



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, April 10, 2018

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

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

**Absent** 1 - Jeb Spencer

### 3. Approval of minutes

[MIN-18:035](#)

MINUTES: Meeting Minutes from March 27, 2018 MAPC Meeting.

**Attachments:** [MAPC Meeting Minutes from March 27, 2018.pdf](#)

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

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork

**Absent:** 1 - Jeb Spencer

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

[PP-18-13](#)

FINAL SUBDIVISION: Twin Oaks Phase 2

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 2 with a total of 9.13 +/- acres and 30 lots located west of South Culberhouse and South of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**Attachments:**     [Application.pdf](#)  
                              [Staff Report.pdf](#)  
                              [Phase II Plans.pdf](#)  
                              [Revised Plat.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Carlos Wood of Wood Engineering representing Chris Futrell is asking for final approval. We submitted this last month for preliminary approval and since then I have visited with the Engineering Department and it was brought to my attention that the City requires a higher classification Collector Street to go thru our property. This will be just south of that existing church. So we revised the plat for last month. I also talked to Michael sometime this afternoon and said that I made an error on the calculations on the curb radius for the centerline. It should be 500 instead of 200. So I will need to revise that plat.

**ENGINEERING:** Michael Morris stated there had been some discussion on the drainage. On the south boundary that will take water all to Culberhouse. Their discharge will be going to Culberhouse right there at that point where she is showing.

**APPLICANT:** Carlos Wood stated that the Southside property line would be a detention pond or a detention facility. The south property line that wide drainage easement, we are going to use that as a detention facility.

**STAFF:** Derrel Smith stated that we would recommend that this be approved since it does meet all the requirements for the zoning district with the exception that the curb radius on the centerline of the street be updated.

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

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork

**Absent:** 1 - Jeb Spencer

[PP-18-14](#)

FINAL SUBDIVISION: Twin Oaks Phase 3

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 3 with a total of 4.52 +/- acres and 14 lots located west of South Culberhouse and North of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**Attachments:**     [Application.pdf](#)  
                              [Staff Report.pdf](#)  
                              [Phase III Plans.pdf](#)  
                              [Revised Plat.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Carlos Wood stated representing the owner stated in visiting with the Engineering office since that wanted that major road we thought that was the best place to put it in Phase 2. Originally, last month we had an exit to the west on this Phase and no exit to the west on Phase 2, so we asked City Engineering if we used the South Phase 2 exit to the West and close this one off and they were in agreement at this point. That cove is 400 feet in this phase but there an additional 150 feet to get to Phase 1 intersection so its total length is 550 feet.

**STAFF:** Derrel Smith stated that this does meet the requirements and we have talked with Engineering on this and the 550-foot cul-de-sac is more than what we normally allow but it is within fire code and we would recommend approval.

A motion was made by Dennis Zolper, seconded by Jim Scurlock, that this matter be Approved with changes that were alluded to in Mr. Woods comments. The motion **PASSED** with the following vote.

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork

**Absent:** 1 - Jeb Spencer

**7. Conditional Use**

**8. Rezonings**

[RZ-18-05](#)

REZONING: 3626 Flemon Road

George Hamman of Civilogic on behalf of owner Debbie Sterling is requesting a Rezoning from AG-1 Agricultural District to RS-5 Single Family Residential District with minimum 8,712 square foot lots required for 2.24 +/- acres of land located at 3626 Flemon Road.

**Attachments:**    [Application.pdf](#)  
                          [Staff Summary.pdf](#)  
                          [Rezoning Plat.PDF](#)  
                          [USPS Receipts.pdf](#)  
                          [Signed Adjoining Property Owner.pdf](#)  
                          [Aerial View of Location.pdf](#)

**George Hamman of Civilogic on behalf of owner Debbie Sterling is requesting a Rezoning from AG-1 Agricultural District to RS-5 Single Family Residential District with minimum 8,712 square foot lots required for 2.24 +/- acres of land located at 3626 Flemon Road.**

**APPLICANT: George Hamman for Civilogic we prepared the survey and the application for Ms. Sterling. She is currently zoned Agricultural and she wanted to divide this up into three lots. She found out that minimum on this lot for Agricultural is 5 acres apiece. So now, we are coming to up to change to RS-5.**

**STAFF: Derrel Smith yes it does meet all approval criteria that we set forth in our ordinance and we would recommend approval subject to the following stipulations:**

- 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 Planning Department, prior to any redevelopment of the property.**
- 3. Any change of use shall be subject to Planning Department approval**
- 4. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said property.**

**No Public Comment.**

**A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Recommended to Council with Stipulations. The motion PASSED with the following vote.**

**Aye: 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork**

**Absent: 1 - Jeb Spencer**

**9. Staff Comments**

**10. Adjournment**