



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Public Works Council Committee

Monday, January 13, 2014

5:00 PM

Municipal Center

Special Called Meeting

1. Call To Order

Mayor Perrin was also in attendance.

2. Roll Call by City Clerk Donna Jackson

Present 5 - Gene Vance; Chris Moore; John Street; Darrel Dover and Charles Coleman

Absent 1 - Mitch Johnson

3. New Business

COM-14:005 Discussion concerning access management

Attachments: [Traffic Access Parking Loading](#)
[Presentation slide handout](#)

MPO Director Dr. Marsha Guffey explained the City started working on Access Management regulations last year and she feels like it is the best way to solve the traffic problems.

Dr. Guffey discussed a PowerPoint presentation concerning traffic problems and the solutions that could help fix the traffic problems. She explained if a developer does not think the parking requirements are fair they will be able to present a proposal and the city planner and the Planning Commission will help figure out what is the best way to fix the issue. She added the City will be very accommodating when it comes to parking and if a business needs more parking they will be able to have it, but the City encourages less parking.

Discussion was held concerning the traffic impact analysis. Dr. Guffey noted the traffic study and the recommended improvements will be paid for by the developer.

Traffic Engineer Mark Nichols explained few developments within the City would warrant a traffic impact analysis. He added only 6-10 developments warranted a traffic impact analysis in 2013. He added the cost of a traffic impact analysis would depend on the size of a development and what is required.

A citizen asked if the traffic study will be required on fast food and/or sit down restaurants and if so will it be based on the size of the restaurant. Mr. Nichols answered it will depend on the size of the restaurant.

Discussion was held concerning what the different levels of traffic studies are.

Mr. Harold Carter stated it will cost the City a lot of money to actually accomplish anything and there is no way to predict the traffic volumes. Mr. Nichols explained if the project is for a chain store then there have been numerous studies done so they can predict the traffic count within reason.

Mayor Perrin asked if any studies had been done concerning safety while parking in the rear of a store. Dr. Guffey answered she is unaware of a study being done in terms of safety.

Mayor Perrin then stated one of the items being addressed is getting traffic off of the road safely and the second item is how the parking lot will be organized to be the most convenient option possible and for safe parking. Dr. Guffey explained the proposal has language in it that deals with recirculation and pedestrians. She further explained they left some language out due to being afraid they took on more than they could handle concerning parking and bicycle requirements. The MPO Technical Advisory Committee wanted the language back in the proposal.

Mayor Perrin discussed the parking and traffic around the Turtle Creek Mall. He added if Congress does not release funding the State of Arkansas will not have any money to do projects in 2015.

Chairman Street stated he is for some of the ideas in the proposal, but against others due to the concerns over the cost and some of the ideas could hamper development. He then discussed parking and joint driveways. He added the City needs to think about the ideas because it will impact people and the developers should have the option of working with adjoining property owner concerning joint driveways.

Mr. Barry Phillips added there are good suggestions in the proposal, but it will cost the developer and not the City. He noted if the City keeps adding requirements then developers will stop developing property because of the cost.

Mr. John Easley asked how a developer would handle a situation where another property owner wants money to allow for the temporary access. Dr. Guffey answered it will be a judgment call on how to deal with it when someone can't go ahead with the project. She added the MAPC or City Engineer could go ahead and issue the temporary access if need be. Mr. Easley added the ideas are good, but they should be encouraged instead of required.

Mr. Phillips asked if the City wants developers to pay for the temporary access. Dr. Guffey answered yes. Mr. Phillips then inquired if the developers would have to pay for it again when the permit is issued. Dr. Guffey answered yes.

Councilman Chris Moore asked how a developer would know if an adjoining property owner will pay for their portion of the cost for a temporary easement when the time comes for them to develop their property. Dr. Guffey answered it will be a part of the agreement. She said an attorney may be required to have that happen, but the money could be put into escrow.

Councilman Moore then asked what happens if the property owner puts money into escrow but the property isn't developed until 10 years later and they realize the money in escrow isn't enough to cover the cost. Dr. Guffey answered it does not seem to be a problem for the places the process is currently in place for.

Councilman Moore questioned if a business refuses to redo their driveway when another property is developed will the business have to be shut down. Dr. Guffey answered she does not know because this is uncharted territory. She added she

does know that access management is being done throughout the country and it has been working.

Chairman Street discussed limiting ingress and egress to businesses. He also noted that if another meeting is needed then one can be called.

Mayor Perrin stated if anyone has any questions concerning this meeting please let his office know.

This item was Read.

4. Adjournment

A motion was made by Councilman Darrel Dover, seconded by Councilman Charles Coleman, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 4 - Gene Vance;Chris Moore;Darrel Dover and Charles Coleman

Absent: 1 - Mitch Johnson