at 5244 Harrisburg Road.

**Attachments:**

Application  
Zoning Questions  
Staff Summary  
Rezoning Plat  
Designs for the Homes  
Layout of Planned Development  
Letter about neighborhood meeting to property owners and Superintendent 7  
Neighborhood Meeting Presentation 8.4.2020  
Sign In Sheet from Neighborhood Meeting 8.4.2020  
Rezoning Signs and Area Pictures  
USPS Receipts

**James McLeod of Blue Cloud Development, LLC on behalf of Shirley Marlow via Tanya White are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “PD-RS” Residential Planned Development for 3.7 +/- acres of land located at 5244 Harrisburg Road.**

**APPLICANT:** Jay McLeod stated they are in the process of purchasing the property from the estate of Shirley Marlow. He stated they are asking the commission to recommend a rezoning to a PD-RS single family development. Included is a slide show presentation of what was shown at the neighborhood meeting. This is proposed to be a single family development. He stated the planned development designation gives them more flexibility and creativity with the space between the houses, greenspace, etc. He stated they want to develop a 19 lot community. It will be gated with a private drive. It will have a fence around it. The purpose is to create a very low maintenance lifestyle. He stated they will set up an HOA and they will contract for landscaping, lawn maintenance, anything on the property. This allows the residents that purchase the homes to live hassle free. He stated they do not have any firm home plan designs. The houses will be 1300, likely closer to 1500 square feet. They want to build three bedroom, two bath homes. Two car garages. He stated they put a few pictures on the slideshow that could be possible concepts. They will be two story, more narrow than wide to accommodate the lot size. He stated they had the idea to put a fence around it to give the community inside a secluded feeling while protecting the outside from any sort of noise. It will be a private drive. The HOA will have provisions in it to provide a reserve account for the street. That is always a concern of communities taking care of their own asphalt.

**COMMISSION:** Lonnie Roberts Jr. reread the public comment phone number and email address. He then asked for staff comments.

STAFF: Derrel Smith stated they have reviewed it and it meets all the requirements for a rezoning. He stated they would recommend approval with the following stipulations:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for the street, parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment that is required for this Rezoning Development.
5. The Planned Development will be limited to no more than 19 units.
6. The Rezoning will have to comply with all the Planned Development District Standards.

COMMISSION: Lonnie Roberts Jr. asked for public comment.

PUBLIC: Mark Crain stated his house was on the original application which was an error that was recently corrected. He stated it is the applicants that are responsible for proving this rezoning would not have an adverse effect on property values as compared to the current R-1 zoning. Question 8 asks why the property cannot be used as it is zoned now. He stated he would first like to thank the developers for having the informative meeting at Central Baptist Church on August 4. During that meeting one of the things they were told was that this would be a gated community. The Gladiolas apartments nearby were also originally proposed that way and yet they still see significant crime problems in that area. He stated they were also told these would be high dollar properties, probably catering to the elderly. He stated square footage has a lot to do with the value of these properties and these units will be small. They will also be two story. Not many elderly want to deal with upstairs all the time. He stated they were told these homes would be HOA or POA controlled, yet there are no provisions in the drawings for a community building or meeting place for such an association. He stated if these homes are to be association regulated, provisions must be made ahead of time about limiting to a small percentage the number of units that can become rentals. He stated this is what planning ahead is all about. He stated he owns a condo and is facing this problem right now because in the original by-laws this was not addressed. When the number of rentals passed 30%, he stated they were informed by FHA that they would no longer make loans to the remaining units. This has compounded the problem of selling these units to first time homeowners and young families. He stated at the meeting they were told these units would be

much like those built at Sage Meadows. He stated it is his understanding people in Sage are not happy about these properties being built by their homes and that many are becoming rentals. He stated he has owned his home for 30 years. He stated when he bought it he hoped it would continue to be a valuable property. The Nettleton school district was one of the finest in the area. He stated now, the extreme oversaturation of multifamily housing in the Nettleton school district, has lowered the quality of the school system and lowered the resale values of property in that area. He stated he believes there is a need for smaller homes with the needs for older citizens in mind. He stated that is not what this is and this is not the right location for investment properties.

PUBLIC: Janie Smith stated if you have an entrance going into the property with a gate, you will have emergency vehicles possibly being delayed due to gate malfunctions. She stated she is concerned for citizens on the back side and how they are going to get out. She stated looking at the map, the entrance is too close to the intersection of Harrisburg Road and Caraway Road which is a four way stop. Caraway Road is not designed with a turning lane at this intersection. She stated she is concerned for the safety of the children getting on and off of the bus. The area is already congested due to the four way stop. She stated the houses are for two car or one car parking only. She stated her concern is for guest parking during holidays and other events.

PUBLIC: Patti Lack stated she is going to speak for someone unable to make it and then she would speak for herself. She stated the gentleman she is speaking for is Rick Carter. His property is right next to this property. She stated he did not get a USPS notice of this rezoning. She stated there were 16 other people that received a notice, but he did not. She stated that is concerning because he is right next door. He found out about it because of concerned neighbors. She stated she would like to applaud the developer for having the community meeting. She stated these are really important as they inform the neighbors and the community of what is going on around them and how it will affect them. She stated she would like to talk about the staff summary and items that were not correct. The front page says to the north of this property is R-1 single family residential. She stated if you go north of this property there are a lot of duplexes and Willow Creek apartments which has over 500 apartments. She stated it is not just residential, it is multifamily. She stated on the second page it says the traffic, approximately 300 peak hour trips. She stated she is going to assume that is 300 cars per hour. She stated next year they are going to expand Harrisburg Road. They are also going to expand Caraway Road. If you look at the traffic that goes through that one intersection where this rezoning will take place, it is a busy intersection with only a traffic blinking light. She stated on the next page on number E it says no detrimental or adverse impact is predicted if the proper planning is implemented. Commercial and Industrial are on both sides of this property. She stated it is not. She stated what is on all sides of this property is residential. She stated the businesses in the area and stated they are not right next door to here. She stated it says the minimal impact of rezoning due to the fact that businesses and residential currently exist in the area. She stated there are no businesses in that area. She stated on the next page where it shows the departments that approve this, it says the Street and Sanitation approve it and the fire department. What happens if there is a fire at that first house? How are the other 18 going to get out? There is only one way in and one way out. She

stated if you look at the layout of this planned development, there is no area for a dumpster. She stated that means there is going to have to be a sanitation truck go down a one way street to pick up a trashcan. She stated it will be difficult for the truck to pick up the cans at the cul-de-sac. She asked if the 19 people are going to have to put their trash out on Caraway. She stated they do not know because that question was not answered. She stated she went down Caraway and Harrisburg and took a picture going north where the intersection is. She stated she then went to the south and parked right beside the mailbox of 5120. That is the last mailbox right next to where this property is. When looking at the layout of this development, it says there was 332' and on Harrisburg there is 462'. It means the lot is more of a rectangle. You have the busy intersection of Caraway and Harrisburg. She stated then you are going to have to put two 6,000 cubic feet drainage ditches in front of the gate. This will have to be accounted for. The side shows a proposed sidewalk. She stated she can almost guarantee that if this passes, they will try to waive that fee because there are no other sidewalks in that area. She asked how tall the fence will be around the property. She asked if the electronic gate would have space for one car or two cars. She stated it is close to the intersection and she believes she could through a softball or baseball to the intersection. She stated there are sidewalks on both sides of the planned development, but there are no sidewalks in the cul-de-sac. She asked why sidewalks are not there. She stated the plans state the lots will be small with narrow setbacks. She stated, to her, it is like they are trying to pack as many as they can in. She stated the developer has told the city that it would be a larger increase in tax income for us. She stated that is for the city, but what about all of the residents in that area. She stated on the questions the developer answered, he says that this development would benefit the community by a high quality, desirable single family private gated area. She stated it is one little street with a lot of houses in it. She asked if it would improve the aesthetics of a vacant property. She stated she has heard this property has been up for sale a lot. There is some reason why this property is not selling. She stated the surrounding houses have at least half an acre or more around them. The form that went out says that approximately 25% of this property is trees. She stated that she believes at least 50% of that property is trees. She stated there is a new tree ordinance. She believes there are certain types of trees you can cut down and they have to be a certain size. She asked what they were going to do about the greenspace. She stated there are subdivisions in the area, but all of them have a little land around them. She stated the developer feels there is a demand for this style of house. She agrees there is a need for this type of house in Jonesboro, but it is not at the corner of Caraway and Harrisburg. She stated the citizens of that area are opposed to it. She stated with Covid-19 it is difficult to get petitions signed, but they have 285 petitions of people who oppose this. She stated the people outside that cannot come in oppose it also. She stated she would like them to deny this. She stated there is a place for this in Jonesboro, but this is not the area. She asked that they oppose this.

APPLICANT: Jay McLeod stated they are more than willing to comply with all city ordinances. He stated he is not an engineer. He leaves that to the engineers. He stated as far as he knows, this development complies with all of those. He stated if there are any ordinances that do not comply with this site plan, they will be happy to make changes to comply with them. He stated the address discrepancy initially was his mistake. He also apologized for Mr. Carter not receiving notice. He stated he used several sources for his search of



properties in the area. He stated he did not see his address in the area and has not had time to go back and research it. He stated as far as the gated community comments, many cities have private gated streets. Emergency services are given access codes, there are manual keys, in order for them to enter the property. He stated he does not anticipate that being a problem here. He stated they are not building multifamily. He stated multifamily cannot be built in this zoning or as it would be zoned with the proposed development. He stated they are not in the rental business. They are looking to sell these homes. He stated he would hope the HOA would continue on after all lots are sold. It will be up to the residents to continue it. He stated as far as the number of homes, he believes as it stands now they may be able to get 11 homes on the property. The proposal is for 19. That is an increase and it is not to build homes for the elderly. He stated he does not believe that was ever addressed in the neighborhood meeting or any other meeting. It is not on the application. If an elderly person wishes to purchase the home that is completely fine. This is not going to be an assisted living or retirement community as it stands right now. He asked that they consider this and make a motion to send it along to city council.

COMMISSION: Paul Ford stated there is a balk line where you are supposed to stop at a stop sign. He asked how many feet there are from it to the entry of the gate. He asked how many vehicles could stack there.

APPLICANT: Jay McLeod stated he knows there is a minimum required distance, but is unsure what it is. He stated he does not know how many vehicles.

STAFF: Derrel Smith stated he does not know the number, but that it is in the code. As it is submitted, it will go through the Fire Department and the gate will meet code.

COMMISSION: Paul Ford stated if you are coming down Caraway, how many vehicles could stack up at the entrance. He stated there is often cars backed up at that four way stop. He asked where the gate is, is that the right place for it and do you have space for vehicles to stack up so if you have a vehicle coming through the stop sign trying to make a left hand turn, is he going to be stuck out on the road waiting for space.

APPLICANT: Mark Morris asked if this would be a problem with or without a gate.

COMMISSION: Paul Ford stated the gate would make it slower. He stated his mother lived in an apartment complex across from Central Baptist Church and you had to punch in a code to get in the gate. He stated he wanted to make a left off of Harrisburg into the complex, but there were vehicles in front of him so he could not turn in. He stated he is wondering how many cars can stack in that entrance.

STAFF: Michael Morris stated there is an access management plan. He stated believes the speed on Harrisburg is 35 mph. He stated he believes the spacing for a driveway in that speed zone is 200'. He stated the traffic access management guidelines would fall into place for this. He stated this right now is not for the layout. It is just a rezoning.

COMMISSION: Lonnie Roberts Jr. stated this is a rezoning so we do not have the specifics. If this moves forward to the next step, you would see a detailed plan before it would be approved.

COMMISSION: Mary Margaret Jackson stated she has three questions. She asked if Nettleton sent their approval letter.

STAFF: Derrel Smith stated they did.

COMMISSION: Mary Margaret Jackson stated if there is a provision for a public building in planned unit developments here.

STAFF: Derrel Smith stated there is not.

COMMISSION: Mary Margaret Jackson stated she knows this is a rezoning, but since there is going to be major traffic redesign here, an increased density type development will have an impact in this area. She asked if they have looked at this proposed rezoning and what they are planning to do in comparison to the traffic studies to see if a turn lane would be required.

STAFF: Michael Morris stated that is part of the traffic study. The number of trips and once you have a certain number of trips per peak hour, then you would have to do a turn lane. This would be part of the traffic study they would have to submit.

COMMISSION: Mary Margaret Jackson stated that when they do rezonings like this, they increase the impact of certain areas. She stated they are putting the burden on the public to pay for improvements. Say there is traffic back up here, especially after they do the work on Harrisburg Road and Caraway Road. Because of this development, we decide we are going to need to put a turn lane in for public safety. She stated when you look at it on the back end, it is the public that is paying for it. She stated although this is a nasty word, impact fees take care of this problem. If you are increasing density in an area you are going to have an impact to the overall area. She stated the city of Jonesboro needs to look at things like this, especially in places where we know there will be significant redevelopment. The taxpayers are already going to be paying for that. But if we are not looking at the changes that are happening in this area, then we will be paying more for it in the long run. She stated this is the point where they need to look at the proposed development, the proposed rezoning and the density, and how it is going to effect this part of the city. She stated to not do so is to their detriment.

COMMISSION: David Handwork stated he loves the concept and the way it is laid out, but it is totally out of character for this neighborhood. He stated he is going to speak against this the way it is presented. If it was a less dense planned development, he thinks he could be more supportive. He stated it is too dense for this area for him to support.

PUBLIC: Patti Lack stated she will give the commission the signed petitions. She stated her concern is that for the past couple of years they have fought hard for Harrisburg Road. She stated they know that is going to begin construction next November. She stated Caraway will begin. She stated the

reason it is expanding is because there is so much traffic on that road. She stated this is unsafe and close and asked where the school bus would stop. She stated it is a great idea, but this is not the area.

**APPLICANT:** Jay McLeod stated there are a lot of questions he has not been able to answer. He asked that this be tabled to a different meeting in order to get some of these questions answered even though he feels some of them are outside of the scope of the rezoning.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that this matter be Tabled . The motion **PASSED** with the following vote.

**Aye:** 7 - Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 1 - Jerry Reece

[RZ-20-06](#)

REZONING: Text Amendment Case: DJDC Districts

Request Proposed DJDC Districts for Public Hearing being Conducted with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

Attachments: [DJDC final version 8.17.20](#)

Request Proposed DJDC Districts for Public Hearing being Conducted with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

STAFF: Derrel Smith stated as was discussed at the last meeting, they did make a few changes with the intent of trying to make it where City, Water, and Light could also make this code work for them. He stated they have made those changes to this. He stated they are looking at an overlay of the downtown area. They are looking at four mixed use zones. He has asked the City Attorney if she is comfortable with it and she has said she is. He stated he will answer any questions anyone has.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments.

COMMISSION: Dennis Zolper asked if there is a redline that shows all the various changes that were incorporated into this final proposal from the proposal that was initiated.

STAFF: Derrel Smith stated he would have to go back. He stated he can provide that. He does not have a copy with him.

COMMISSION: Dennis Zolper stated this is obviously a very long and detailed proposal. He stated he would like to see via redlining what changes were made and how that changed your preliminary thoughts on the subject.

STAFF: Derrel Smith stated his thoughts have not really changed on it. The main changes have really been just minor changes. He stated they have added some areas to help City, Water, and Light maintain service to some of their prime customers in the area such as St. Bernards, the Municipal Complex, and the Justice Complex. He stated they have added a couple of areas on the maps. Everything else has pretty much stayed the same. He stated he would be glad to provide this for him if he wishes.

COMMISSION: Dennis Zolper stated if there are no significant changes, there are no significant changes.

COMMISSION: Mary Margaret Jackson stated that they are going to have the public process where they are going to hash it out and talk about the specifics of the design issues. She stated if we see problems down the road what is the process for amending it. She asked if it will come before MAPC.

STAFF: Derrel Smith stated it would. He stated the process for amending this would be the same as amending any zoning codes we have right now. It would go before MAPC for a recommendation and then go to City Council.

**COMMISSION:** Mary Margaret Jackson stated she thinks this is a fantastic concept, exciting, and will make redevelopment easier, faster, more architecturally pleasing, and good for the pedestrian. She stated she knows he put a lot of work into it. She stated her concern is that she thinks some things need to be outlined. For example, if a developer provides an amenity, they can have an increase of an extra story or square footage to their property. Her concern is that they know what that amenity is because if they are going to get hundreds of thousands of dollars in revenue from that excess square footage, putting a bike rack in front of their building would not be enough of an amenity. It would have to be an amenity that would be comparable to what they were getting. She stated she also thinks it would be good if it could somehow allow for amenities in places within the district and not just on the property site. That has come up in the past where we only allow things on the development. She stated when you are looking at a whole district and you are trying to make a change, looking at it on a macro level would probably benefit the city for all and it would help the developer. She stated she is hoping they can look at that kind of detail later on as they are presented with developments to consider and they see what works and what is challenging.

**COMMISSION:** Lonnie Roberts Jr. asked if they are to take action on this tonight.

**STAFF:** Derrel Smith stated they are. They will be forwarding this to City Council for their action.

**PUBLIC:** Patti Lack stated she would like to know when the public meetings are going to be.

**STAFF:** Derrel Smith stated they have already had the public meeting. They were at the last meeting.

**PUBLIC:** Patti Lack stated so it is not going to be open to the public at a facility where they can look at it.

**STAFF:** Derrel Smith stated it has been open for the last four months online and it has been advertised for the last four months.

**COMMISSION:** Mary Margaret Jackson stated she thought Mr. Smith was going to do some sort of presentation like they did with the Master Bike Plan.

**STAFF:** Derrel Smith stated they did that at the last meeting.

**COMMISSION:** Mary Margaret Jackson stated she listened to the last meeting, but that was not like a real presentation, but ok.

A motion was made by Jimmy Cooper, seconded by Kevin Bailey, that this matter be Recommended to Council. The motion **PASSED** with the following vote.

**Aye:** 7 - Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 1 - Jerry Reece

**9. Staff Comments**

**10. Adjournment**