



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Monday, November 10, 2014

5:30 PM

Municipal Center

1. Call to order

[play video](#)

2. Roll Call

[play video](#)

Present 6 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Kim Schrantz; Jerry Reece and Brant Perkins

Absent 3 - Jim Scurlock; Kevin Bailey and Jimmy Cooper

3. Approval of minutes

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MIN-14:135

Approval of the MAPC Meeting Minutes for October 28, 2014.

[play video](#)

Motion to approve the Minutes was made by Mr. Reece; Seconded by Mr. Hoelscher.

4. Preliminary Subdivisions

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5. Final Subdivisions

[play video](#)

6. Conditional Use

[play video](#)

7. Rezoning

[play video](#)

[RZ-14-18](#)

RZ 14-18: 3900 Friendly Hope Road

Jeannette Pope on behalf of PX 2, LLC requests approval of a Rezoning from R-1 Single-Family District to PD-R, Planned Development Residential District for 17.19 acres located at 3900 Friendly Hope Rd.

[play video](#)

Attachments: [Application](#)
 [Staff_Summary_RZ18 3900 Friendly HopeMAPC](#)
 [rezoning plat](#)
 [RECEIPT FOR REZONING](#)

Applicant: Mr. George Hamman appeared on behalf of the applicants to build 3 homes, a guest house and a separate storage building to maintain the area for family use.

Staff:

Mr. Spriggs summarized the staff report, noting the Land Use Map is complied-with, under the Single Family recommended uses. On the 17.19 acres, the owners are hoping to create a family compound and seek to satisfy CWL requirements as it relates to running utilities, under the PD-R Planned Residential District. The owners are committing to the requested district, with conditions limiting the number of homes to be built. Discussion was had during the pre-meeting, in terms of what would happen if the owners sought to further subdivide the property in the future. Mr. Spriggs noted that the conditions will protect that scenario from happening.

Mr. Spriggs and Mr. Morris made the MAPC aware that the Master Street Plan may be updated during the current study, adding a collector road that may traverse this property. A graphic was shown.

Mr. Hamman asked if there are any right of way requirements for that? Mr. Spriggs stated, No.

Mr. Spriggs asked if there was a conceptual plan prepared? Mr. Hamman stated no. Mr. Spriggs advised the MAPC to condition that a conceptual plan be forwarded to Council prior to final adoption of the ordinance.

The Conditions were read and were later amended to include a condition that a conceptual plan be forwarded to Council prior to final adoption of the ordinance.

Public Input: None

Mr. Kelton asked how big will the storage building be? 1,500 -2,500 sq.ft.

Motion was made by Mr. Kelton to place Case: RZ-14-18 on the floor for consideration of recommendation by MAPC to the City Council, subject to the conditions and we, the MAPC find that changing the zoning of this property from "R-1" Single Family to the proposed "PD-R" District, will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Reece.

Aye: 5 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece and Brant Perkins

Absent: 3 - Jim Scurlock;Kevin Bailey and Jimmy Cooper

RZ-14-19

RZ 14-19: West Side of Sage Meadows Blvd

Kevin Kessinger on behalf of K & G Properties, LLC requests approval of a Rezoning from RS-8 Single-Family Residential District to C-3 General Commercial District for .28 acres located on Sage Meadows Blvd.

[play video](#)

Attachments: [APPLICATION](#)
 [Staff Summary_RZ19SageMeadows 351MAPC](#)
 [REZONING PLAT](#)
 [RECEIPT](#)

Applicant:

Mr. Kevin Kessinger (K&G Properties), applicant appeared before the MAPC asking to rezone the front part of Sage Meadows in order to clean up the Zoning Map, referring to the subject lot 3. It was originally where the street was coming through as part of the RS-8 rezoning to the east. We left the lower lot in the lower RS-8 instead of the C-3 which accesses from Hwy. 351.

Staff:

Mr. Spriggs summarized the staff report. Noting the Land Use Map is not complied with, which is Single Family recommended uses for the entire Sage Meadows Subdivision. Mr. Spriggs noted that the applicant appeared before the Commission in a conceptual review of this very same issue and was advised to satisfy the Master Street Plan and petition for this tract to be added to accommodate the appropriate and adequate lot depth. Other historical information was given from the Staff Report. Staff supports the rezoning because it will bring clarity to the Zoning Map.

Mr. Hoelscher asked for code requirements on fencing. Mr. Spriggs stated that the code will require screening of the parking abutting residential.

Public Input: None

Motion was made by Mr. Reece to place Case: RZ-14-19 on the floor for consideration of recommendation by MAPC to the City Council, and we, the MAPC find that changing the zoning of this property from "R-1" Single Family to the proposed "C-3" District, will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mrs. Schrantz.

Aye: 5 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece and Brant Perkins

Absent: 3 - Jim Scurlock;Kevin Bailey and Jimmy Cooper

RZ-14-20

RZ 14-20: 5444 E. Nettleton Avenue

Clara Blalock on behalf of the Hebert Blalock Trust requests approval of a Rezoning from R-1 Single Family District to I-1 Limited Industrial District for .32 acres located at 5444 E Nettleton Ave.

[play video](#)

Attachments: [APPLICATION](#)
[Staff Summary RZ20 5455 ENettletonMAPC](#)
[AERIAL](#)
[AERIAL 2](#)
[Rezoning Plat](#)

Applicant: Ms. Joan Blacklock McGillian appeared on behalf of the Herbert Blalock Trust requesting the rezoning of a small portion of the larger lot we own that is currently zoned R-1 Single Family to I-1 Industrial so that the entire lot can be consistent. Ferrel gas has been located on the I-1 piece for a while. We are looking to place a Cell Tower there potentially.

Staff:
Mr. Spriggs summarized the staff report. Noting the Land Use Map is complied with under the PMUA which includes light industrial uses. The site has been used for gas utilities. With this small tract remaining residential, it is highly unlikely that it can be developed as residential due to the traffic volume. The Love's Travel Stop was recently rezoned for Planned District MU. There are setback requirements as noted. Mr. Spriggs advised the applicant to have their design professionals look at the current code for telecommunication towers. Staff recommended that the MAPC pass this item on the Council for approval abased on the supportive findings.

Public Input: None

Motion was made by Mr. Reece to place Case: RZ-14-20 on the floor for consideration of recommendation by MAPC to the City Council, and we, the MAPC find that changing the zoning of this property from "R-1" Single Family to the proposed "I-1" District, will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Hoelscher.

Aye: 5 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece and Brant Perkins

Absent: 3 - Jim Scurlock;Kevin Bailey and Jimmy Cooper

RZ-14-21

RZ 14-21: 2920 McClellan Drive

Jerry Halsey, Jr. on behalf of Centerline, LLC requests approval of a Rezoning from R-1 Single-Family District to C-3 General Commercial District for 41.99 acres located at 2920 McClellan Dr.

[play video](#)

Attachments: [Application](#)
[Staff Summary RZ21 2930McClellanMAPC](#)
[Rezoning Plat for Centerline - McClellan drive](#)
[Receipt](#)

Applicant: Mr. John Easely, Associated Engineering, on behalf of Centerpoint LLC, appeared before the MAPC asking to rezone the subject property to C-3 Commercial to accommodate a mix commercial uses.

Staff:

Mr. Spriggs summarized the staff report, noting reference to the Future Land Use Plan which has this property, as well as the property immediately to the North and East, listed as PSI (Public / Semi-Public) due to the fact that it was well owned by the State of Arkansas with the subject property being used as the Arkansas Services Center at the time of the plan approval. Since then, the State has moved the Services Center and a Commercial use better fits with the existing uses of the surrounding area.

Mr. Spriggs noted surrounding conditions, stating that there are no issues of buffering and residential adjacent that may cause adverse issues.

The area is served by Browns access Road and McClellan and is a good fit to the commercial core area surrounding. The conditions were read.

Mr. Hoelscher asked if the City's Traffic Engineer reviewed this. He noted yes. Engineering has no issues at this time with the proposed rezoning. Mr. Reece asked if this tract connected to Race St. Mr. Easley stated No.

Public Input: None

Motion was made by Mr. Kelton to place Case: RZ-14-21 on the floor for consideration of recommendation by MAPC to the City Council, subject to the conditions and we, the MAPC find that changing the zoning of this property from "R-1" Single Family to the proposed "C-3" District, will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Perkins.

Aye: 5 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece and Brant Perkins

Absent: 3 - Jim Scurlock;Kevin Bailey and Jimmy Cooper

RZ-14-22

RZ 14-22: 1100 - 1200 Block of N. Patrick

RichSmith Holdings, LLC requests approval of a Rezoning from R-1 Single-Family District to RM-16 Multi-Family for 27.34 acres located at 1100 - 1200 Blocks of N. Patrick St.

((THIS CASE IS WITHDRAWN- 11/7/14 - No Action Will be Taken...))

[play video](#)

Attachments:

[Application](#)

[Staff Summary RZ14-22 N Patrick Rezoning MAPC](#)

[Rezoning Plat](#)

[aerial 2](#)

[aerial](#)

[Plans](#)

[Receipt for Payment](#)

[School District Contact Memo](#)

8. Staff Comments

[play video](#)

COM-14:091

Mr. Wayne Gulley on Behalf of Jonesboro Recycling Facility requests MAPC's approval of a privacy screen style fencing as a substitution of a wood privacy fencing for the facility which was approved as a Conditional Use on Sept. 10, 2013 on at the Jonesboro Industrial Mini Park #2 Lots 4 & 5 within an existing I-2 General Industrial Zoning District).

[play video](#)

Attachments: [Pictures](#)
 [material](#)
 [Legislation Details \(With Text\)](#)

Mr. Spriggs introduced the case by the Jonesboro Recycling Facility, previously approved as a Conditional Use by the MAPC. The privacy fencing has been modified by a 6 ft. on top a 4 ft. high berm. They are proposing a mesh materials to be installed on chainlink fencing. A sample of the material was presented.

The chainlink fence will have a longer life span. The green will match the grass. Photos of the 90% opacity were shown. Mr. Roberts asked if he has had experience with wind damage. The example was five years old. The substitution is presented to the MAPC for approval. The gated area will be at 10 ft. in height.

Mr. Perkins asked the applicant if he were planning to install barbwire on top of the fence? He stated that the razor wiring will be installed inside the fence.

A motion was made by Mr. Kelton to grant the approval of the change; Motion was seconded by Ms. Schrantz.

Aye: 5 - Paul Hoelscher; Ron Kelton; Kim Schrantz; Jerry Reece and Brant Perkins

Absent: 3 - Jim Scurlock; Kevin Bailey and Jimmy Cooper

9. Adjournment

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