



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 3 Metropolitan Area Planning Commission

---

Tuesday, March 22, 2016

3:00 PM

Municipal Center

---

### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent** 2 - Paul Hoelscher and Rick Stripling

### 3. Approval of minutes

Approval of the Meeting Minutes for March 8, 2016.

**A motion was made by Jerry Reece, seconded by Brant Perkins, that this matter be Approved . The motion PASSED with the following vote:**

**Aye:** 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 2 - Paul Hoelscher and Rick Stripling

### 4. Preliminary Subdivisions

Preliminary Subdivision: Barrington Park Phase 9

Jim Abel requests MAPC approval for a Preliminary Submittal of Barrington Park Subdivision Phase 9 for 13 lots on 6.4 acres within the R-1 Single Family Zoning District.

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

**Aye:** 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 2 - Paul Hoelscher and Rick Stripling

Final Subdivision Review: Bridlewood Subdivision Phase 2

Brandon Wood, P.E. of Wood Engineering, requests MAPC approval of a Final Subdivision for Bridlewood Subdivision Phase 2 located on Longcrest Dr. for 39 lots on 9.5 acres within the R-1 Single Family Zoning District.

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

**Aye:** 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 2 - Paul Hoelscher and Rick Stripling

## **5. Final Site Plans & Subdivisions**

Site Plan Review: 9701 East Highland - Project Timesquare

Allen Brown, Vice President Project Management of H&M Architects/Engineers, Inc. requests MAPC approval of a Site Plan for a new 195,000 s.f. manufacturer on 25 acres of land at the S.W. corner of Barnhill Road and Highland Dr./Hwy. 18 East. Commercial Uses of 75,000 S.F. or more require the MAPC approval per Chapter 117 of the Code of Ordinances.

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

**Aye:** 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 2 - Paul Hoelscher and Rick Stripling

Final Subdivision Review: Bobcat Meadows - Airport Road

Matt Rowe, Engineering Intern of HKB/Fisher Arnold requests MAPC consideration of approval for a Final Subdivision Review for Bobcat Meadows for 104 lots on 30 acres of land located on Airport Road within the R-1 Single Family Zoning District.

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

**Aye:** 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 2 - Paul Hoelscher and Rick Stripling

## **6. Conditional Uses**

Conditional Use: Reclamation House - 534 W. Washington Avenue

Applicant proposes to provide a safe living environment for women post rehabilitation. Transitional living for women over 18 years of age with 24 hour staffing, including a House Director & House Mom as a Conditional Use approval by the MAPC within a C-2 Downtown Area.

**Applicant:**

**Mrs. Cathy Richardson, Co-owner of Reclamation House, located at 534 West Washington Ave.**

**Mrs. Richardson gave the following remarks:**

**Prior to making an offer to purchase the property, we obtained a letter from Otis Spriggs, Planning Director for the City of Jonesboro stating that the property located at 534 West Washington Ave was in compliance with Jonesboro Zoning Ordinance, title 14, for a facility providing transitional programs, counseling services.**

Based upon this letter, my husband and I personally made the investment to purchase the property and open a transitional home for women.

Reclamation House will service women coming out of drug rehabilitation or incarceration. The 102 year old property features 13 bedrooms and 13.5 baths. Reclamation House is an ideal location within walking distance of public transportation, Federal, State & Local Court Systems, Celebrate Recovery meeting and other NA & AA support group venues.

Reclamation House mission is to provide a safe living environment for women to reclaim their lives post rehab treatment for substance abuse and or incarceration. Our goal is to return our residents to their communities as happy, sober, and productive members of society.

Reclamation House is more than a group home. It will be a home like environment that concentrates on helping residents regain independence, self worth and self confidence in a substance-free environment. Our focus is on assisting residents to acclimate themselves back into their community as a drug free, productive member of society.

We understand the West End Neighborhoods need for information about what we are planning and have held TWO public meetings at the home to show them our vision. To my knowledge their concerns are the following:

Security  
Traffic  
Crosses in the yard  
Signage  
Supervision of residents  
Men in the home

**Security:** We have alarms on all the exterior doors of the home that will alert myself, residents and staff whenever someone is entering or exiting the home. We also have security cameras in place with monitors in the admin office.

**Traffic:** We have ample parking available for residents and staff. Any resident who has a vehicle must provide proof of insurance, registration and valid driver's license in order to have a vehicle at Reclamation House. However, the majority of these women will not have a vehicle coming out of rehab or jail and will rely on public transportation. Vehicle keys will be turned in at a certain time at night to Reclamation House staff to insure there will be no sneaking out past curfew.

**Crosses in the yard:** Reclamation House has no intention of erecting crosses on the property at this time. However, being born and raised in a Christian home, we do reserve our religious freedom to display a religious symbol should we feel led to do so in the future. At this time, we do have a few pieces of wall art (crosses) in the dining room, but surely that will not be a problem for area home and business owners.

**Signage:** Reclamation House has no intention of placing a street sign on the property. It is our vision to maintain a very low profile in our neighborhood. We have no intention of branding this home as a transitional home. We will

provide a home like environment inside and out. Because it is well known and acknowledged in the Fair Housing Act, that housing addicts in an environment that fosters recovery such as low crime, drug free, single family neighborhoods is essential to the success of an addict's recovery.

Supervision of Residents: Reclamation House will have a full time House Director, a full time House Mom and one or two part-time House Moms that will supervise residents 24 hours per day.

Reclamation House's House Mom is Marilyn West-Neal. Marilyn is an ordained minister, a certified drug counselor, has 10 years of sobriety, loves to cook and is a hair stylist. What more can you ask for in a House Mom. Marilyn will be on duty at night and during weekends. Once we start accepting residents, we will add one or two part time house moms depending upon the need.

Reclamation House's House Director will be myself. As for my qualifications in running a transitional home, it is not rocket science. I have personally experienced the devastation addiction inflicts on families. I have watched my own son struggle in his own battle and I have witnessed the deplorable living conditions in other sober living homes / rehabs.

I have spent countless hours volunteering for Out Of The Dark and have counseled numerous mothers and fathers seeking advice on what to do with their own sons or daughters....the truth is, there is no rule book or instruction manual when it comes to dealing with a loved one in addiction. What will work for one, will not work for the other. Just as in your personal health care, it is all about the personal needs of each resident.

My expertise comes in guidance and mentoring. I will take time to get to know each resident; I will allow them to have control over their personal growth and healing by providing a safe, loving, home like environment where they can gain the peace of mind to reclaim their life.

My husband and I have a vast network of supporters that include Mental Health Professionals, Vocational Professionals, Employment Agencies and various other businesses that will be available with their services as needed.

Men in the house: Regarding the concern of men coming and going from the house. Reclamation House has a very strict visitation policy. All visitations will be supervised and all visitors will be monitored. Even if a repairman or my own husband comes to the house to move a piece of furniture - ALL MEN WILL BE Accompanied by Reclamation House Staff during the task at hand. There will be no exceptions.

Reclamation House plans to use the property to house women, provide Vocational Counseling, Mental Health Counseling, Worship Services and other instructional classes to teach basic life skills such as cooking, sewing, gardening, canning and grocery shopping.

Board Members Include:

- Ronda McGrew, Retention Specialist at ASU
- Awanna Smith, Director of CRDC/NEARRC (NEA Recovery Center)
- Noelle Harper, State Director for Youth Move Arkansas
- Kevin Richardson, President of Out Of The Dark

- Tadd McGrew, Teacher at Nettleton High School
- Beth Crockett, Retired Loan Officer
- Margo Bridger, Nuclear Medicine Technologist at St Bernards Heart & Vascular
- Terry Bankston, Medicine Assistant Manager at NEA Charitable Foundation
- Cathy Richardson, President of Reclamation House

So, you can see, I have surrounded myself with various professionals who each bring their own expertise to the table and will insure the success of Reclamation House goals.

We ask that you immediately grant the condition use permit and allow Reclamation House to open immediately and start helping women reclaim their lives.

Skip Mooney, Jr., Attorney appeared before the Commission, representing the nonprofit that is trying to put in the Reclamation House. Mr. Mooney referred to the November 8, 2015 letter sent by the Planning Director, in which it says the use is allowed. This property is within the C-2 District. There are gray areas in the code for some people. But there is no doubt that Section 117-139- or C-2 downtown fringe commercial. It including housing in that district. Permit use. There is nothing in there on C-2. Regarding residential, there is a conflict with the definition and the Permitted Uses Table, which housing is excluded. The status of the ordinance of whether it allows housing and what kind of housing is the issue. It didn't give any guidance in the ordinances. Why do they have to apply for a Conditional Use to begin with? This is a fantastic opportunity to deal with drug addiction (I do know a lot about that in the history of Jonesboro).

Skip Mooney, Jr.: We need to start helping people and stop recycling addiction in Jonesboro. There is no doubt about it that this falls under the fair housing act. The ramification of the Kings Ranch situation was mentioned. In the Staff report, the staff conditioned that it should be approved.

Skip Mooney, Jr.: These people have been trying to better Jonesboro. It was mentioned in the report about accommodations. Fair housing if people are disabled and are considered a handicapped, they can ask for a reasonable accommodation in according with the ordinances of Jonesboro or any municipality. In the report is stated that that request has not been made. Because there was no information was given on who would be disabled. There is no question/doubt that the people involved in this transitional home are disabled and considered a handicap under the Fair Housing Act. And the addiction is recognized under the Fair Housing Act and the Americans Discriminations Act. There isn't any doubt that these people qualify. If they have to get a conditional use, then we will be asking for reasonable accommodation. Anyone dealing with drug addiction or alcohol addiction falls under this Act. I'm familiar with that law, because I defended part of the case. The other side filed in federal court and raised the issue.

Skip Mooney, Jr.: Some of these people that come. Drug addiction is a lifelong issue. They are considered disabled under these acts. One block from the men's recovery on Monroe Ave. and Flint St.. It's zoned the same way. The City has allowed that run and maintain. Downtown C-2 is for transitioning the commercial to the older residential. It has 13 Bedrooms/baths with strict

rules. Under your schedule/use permit, a bed and breakfast is fine. Nothing is in your schedule that gives us guidance.

Skip Mooney, Jr.: This project not just their project (Richardson's) it is for the City of Jonesboro. We have to start helping people get out and get on their feet. The only reason, under the circumstances of this case that anyone can really complain is because they are scared of drug addiction. We don't deal with it as a community and help people get back on their feet. We are trying to be proactive: We have to do something different in our community. The people living there have a constitutional right. I need to see some interpretation of whether a conditional use is required, and if so we are asking for a reasonable accommodation. There is opposition here. They have reached out to people and have gain support of this. There have been lot of rumors but none have any content. They will be providing vocational, medical services, etc.

Steve Smith, 603 W. Washington. Cater-corner to Reclamation House. We moved here from Denver. We looked at a lot of homes and neighborhoods of Jonesboro, and we really like the West End area. We liked the historic homes. We have lived in older homes before and in older neighborhoods. Historically it's a vibrant community. Our kids go to Jonesboro Public Schools. There are a lot of families down there, and there is access to parks and restaurants and shopping. It is a fantastic place to live. We are submitting an opposition petition (55 signatures submitted). Liked to read for the record statement.

We, the undersigned citizens of the City of Jonesboro, formally protest and object to the requested conditional use permit. The subject property is located in a designated historic area in downtown Jonesboro. It adjoins a well-established residential neighborhood. An elementary school and the Kindergarten Center are nearby. The area is saturated with children. Petitioners intended use of the property is inconsistent and incompatible with the other property in the area. The use proposed by Petitioners also threatens the safety and wellbeing of the numerous children who live and/or attend school in the neighborhood. Petitioners' proposed use would negatively impact the value of the homes and other real estate in the neighborhood.

Mr. Smith: What we have seen is a physical fixing-up of the home. But, we haven't seen written policies and procedures. Confusion also exists over the type of people that can be in the home. There is a different requirement for people needing treatment and coming directly out of incarceration or for someone that is coming from a drug rehab center. In this situation, we are blending them together. We want to understand the expected model: What model is the Reclamation House following? Is there a defined set of standards and policies? What is the track record? We are saying that there is not. If it is experimental and there are so many unknowns, this is not the place to put it-around children.

Elmer Brown, 710 W. Washington Ave., Lives one block away from this house. We have refurbished 5 houses in that block. We have taken on the personal commitment to improve that community. We are not against rehab, we are for it. I question that just a few years ago, the same operation was turn down, by this same group of people on W. Matthews. I wonder what the reason was from Matthews to Washington. That same group of people went down on S. Culberhouse and was given a home to use for these purposes; it lasted less than a year. There were problems down there. We should look at this and see if

this is the right place this should be. I question how someone could go buy this place and say we are going to do this; and say we will get approval no matter what we got to do. I wish you would take the thoughts and think about what you need to do to protect yourself and our neighborhood. Mr. Brown commented on apartments in R-2 and the houses he is renovating. You turned down the one on Matthews, you should turn this one down.

Jeff Scriber, 604 West Washington. Lives in one of the Stuck houses and on the oldest and oldest residential lots in Jonesboro. He grew up in an old house on Main Street. Always dreamed of owning that house. It is 115 years old now. This is the only block in the national historic registry. I'm sympathetic that we need more treatment programs. There is no good design and no real layout. I ran treatment facilities, and I'm a licensed substance abuse counselor. I have a concern about affects on the neighborhood. I have a daughter that lives in the carriage house behind our house. They mentioned the other halfway house on Monroe. It's run by Crowley's Ridge, as the NEA recovery center. They talk about reasonable accommodation and that is inapplicable. He made a comparison of when one talks about someone that has gone through recovery vs. having gone through incarceration. The people who are absolutely protected are the mentally disabled.

Mr. Kelton asked Ms. Richardson if she was the primary person in charge? What is your experience. I don't not have previous experience, my house mother has run a facility similar in Little Rock.

Mr. Kelton: What is the expected tenure? Mrs. Richardson: We have learned 6 mos to 2 years. There is no rulebook, we want to help them grow there. We have been transparent on Facebook. It will change the lives of their family; there will be mothers that get their daughters back.

Mr. Perkins. In your proposals, incarceration is mentioned. By the context its related to drug or alcoholism. Mrs. Richardson: We don't have violent offenders or sex offenders. We have a 13 page intake process; there is an interview process that goes before the committee and we will be protective of this house.

Mr. Perkins: Are there limits on the number of visitors? Mrs. Richardson: They will have up to 2 visitor's per resident. You have to understand a lot of these women after rehab, and that their families have given-up and don't come around.

Jeff Schriber. Asked what if someone is thrown out, are they just let into the neighborhood? Mrs. Richardson: There is no tolerance. That is the point of us being here. A lot of them will be on probation or parole; we make calls to the police to take them away.

Mr. Kelton made motion to Approve with the 6 stipulations and with modification to stipulation #1 adding police reports to be submitted in the reporting. Motion 2nd by Mr. Reese.

Conditions:

1. Approval of the Reclamation Home shall be subject to a 1-year evaluation of the use by the Planning Department, requiring a status report including Police Department Records to be submitted to the MAPC.

2. The home shall serve up to 20 residents at startup; consideration of an increase to 26 residents may be requested of the MAPC after the 1-year evaluation period ends.
3. A copy of the operational and management plan shall be filed with the permanent records of this case within the Planning Department.
4. No ground monument business type signage shall be permitted; however a small placard sign is allowed.
5. That upon issuance of the Zoning Permit Approval, all other building permit and other permits required locally and statewide be applied for and obtained by the applicant.
6. The home shall remain residential in character and scale and any major additions to the structure or increase in capacity in the future shall be subject to MAPC approval.

The motion **PASSED** with the following vote.

**Aye:** 5 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey and Jimmy Cooper

**Nay:** 1 - Brant Perkins

**Absent:** 2 - Paul Hoelscher and Rick Stripling

**7. Rezoning**

**8. Staff Comments**

**9. Adjournment**