



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, April 22, 2014

3:00 PM

Municipal Center

1. Call to order

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2. Roll Call

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Present 6 - Lonnie Roberts Jr.;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent 1 - Paul Hoelscher

Excused 1 - Joe Tomlinson

3. Approval of minutes

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[MIN-14:040](#)

Approval of the MAPC Meeting Minutes for April 8, 2014.

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Attachments: [MeetingMinutesApril 8 2014MAPC](#)

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

Aye: 5 - Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Paul Hoelscher

Excused: 1 - Joe Tomlinson

Special Presentation- To Joe Tomlinson, Former Planning Commissioner

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4. Site Plan Reviews

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[SP-14-09](#)

Site Plan Review: Driveway Modification- 3406 S. Culberhouse Dr.

Michael Goad, M-L Goad Builders requests MAPC approval of a Site Plan Approval to add a secondary driveway to property located at 3406 Culberhouse. New Driveway will be accessed off Fox Run Dr. Site is the former Food Bank Facility, now rezoned as C-4 L.U.O. for Indoor Climate Controlled Storage.

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Attachments: [Aerial View Drive Location](#)
[Previously Approved Proposal For Indoor Storage](#)
[Ordinance 11_042](#)

Mr. Spriggs presented the item on behalf of the Applicant- Mr. Goad. The item is before the MAPC only because it was rezoned as a C-4 Limited Use Overlay. Mr. Kelton asked if the proposed drive was to get back through Culberhouse Rd.? Mr. Spriggs explained: The purpose is to allow a secondary access to the rear portion for the customers that need to access the rear door at intervals.

Mr. Morris, City Engineering commented on the existing plat which shows a gap or strip of land between the street and the subject property. Mr. Spriggs recommended that any approval be contingent upon the applicant gaining approval of an ingress/egress access easement agreement from the other property owners.

A motion was made by Jim Scurlock, seconded by Jerry Reece, that this matter be approved subject to Staff's recommendation. The motion PASSED with the following vote.

Aye: 5 - Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Absent: 1 - Paul Hoelscher

Excused: 1 - Joe Tomlinson

[SP-14-10](#)

Site Plan Review: Everyday Chef, LLC: 2945 Parkwood Dr.

Everyday Chef, LLC requests MAPC approval of a Final Site Plan for a Lot that was previously approved as a replat (Everyday Addition, Lot 1), formerly a part of FloRed Commons Commercial Subdivision, located on the Old Craighead Fairgrounds property located off Red Wolf Blvd. & Parkwood Drive.

[play video](#)

Attachments: [Everyday Chef Site Plans](#)

Mr. Travis Fischer, TraLan Engineering presented the site plan request for approval of also the right turn lane.

Mr. Spriggs gave staff comments, noting the access issues were coordinated in a previous meeting by the MAPC, through the FloRed Commons Subdivision. This will not compromise that road easement restriction, and Planning Staff has no further issues. Mr. Morris stated that Engineering still has concerns about individuals still making a left turn into the drive.

A motion was made by Jim Scurlock, seconded by Jerry Reece, that this matter

be approved. The motion PASSED with the following vote.

Aye: 5 - Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Absent: 1 - Paul Hoelscher

Excused: 1 - Joe Tomlinson

5. Subdivisions

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PP-14-05

Plat Approval: Subdivision Ordinance Waivers Requested

Sheri Bennett, Representative for Tonya Grissom and Jason Runsick will appear before the MAPC seeking the following:

Waivers of City of Jonesboro Subdivision Ordinances, Section 113-80 and Section 113-113 regarding the two unplatted lots located at the terminus of Wineland St. (Located on the southside of Casey Springs Rd.) owned by: Tonya & Bentley Grissom (4.44 acres) and Jason & Melanie Runsick (25.72 acres).

-Applicants request a waiver of this requirement of lot frontage but dedicate 30 ft. from center line of future road.

-Applicants request a waiver of the street improvement standards for road specifications, curb and gutter due to a hardship presented on a street that was previously annexed and never dedicated nor improved.

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Attachments: [Memo of Intent Bennett](#)
[Wineland Aerial View](#)
[Runsick Property Survey](#)
[Grissom Property Survey](#)
[Wilbanks Minor Plat](#)
[Code of Ordinances Subdivisions](#)

This action waived the Curb and Gutter, but Tabled the Rest of the Action until further notice.

Tonya Grissom and Jason Runsick appeared before the Commission requesting waivers of the requirements. Mr. Runsick stated that they have not been able to build or get permits to construct their homes on land purchased.

Mr. Spriggs gave a history on the property located off of Casey Springs Road, in which a portion of Wineland St. was over-layed by the City. Wineland St. lacks public right-of-way and the street terminates. They are requesting a waiver of the curb and gutter requirements; as well as the improvement requirement of paved road to a minimum of 60 ft. of frontage on each lot.

Mr. Spriggs: The owners would agree to dedicate proper right-of-way ½ of the street for their properties. Mr. Spriggs asked for details of the proposed driveways? Is the intent to pave it as a private driveway only from the property line or to the terminus of Wineland St.?

Mr. Morris: Noted that there are 7 other properties in there and they could ask for the same waiver. Engineering would not support that. They are asking the City to pay for the improvements. Mr. Reese asked how long have you owned the property: Mr. Runsick, owned for 4 years; Ms. Grissom owned for 3 years.

Neighbor Input: Mr. Jon Wilbanks, 2205 Wineland St., referenced his email sent to the Commission of his concerns. He described his process of 6-9 months he had to do in accordance to the rules. He purchased an additional acre to meet the City's needs. Sewer dictated the direction the house had to face. He spent an additional \$24,000 on the acres and on the modification of the levy and sewer connection. He did his research. He stated that he only feels that the solution is not granting waivers. But the City should complete what it did 20 years ago. There was an argument between Mr. Wineland and the former mayor; which resulted to the work being totally stopped. He described the conditions of the old road bed on Eric Street and towards Hazeltine Dr./Spyglass Dr.

He spoke to Ms. Grissom and noted that the City had been using that road bed to service sanitation service. In the last three years the road has been degraded and deteriorated. He suggested that the City needs to pave that road. The City won't bring their road grater out there; they consider it a private drive. When he platted his lot, he volunteered to grant right-of-way on the south side of his house.

If you grant the waiver, the road will become un-passable. Mr. Morris stated that the east half of Wineland is not dedicated. On the West ½ is dedicated. Mr. Spriggs stated that it has been disputed as to actually owns the west side of Wineland St.

Mr. Spriggs noted that Mr. Parker (land owner east of Wineland St.) telephoned him, and has offered to participate in the process in getting right-of-way issue solved.

Ms. Sherri Bennett appeared before the Commission and reiterated that her clients front on an unimproved street on property that they cannot build on, because that was not disclosed to them when they bought it. We are just asking for a waiver so that they can build their homes. Mr. Wilbanks stated it wasn't disclosed to him either; he had to do the research. You have to do your due diligence.

Ms. Nix asked when was this Ordinance passed? Mr. Spriggs explained that if you are referring to the Subdivision Ordinance, it dates back to the 1960's with amendments all the way until the last couple of years. This is not any newly enacted rule or regulations, Mr. Spriggs replied.

Mr. Spriggs stated that the curb and gutter waiver request is no issue by staff. Mr. Runsick asked why was he granted a utility permit and can't get a building permit. Mr. Spriggs: That is a process by CWL. You can obtain utility tap permits prior to a project from CWL.

Mr. Scurlock: Compared an operation in another town of which he couldn't get a permit until he developed ½ of the side of a street. That seems fair to do. By law subdivisions are paved. But out in the rural parts you don't have streets paved.

Mr. Spriggs described the former processes of improvement districts and ½

street improvements. He noted that all parties need to come to the table. That whole area of owners need to meet and discuss options for financing. Mr. Roberts: Will Mr. Wilbanks have to participate or be exposed. Mr. Wilbanks stated that he will not participate in any improvement district, because he has dedicated right of way and has satisfied his requirements.

Motion was made by Mr. Kelton to waive the curb and gutter requirement at this time.

Mr. Kelton asked who is leading the charge to get this done? Ms. Bennett stated that this is just the first step. They are making back notes and cannot build homes. We will do whatever we need to do. Mr. Kelton, what we do today will have long term effects on what else happens out there.

Mr. Reese: No one investigated before buying the property. Mr. Runsick: It was not disclosed in the buyer's information. He sympathized, but someone dropped the ball in deciding the purchase the property. That should have been a joint effort between you and your realtor.

Ms. Grissom: I did ask the questions. Mr. Blue stated that he had already started utilities and he stated that you just need to go to the City and get a permit. Not till she had house plans drawn that she was told that she had to pave the street.

Mr. Spriggs cited a similar Commercial Subdivision (Carrie Dehon Dr.) that has the same hardship, and the City had to stick to the current standards and not allow permits that did not comply with the ordinances.

Mr. Runsick, stated can you put a time limit on a certain approval. Mr. Spriggs stated that the curb and gutter requirement can possibly be waived by the MAPC at this time. The long term pavement of Wineland St. needs to be worked out between all parties in terms of right of way and improvements.

Mr. Kelton: How much frontage: 484 ft. on the Grissom's property; 150+ feet on the Runsick property.

Mr. Spriggs stated that perhaps the Commission can table the case until a joint meeting can occur.

A motion was made by Ron Kelton, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED with the following vote. This action waived the Curb and Gutter, but Tabled the Rest of this until further notice and more information could be gathered.

Aye: 5 - Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Paul Hoelscher

Excused: 1 - Joe Tomlinson

PP-14-04

PP 14-04 Preliminary Subdivision Review

Nix Development, LLC requests MAPC approval for a Preliminary Plan Review for Jamestown Ph.-IV Residential Subdivision, 14 lots to be located just north of Phase II of Jamestown Manor Subdivision and Williamsburg Dr., off the north extension of Fredericksburg Dr.

[play video](#)

Attachments: [JAMESTOWN PH IV](#)
 [Report Jamestown Manor Phase IV](#)

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

Aye: 5 - Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Paul Hoelscher

Excused: 1 - Joe Tomlinson

6. Rezoning

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RZ 14-06

Rezoning Case: RZ 14-06

RZ 14-06: Jack Elam - Elam Enterprises, Inc. is requesting MAPC approval of a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial District L.U.O. for 1.98 acres of land located at 1802 Commerce Drive.

[play video](#)

Attachments: [Rezoning Application](#)
 [Rezoning Plat](#)
 [Staff Report](#)
 [Exhibit A Annexation ORD](#)
 [Annexation Ordinance](#)

A motion was made by Ron Kelton, seconded by Beverly Nix, that this matter be Tabled . The motion PASSED with the following vote.

Aye: 5 - Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Paul Hoelscher

Excused: 1 - Joe Tomlinson

7. Staff Comments

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COM-14:028 Approval of MAPC Bylaws.

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Approved Unanimously

Aye: 5 - Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Paul Hoelscher

Excused: 1 - Joe Tomlinson

8. Adjournment

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