



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, January 12, 2016

5:30 PM

Municipal Center

1. Call to order

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2. Roll Call

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Election of 2016 MAPC Officers

Chair/ Vice Chair

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Lonnie Roberts was re-appointed as Chair; Mr. Kelton was re-appointed as Vice-Chair Unanimously.

3. Approval of minutes

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Approval of the Meeting Minutes for December 8, 2015

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

4. Site Plan/ Miscellaneous Approvals

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Plat Approval: 3219 Shelby Drive

Kenneth "Buddy" Caubble, PE, Caubble Stone & Brick request MAPC approval of a Lot Width Waiver/Reduction from 50 Ft. to 20 Ft. for land located at 3219 Shelby Dr. for financing purposes for pre-existing commercial buildings.

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

Preliminary Subdivision, Barrington Park Phase 9

Brandon Wood, P.E., of Wood Engineering requests MAPC Preliminary Approval of Barrington Park Phase 9, 13 lots on 6.4 acres, located at the End of Annadale Drive, South of Phase 7, West of Phase 8; property zoned R-1 Single Family Residential.

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

Plat Approval: 1704-1712 Arch St., Michael Boggs, PE, Project Engineer with Tralan Engineering, request MAPC approval of Subdivision Requirement Variances on Street Width Requirement and Curb and Gutter for Arch Street for a proposed multi-family project approval, zoned R-2 Multi-Family.

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

Preliminary Subdivision, Oak Ridge Addition

Brandon Wood, P.E., of Wood Engineering requests MAPC Preliminary Approval of Oak Ridge Addition, 12 lots on 17.3 acres, located at the corner of Blankenship Road and Culberhouse Road; property zoned R-1 Single Family Residential.

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Carlos wood, representing owners, they own the existing un-platted portion. The north portion has an existing mobile home on it. The owners want to create 10 residential lots and leave lot 11 undeveloped until they determine out how to use it. Reason being, we are trying to determine with CWL the best way for sewage, the topography slopes off to the west side downhill and the sewer runs out of the ground.

Otis Spriggs: This property is zoned R-1 Single Family, you have the plat there before you. There were questions and concerns raised in the way the site was designed. Culberhouse being a collector road for the future. You have dedicated and satisfied the requirements of the Master Street Plan. However, backing out onto that road lead to some concerns of the layout. Have you considered any other layouts?

Mr. Wood: There is an existing sewer line in the front portion of this property. It can only sewer the front portion of this property.

Mr. Spriggs: Have you considered any future phases; is the idea to lead some form city street in the center of acreage?

Mr. Woods: If CWL agrees, we can do a lift station and not utilize the sewer along Culberhouse. The mobile home park is presently sewer. It does go all the way to Hathcoat but someone else owns the rectangle portion to the west of us, next to Hathcoat.

Mr. Spriggs: You do satisfy the minimum requirements of R-1 but our concern is you would have 10 or 11 lots backing out on a public street. Is there were

any way to consider a better layout?

Mr. Wood: I will visit with owners and CWL to see if we can work another arrangement out on the utilities.

Mr. Spriggs: This is not a good layout from a traffic management point of view. There is no code requirement that would prevent you from approving this but the layout isn't good. If you're guided by the sewer I guess there is nothing the Planning Commission can do further. This is a preliminary so I think the next plan that comes before you will address these concerns.

Mr. Spriggs: Hathcoat lane was annexed into the city and we've have some hardship along that area, in terms of finding public right of way. The concern was would you satisfy the dedication along the west boundary.

Mr. Wood: I will visit with the owners but I think we can do that.

Mr. Spriggs: There is no control over the rectangle portion because the owner doesn't own it. Does that cover the entire future along Hathcoat Michael?

Michael Morris: The only trouble would be they would have to construct that with the subdivision, if they dedicate after the pavement ends it will need to be constructed as well.

Mr. Gibson: Otis, if remember south of there on opposite side of the road there is a development backs out of that road it is not a good situation.

Mr. Spriggs: Yes, they have a situation there. This is a good example.

Ron Kelton: How long until you hear from city water light.

Mr. Wood: It will be about 30-45 days.

Mr. Kelton: Would it be unreasonable to table it until then?

Mr. Wood: I thought if you approved the preliminary then I would have some time to bring it back but if I table it how long do I have to bring it back?

Mr. Spriggs: If you were to withdraw, then you can bring back the same plan with a different application. There is no appeal process with a subdivision.

Mr. Wood: I could do a drive way connecting all the lots. I will just have to look into it. I wish to withdraw.

Withdrawn

Final Site Plan Approval: Reserve at Hill Park; Located: Northwest of Browns Lane and Windover Rd.

George Hamman of Civilogic, requests MAPC approval of a Final Site Plan Approval, Preliminary Concept for land recently rezoned PD-M.

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

Final Site Plan: Barret A. Hagen, P.E. of Hagen Engineering is requesting Final Site Plan approval by the MAPC of Preliminary Layout for University Woods, Zimmer Company for property located at 2506 E. Johnson Ave., recently rezoned to PD-M for Compus Style Housing.

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

5. Rezoning

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RZ 15-16 Rezoning Case: Bobby/Zach Gilliam requests MAPC approval of a rezoning of 1.21 acres of property located at 4908 & 4910 E. Highland from R-1 Single Family to C-3, L.U.O., Jonesboro Hydraulic Business (Grandfathered/Annexed January of 1988).

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Applicant: Mr. Bobby Gilliam appeared before the Commission stating that they want to rezone the property from residential to commercial. He added that they are wanting to build a 3-bay truck garage to work on big trucks, now done outside. We will enclose the existing concrete and steel framed structure.

Staff: Mrs. Simpson presented the summary of the Staff Report noting the surrounding conditions and zoning classifications. The residential districts to the north and west were referenced. There is a small tract of C-3 property to the east, in which they own also. The property was annexed into the City in January 19, 1988 as a commercial business. The adopted Land Use Map recommends Moderate Growth Sector. If the proper controls are implemented, Staff feels that compliance can be achieved. This sector suggests uses such as neighborhood retail/retail services, small medical offices, Libraries, schools, other public facilities, senior living centers, nursing homes, community-serving retail, small super market, convenience store, bank, etc. The request is consistent with the Master Street Plan recommendations as Principle Arterial.

Mrs. Simpson: Upon visiting the site, there were some staff concerns of buffering and screening of the abutting residential. This land was purchased recently after being rented for several years with the current business. They are looking for cover for the hydraulic business from weather elements as a limited use overlay.

The four recommended conditions were read:

- 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 MAPC, prior to any redevelopment of the property.**

3. The Rezoning Approval limits this use to the Hydraulic Business, and 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 parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Public Input: No opposition present.

Mr. Kelton: What is the height of the proposed building? Mr. Gilliam: 27 ft.
Mr. Kelton: The screening won't be an issue? Mr. Spriggs explained that comments regarding screening were suggested regarding any outdoor storage of equipment, which should be screened from public view. Mr. Kelton commented that the proposed building will hide most of that.

Commission Action: Approved 6-0 vote.

Motion was made by Mr. Scurlock to recommend approval to City Council as presented with conditions; seconded by Mr. Perkins.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Cooper-Aye; Mr. Bailey-Aye; Mrs. Schrantz- Aye; Mr. Perkins- Aye; Absent were: Mr. Hoelscher; Mr. Reese; Mr. Roberts was chair.

RZ 15-17 Rezoning Case: PDW Properties LLC is requests MAPC approval for a rezoning of 4.69 acres of land located north of East Craighead Forest Rd., west of Bekah Drive, site formerly known as Craighead Forest Golf Course, from R-2 to PD-RM (Multi-Family Residential Planned Development).

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Applicant: Mr. Michael Boggs, TraLan Engineering appeared before the Commission stating that he is representing the owner who is looking to develop 4.69 acres of property to PD-RM preexisting the Craighead Golf course. Existing district is R-2. We are proposing 14 buildings; 14 triplex units.

Staff: Mrs. Tracy McGaha: This case is for 4.69 acres from R-2 Low Density to PD-RM. The surrounding conditions were described. The proposal is consistent with the Land Use Plan- Moderate Intensity Growth Sector which suggests Triplex, duplex and fourplexes. The plan complies to the Master Street Plan. The proposed RM zoning is more flexible than the preexisting R-2 District. The concept plan will be limited to the number of units listed.

Ms. McGaha: No other departments are agencies had issue with the proposal. The conditions were read, see below.

Public Input: No opposition present.

Mr. Kelton: What is the height of the proposed building? Mr. Gilliam: 27 ft.
Mr. Kelton: The screening won't be an issue? Mr. Spriggs explained that comments regarding screening were suggested regarding any outdoor storage of equipment, which should be screened from public view. Mr. Kelton commented that the proposed building will hide most of that.

Commission Action: Approved 6-0 vote.

Motion was made by Mr. Cooper to recommend approval to City Council as presented with conditions; seconded by Mr. Scurlock.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Cooper-Aye; Mr. Bailey-Aye; Mrs. Schrantz- Aye; Mr. Perkins- Aye; Absent were: Mr. Hoelscher; Mr. Reese; Mr. Roberts was chair.

6. Staff Comments

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2016 MAPC Public Meeting Schedule

Requesting that the Board approve the 2016 MAPC Public Meeting Schedule.

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All members concurred with the new scheduled. Mrs. Schrantz was recognized for her service from 2012- 2016 and was presented a token of appreciation. Her term expires 1/25/2016.

7. Adjournment

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