



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, January 28, 2020

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

**Absent** 1 - Dennis Zolper

### 3. Approval of minutes

[MIN-20:011](#)

MINUTES: MAPC Meeting - Tuesday, January 14, 2020

**Attachments:** [Meeting Minutes from January 14, 2020 MAPC Meeting](#)

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

**Aye:** 7 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

**Absent:** 1 - Dennis Zolper

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

### 8. Rezonings

[RZ-19-21](#)

REZONING: 5201 Stadium Blvd

Carlos Wood of Wood Engineering on behalf of C & O Enterprises, LLC is requesting MAPC Approval for Rezoning from C-3 General Commercial District to PD-M Mixed Use Planned Development per acre for 2.96 Acres +/- of land located at 5201 Stadium Blvd.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Rezoning Plat](#)  
                              [Concept Layout](#)  
                              [Map](#)  
                              [Property Owner Notification List](#)  
                              [Deed](#)  
                              [Returned Sign Property Owner](#)  
                              [School Email](#)  
                              [USPS Receipts](#)

Carlos Wood of Wood Engineering on behalf of C & O Enterprises, LLC is requesting MAPC Approval for Rezoning from C-3 General Commercial District to PD-M Mixed Use Planned Development per acre for 2.96 Acres +/- of land located at 5201 Stadium Blvd.

**APPLICANT:** Carlos Wood stated they are asking for mixed use. Their plan is to put single family homes on the north and south boundary lines and common wall single family units in the center.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they would recommend approval with the following conditions:

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 illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
3. Any Change of use shall be subject to Planning Department approval in the Future.
4. This is a Planned Unit Development and will have to comply with those standards.
5. This Development is in the Overlay District and will have to comply with

those standards.

COMMISSION: Lonnie Roberts Jr. asked for public comment.

PUBLIC: Freddie Brewer stated she was concerned about the traffic. She stated that many homes and only one outlet will cause traffic issues. She believes it will decrease the value of her home.

PUBLIC: Jackie Smith stated this is a house he purchased for his daughter to live in. He stated all of the houses in that area are pretty nice houses, 1400-1700 square feet. He stated he does not see anything showing the square footage of the new houses. He stated he believes these will be rental units. The traffic going in and out there will be very congested. If you have two cars to a dwelling, there is going to be a lot of traffic on that street coming into Stadium. Stadium is a dangerous road that is hard to get in and out of. He stated he lives close to this area also. It is zoned commercial and if it stays commercial that will keep down traffic. He stated he believes it will bring down home prices in the area.

PUBLIC: Freddie Brewer asked if they developer is going to tell them the square footage of the homes.

COMMISSION: Lonnie Roberts Jr. stated this is the rezoning stage and that would come in at the site plan stage. He stated at the rezoning stage that likely has not been determined.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments and questions.

COMMISSION: Mary Margaret Jackson asked if the mixed use element is optional in this type of development.

STAFF: Derrel Smith stated the reason they are using a mixed use is the two types of housing developments that are in there. There is not going to be any commercial. It is all going to be residential mixed use.

COMMISSION: Jim Scurlock asked for the definition of residential mixed use.

STAFF: Derrel Smith stated you have attached and detached houses. The houses in the middle will be single family, but they will be attached with a firewall in the middle. The ones on the exterior will be detached and stand alone.

COMMISSION: Lonnie Roberts Jr. stated you can see that on the plat.

COMMISSION: Jim Little asked if there is a difference between a duplex and attached single family.

STAFF: Derrel Smith stated the firewall ratings.

COMMISSION: Jim Little asked if they have to conform to multifamily design guidelines.

**STAFF:** Derrel Smith stated they do not.

**APPLICANT:** Carlos Wood stated they sell each individual unit and that has a common wall in this particular instance. They will be sold as separate units, not as a duplex which sells two units at once.

**COMMISSION:** Jerry Reece asked if it would still be a duplex.

**STAFF:** Derrel Smith stated it is an attached single family.

**COMMISSION:** Lonnie Roberts Jr. stated it is actually two separate deeds. Even though the buildings touch you will have a deed for one side and a deed to the other.

**APPLICANT:** Carlos Wood stated they call it a landominium. You sell the property the structure sits on and everything else is a common space for that development.

**COMMISSION:** Jerry Reece stated for an appearance standpoint it looks like a duplex.

**APPLICANT:** Carlos Wood stated that to him a duplex is where one person owns both units. In this case each unit will have a separate owner.

**COMMISSION:** Jim Little asked if this would be coming in for site plan approval.

**STAFF:** Derrel Smith confirmed it will.

**COMMISSION:** Jim Scurlock asked for clarification.

**APPLICANT:** Carlos Wood stated it is sort of like selling condominiums. They share a wall, but each unit is a separate ownership.

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

**Aye:** 6 - Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

**Nay:** 1 - Jerry Reece

**Absent:** 1 - Dennis Zolper

## **9. Staff Comments**

## **10. Adjournment**