



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, July 9, 2013

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Note Mr. Scurlock was present.

Present 6 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent 2 - Paul Hoelscher and Beverly Nix

3. Approval of minutes

MIN-13:055

Approval of the MAPC Meeting Minutes for June 11, 2013.

Sponsors: Planning

Attachments: [MeetingMinutesMAPC June 2013](#)

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

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

4. Preliminary Subdivisions

PP-13-20

PP: Preliminary Subdivision: Barrington Park Phase 8 - Proposed 16 Lots

Carlos Wood, Engineer on behalf of Jim Abel, Owner requests MAPC consideration of a Preliminary Subdivision for Barrington Park Phase 8, within the R-1 Single Family Residence District.

Location: End of Annadale Drive, South of Phase 2, East of Phase 3.

Attachments: [Barrington 8 Overall Plan](#)
[Barrington 8 Preliminary Plat](#)
[Aerial Barrington 8](#)
[Barrington 8 Drawings](#)
[Report](#)

A motion was made by Joe Tomlinson, seconded by Kim Elmore, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

PP-13-21

Preliminary Subdivision: The Villas at Sage Meadows Ph. 2

Carlos Wood, Engineer on behalf of David Onstead, Owner requests MAPC consideration for a Preliminary Subdivision Approval for The Villas at Sage Meadows Phase 2, for 14 Single Family lots in an R-3 Multi-family District.

Location: East of the intersection of Clubhouse Road & Villa Drive.

Attachments: [Villas Phase 2 Preliminary Application](#)
[Villas Ph 2 Drawings](#)
[Villas Aerial Report](#)

A motion was made by Joe Tomlinson, seconded by Brian Dover, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

COM-13:047

Waiver of Plat Requirements- Lot Frontage Reduction Request: 3210 Strawfloor Rd.

James & Carolyn Batten requests MAPC waiver of the lot frontage requirements of 240 ft. within and existing AG-1 Zoning District. The applicants hope to construct a home for their widowed mother at approximately 1,200 sq. ft. (30'X40'). The new home will be required to be placed on a separate platted lot at approximately 120 ft. of frontage.

Sponsors: Planning

Attachments: [Batten Letter](#)
[Survey Plat Showing Home Location Strawfloor](#)
[Photo of Home Strawfloor](#)
[Code of Ordinances Residential Lot Requirements AG-1 3210 Strawfloor Rd Aerial View](#)

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

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

5. Final Site Development Plans

A motion was made by Joe Tomlinson, seconded by Jerry Reece, that this matter be Approved on the Consent Agenda . The motion PASSED with the

following vote.

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

SP-13-09

Final Development Plan- Preliminary Review: PD-M PLANNED MULTIUSE FOR PROPERTY LOCATED AT 4021 SOUTHWEST DRIVE AS REQUESTED BY KAGLE & SHARON HUFF.

Sponsors: Planning

Attachments: [Site Drawings_Huff](#)
[ORDINANCE13 026](#)

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

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

6. Conditional Use

Approved on the Consent Agenda

CU-13-09

CU13-09: Conditional Use:

Mr. Jerry Daugherty is requesting approval to have a fruit and produce trailer/ farmer's market at 1410 E. Highland, within an R-1 District (former Non-Conforming Gas Station Use).

Sponsors: Planning

Attachments: [CU 13-09 Application](#)
[CU 13-09 Letter from Owner](#)
[CU 13-09 Aerial View](#)
[Staff Report](#)

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

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

7. Rezoning

RZ-13-04

RZ 13-04: Text Amendment- Helipad/Heliport Ordinance: The City of Jonesboro Planning Department is presenting a Text Amendment to Chapter 117 of the Code of Ordinances to regulate the placement of off-airport helipads/heliports uses for modes of flight within the City Limits. Item to be untabled.

This Ordinance has been studied over the last two months to allow for a complete analysis and open public process for input. The MAPC is asked to forward a recommendation to City Council to Amend Chapter 117 as noted.

Sponsors: Planning

Attachments: [Helipad heliport Draft Regulations](#)
[Conditional Use Process](#)
[FAA Advisory Circular 150_5390_2c](#)

A motion was made by Joe Tomlinson, seconded by Jerry Reece, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 6 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

RZ-13-09

Rezoning: RZ 13-09:

Joan Crocker requests a Rezoning from R-1 to C-4 L.U.O. for 1.84 acres located at 1410 East Highland Dr. at Hillcrest Drive.

Attachments: [RZ 13-09 REZONING APPLICATION](#)
[RZ 13-09 AERIAL VIEW](#)
[RZ 13-09 REZONING PLAT](#)
[Staff Report](#)

Applicant: Mr. George Hamman, Civilogic Engineering, presented the case on behalf of Ms. Joan Crocker stating that his client hopes to rezone the property from R-1 to C-4 L.U.O. He stated that the owner is rezoning a small portion of the residential lot to the west. The owner will still reside in the single family home to the immediate west.

Staff: Mr. Spriggs gave staff summary noting that the proposed C-4 Limited Use Overlay rezoning is substantially consistent with the Land Use Map. C-4 is Neighborhood Commercial. The property was formerly a grand-fathered/ non-conforming use as a gas station and convenience store.

Land Use Plan: The eastern portion of subject property (approx. 1.18 acres) is recommended as Neighborhood Commercial and western portion (approx. 0.66 acres) is recommended as Single Family Low Density on the most current Adopted Land Use Map. Therefore the proposal is partially consistent and partially inconsistent.

Compliance is achieved with the Master Street Plan. No objections were voiced by the various departments or agencies.

Public Input: None Present

Commission Action: Mr. Reece made a motion to place Case: RZ-13-09 on the floor for the consideration of recommendation by MAPC to the City Council that changing the zoning of this property from R-1 Single Family Residential to C-4 Limited Use Overlay District is compatible and suitable with the zoning, uses, and character of the surrounding area, with the Staff Conditions. Motion

was 2nd by Mr. Scurlock.

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements including "Sec. 117-328. Residential Compatibility Standards" shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. A replat shall be required and must comply with the master street plan.
4. Uses shall be limited to automated teller machine, bank or financial institution, medical service or office, office/general, retail and retail/service.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Dover- Aye; Mr. Tomlinson- Aye; Mrs. Schrantz- Aye. Motion passed 6-0; Mr. Roberts as Chair.

A motion was made by Jerry Reece, seconded by Mr. Scurlock, that this matter be Recommended to Council . The motion PASSED with the following vote.

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

RZ-13-10

Rezoning: RZ 13-10:

Dr. Robert Abraham requests a Rezoning from R-3 High Density Multi-family to PD-R - Planned District for 12.19 acres located off N. Culberhouse Rd., on Plated undeveloped streets contained within the request: Bradley Street, Gwen Street, 5th Street, and Beth Street.

Sponsors: Planning

Attachments: [RZ 13-10 REZONING APPLICATION](#)
[RZ 13-10 STREET VIEW](#)
[RZ 13-10 REZONING PLAT](#)
[RZ 13-10 SITE PLAN](#)
[STAFF REPORT](#)

Applicant: Mr. George Hamman, Civilogic presented before Commission on behalf of the applicant: Dr. Robert Abraham requesting a rezoning from R-3 High Density Multi-family to PD-R - Planned District for 12.19 acres. Mr. Hamman stated that the applicant would like to place 44 duplexes on 12.19 acres. This is an existing platted subdivision and they would have to abandon the street right of ways. City Water Light owns the 3 lots to the southeast corner, and they have it under investigation under the work of professional title, who will have an answer so that we can make sure that legal description is correct.

Staff:

Mr. Spriggs summarized the staff findings of the report. The proposed PD-R

Residential Planned Development rezoning is consistent with the Land Use Map. The property is recommended as Residence Transitional. Attached two family dwellings are recommended as a land use. The issues of right of way abandonment must be submitted for processing under the Code requirements.

Under the existing R-3 District, the gross density could result in 219 apartments being constructed on the property if all the proper platting and right of way abandonments procedures are followed. As noted, the applicant hopes to develop only 88 units in 44 duplex homes.

Public Input:

Kevin Anderson (Resident in Northgate Subdivision), stated that he is one of the younger owners, and has a family with 2 small children. He expressed concerns if this project were not to become possible. What if they don't fill the units with the elderly? This could bring hazards to their subdivision.

Resident in Northgate Subdivision asked if they are going to open Bradely St. from Culberhouse to Church Street.

Mr. Hamman stated that the owner would like to provide a gated community to cater to elderly population, instead of having open rental availability. It would have private streets with private maintenance, with gates on both ends. The resident asked what is the time frame? Mr. Hamman stated that they hope to begin in the Spring.

The residence asked if they could oppose the land development and restrict it to only single family. They noted that they have no crime on their street and don't want there are to depreciate.

Redeen Thomas, (Resident in Northgate Subdivision, 801 Bradley Street. Her main concern is if you put the elderly in there, we have children. The elderly may not be conducive to children running around. You have a lot of units already in the area. It can turn into Section 8 housing. We have had flood issues as well. Culberhouse has lots of accidents.

Mr. Hamman stated that not all the property is the flood plain. It would have to be elevated. We will not make the drainage any worse than it currently is. We will detain the storm water runoff caused by this project.

Commission Action:

Mr. Scurlock asked about the gating mechanism. Mr. Hamman explained that it will have a Knox Box and some form of remote device.

Mr. Joe Tomlinson expressed his concerns about the right of ways. He has a problem doing away with the east/west connection. We have too many cul-de-sacs and a lack of straight east and west streets.

Mr. Kelton explained to the persons that spoke that the density and crime could be worse under the current R-3; these people can build 219 apartments today. They will have less people, less units (88) and it will be gated. It will not be as bad as it could be. They are trying to develop the property with an effort

to make it more in harmonious with the property values of the area.

Conclusion:

The MAPC and the Planning Department Staff find that the request to rezone property from R-3 Multi-Family High Density District to PD-R Residential Planned Development District submitted for Case RZ 13-10 should be evaluated based on the above observations and criteria. The following conditions apply:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. Final Site Plans shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. The proposed rezoning is contingent upon verification that the plat description submitted with the application corresponds to a deed that verifies the legal description and ownership of the property.
4. Final landscaping details shall be required as part of the Final Development Plan process if the petition is granted.
5. Former applications for abandonment of the affected city right of ways shall be necessary and required in the future.

Mr. Kelton made a motion to place Case: RZ-13-10 on the floor for the consideration of recommendation by MAPC to the City Council that changing the zoning of this property from R-3 Multi-Family High Density District to PD-R Residential Planned Development District is compatible and suitable with the zoning, uses, and character of the surrounding area with the noted conditions. Motion was 2nd by Mr. Scurlock.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Dover- Aye; Mr. Tomlinson- Nay; Mrs. Schrantz- Aye. Motion passed 5-1; Mr. Roberts - Chair.

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

RZ-13-11

Rezoning: RZ 13-11:

Chris Burnett requests a rezoning from R-1 to C-3 General Commercial for 1.3 acres located on the northeast corner of N. Church Street & Thomas Green Rd. , between Church and DanLee Dr.

Attachments: [Rezoning Plat - Church Application](#)
[Warranty Deed](#)
[Staff Report](#)

Applicant: Mr. John Easley, Associated Engineering, presented on behalf of the applicant, representing Mr. Burnett. Mr. Easley stated that he intends to continue to park his truck on the site. He also noted that Thomas Green Road is a collector road as designated on the Master Street Plan.

Staff: Mr. Spriggs presented the staff findings of the Staff Report; noting that the Current/Future Land Use Map recommends this location as a Commercial

Node, which would include general commercial uses. The proposed rezoning to C-3 General Commercial District is found to be consistent with the adopted land use map.

Master Street Plan: The subject site is served by Thomas Green Road and Hwy. 141N, Church Street, which is on the Master Street Plan are defined as a Minor Arterial Street for Church St. /Hwy. 141 and a Collector Road for Thomas Green Road. The right of way from the street centerline as shown on the plat satisfies the Master Street Plan recommendations for Thomas Green Road and Hwy. 141.

Departmental Reviews: No objections were made from CWL Utility, Streets, Sanitation, Fire nor the Jets departments. The MPO and Engineering Offices recommended shared access with commercial properties on either side should be required.

Mr. Spriggs stated that the applicant has proposed a straight C-3 General Commercial District rezoning. With the limited information there are a number of uses allowed by C-3 that would bring concern of compatibility such as adult entertainment and off-premises advertisement.

Staff alerted MAPC and the applicant that the open-ended possible uses may result in community or neighborhood resistance due to the unknown impacts. Other uses were read that become a potential issue adjacent to residential:

- Carwash
- Cemetery
- Construction Services
- Convenience Store
- Gas Station
- General and Limited
- Vehicle Repair
-

Mr. Spriggs reminded the Commission that the only means of addressing these uses is contingent upon the applicant's desire to modify the request as a Limited Use Overlay, and by discouraging undesirable uses while giving attention to compatibility on others.

Public Input: 16 persons stood in opposition.

Garry Tate: 2808 Dan Lee Dr.: Appeared before the MAPC noting that he previously served on the Jonesboro City Council. He added that he opposes rezoning this property because of past issues. There have been certain issues with Code Enforcement as stated by Ronnie Shavers. He referred to 500 pages of violation related information. Mr. Burnett exceeds the 1-ton capacity for commercial vehicles in residential areas. Code Enforcement has cited him before for the high grass that sometimes grows up to 2-3 ft. high. He has bush hogged it at times. He has several non-running vehicles that he recently moved inside.

Mr. Tate: We have invested several thousands of dollars of buildings since 1988, before the annexation and we got it approved and inspected by the City, before it was in the City. There are \$250k+ homes in the area. People still call him because he was a previous council member. I have talked to code

enforcement concerning this and they had him to bush hog, but its right back to the same thing. It's not a place to be parking a tractor truck. We ask that you have the drainage issues resolved. We would like to see it cleaned up.

Tom Barnes, 210 E. Thomas Green Road. His property runs the entire back line of the subject property. Mr. Barnes noted that they have called to get his yard cleared up. Mr. Barnett only wants to have this property to have the tractor truck parked there. He noted that he has 42 years in the transportation industry. He voiced concerns of his property values.

Mr. Lance. His house has been up for sale a number of times. The yard has been mowed and manicured. Over 12 years, there has been 1- 2 trailers or more in that back yard with junk trailers, junk piles, or cars or old trucks parked in the yard. If the property were rezoned it will give an opportunity to park big cars and bring junk in there.

Mr. Randy Ishmael , 206 Philadelphia: appeared before the MAPC and voiced his concern of over 16 years as stated by the previous proponents. He is not aware of any enforcement that has occurred. It has not been kept up or treated like a residential area. This is clearly all residential with a few exceptions of a small area. The area is mostly owner occupied and well kept. The question of spot zoning was raised. Various surrounding uses were described: Churches, Dacus Fence, Philadelphia School, Nursing Home, etc. Parking of junk and trailers was mentioned. People have big front yards and changing the zoning will open up for everyone to rezone it for a commercial.

Mr. Tomlinson asked for clarification on the Lots 3, 4, and 5. Mr. Easley: Lot 1, is where he lives, and it is not for rezoning. Mr. Tomlinson commented on his visit to the site, and noted that he would not support a straight C-3 Rezoning, without putting any kind of constraints on the case. Some of the C-3 specified uses are objectionable. He asked if they would entertain a Limited Use Overlay. With the Limited Overlay District, specific lists of permitted uses are required. The applicant was not in agreement at first; however after deliberation, the applicant agreed to amend his petition to a C-3 Limited Use Overlay District.

Mr. Spriggs clarified: The C-3 Limited Use Overlay shall prohibit adult entertainment uses, off site advertisement, tobacco and liquor sale establishments, carwash, cemetery, convenience store, drive-thru restaurants, and gas station.

Mr. Chris Burnett appeared before the Commission and stated that the property will not be used as a parking spot for inoperable, abandoned trucks and vehicles. He added that he only parks his leased truck there on occasion from another company. He is not home every night and he is gone 2-4 weeks at a time. The alleged vehicles belong to his son and he has obtained a business license with some of his friends to have a business elsewhere. Mr. Burnett told the Commission that he is taking responsibility of the property and his son's two vehicles will be gone, now that he is starting a business.

Commission Action:

Mr. Kelton made a motion to place Case: RZ-13-11 on the floor for consideration of the recommendation by MAPC to the City Council for the

rezoning of this property from R-1, Single Family Residential to C-3 General Commercial District L.U.O. , subject to the Staff conditions. Motion was seconded by Dover who noted that on the basis that the neighbors have a right to appear with the concerns that were voiced, and noted that this is not a good fit for the property and area.

Roll Call Vote: Mr. Reece- Nay; Mr. Tomlinson- Nay; Ms. Schrantz- Nay; Mr. Dover- Nay; Mr. Kelton- Nay; Mr. Scurlock-Nay. Motion failed unanimously with a 6-0 vote of denial.

A motion was made by Ron Kelton, seconded by Brian Dover, that this matter be Recommended to Deny . The motion FAILED with the following vote.

Nay: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

RZ-13-12

Rezoning: RZ 13-12:

Nix Development requests a rezoning from R-1 to C-3 General Commercial for 1.91 acres located at 2600 Alexander Drive (Northern access road for Hwy. 63) between Wood Street and Woodsprings Road

Sponsors: Planning

Attachments: [Plat](#)
[Application](#)
[Warranty Deed](#)
[Recorded Plat](#)
[Staff Report](#)

Applicant: Mr. Travis Fischer, TraLan Engineering presented the case on behalf of Nix Development stating that his client hopes to rezone the property from R-1 to C-3 General Commercial. All access will be off Alexander Drive with none from the R-1 District. Mr. Dover asked if we could restrict gas stations from the development. Mr. Fischer concurred.

Staff: Mr. Spriggs gave staff summary noting that the issue of use cannot be discussed unless the Applicant would like to modify the request as a limited use overlay. Mr. Fischer stated that he would like to amend the application as a C-3 L.U.O., Limited Use Overlay agreeing to the conditions:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements including "Sec. 117-328. - Residential Compatibility Standards" shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. The following list of uses shall be excluded: sexually explicit businesses, shops that specialize in tobacco and/or liquor sales.

Mr. Spriggs also noted that the proposed C-3LUO rezoning is not consistent

with the Land Use Map. The property is recommended as Single Family-Low Density on the adopted Land Use Plan. The property fronts on the access road which is not conducive or suitable for residential uses. Proper and adequate buffering must be preserved where the tract abuts residential uses. No objections were submitted by the various departments or agencies.

Public Input: None Present.

Commission Action: Mr. Scurlock made a motion to place Case: RZ-13-12 on the floor for the consideration of recommendation by MAPC to the City Council that changing the zoning of this property from "R-1 Single Family Residential to C-3 – General Commercial District, L.U.O. ", with the Staff Conditions. Motion was 2nd by Mr. Dover.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Dover- Aye; Mr. Tomlinson- Aye; Mrs. Schrantz- Aye. Motion passed 6-0; Mr. Roberts as Chair.

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

RZ-13-13

Text Amendment: RZ 13-13:

City of Jonesboro proposes a Manufactured Home Code Amendment: "8 Year Age Rule", Amend Sec. 117-256. Manufactured housing units of the Jonesboro Code of Ordinances. MAPC is requested to evaluate the code section and make a recommendation to City Council to place an exemption clause that will exclude the Mobile Home Parks from the "8-year rule"; subject to the units being reconditioned to meet code requirements and satisfying State and Local Laws.

Sponsors: Planning

Attachments: [Mobile Homes Code of Ordinances Chpt 117](#)
[Evaluation of Affordable Housing Accessibility Act 2](#)

A motion was made by Joe Tomlinson, seconded by Ron Kelton, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 5 - Joe Tomlinson; Brian Dover; Ron Kelton; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Beverly Nix

8. Staff Comments

9. Adjournment