



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, January 14, 2020

5:30 PM

Municipal Center

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### 2. Roll Call

**Present** 9 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

### 3. Approval of minutes

[MIN-20:001](#) MINUTES: MAPC Meeting - Tuesday, December 10, 2019

**Attachments:** [Meeting Minutes from December 10, 2019 MAPC Meeting](#)

**Approved**

**Aye:** 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

[PP-19-27](#)

FINAL PLAT REVIEW: Fair Park Crossing

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Final Subdivision Approval of four lots that include 5.14 acres +/- located at 2411, 2415, 2419, 2423 Race Street that is within the C-2 Downtown Fringe Commercial District that is going thru a rezoning request for C-3 General Commercial District.

**Attachments:**    [Fair Park Crossing Plat](#)  
                          [Aerial View](#)  
                          [Hydrology Report](#)  
                          [Overall Drainage Report](#)  
                          [Record Plat](#)

**George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Final Subdivision Approval of four lots that include 5.14 acres +/- located at 2411, 2415, 2419, 2423 Race Street that is within the C-2 Downtown Fringe Commercial District that is going thru a rezoning request for C-3 General Commercial District.**

**A motion was made by Jerry Reece to untable this request, seconded by Dennis Zolper, that this matter be Untabled. The motion PASSED with a verbal vote and no contention.**

**APPLICANT: Carroll Caldwell stated he is seeking final plat approval for the first phase. He stated he is working with Craig and Michael on the drainage.**

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

**STAFF: Derrel Smith stated they have reviewed it and would recommend approval.**

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

**Aye: 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey**

[PP-20-01](#)

FINAL PLAT REVIEW: Wolf Creek Place Revised Replat

George Hamman of Civilogic on behalf of Phillips Investments, Inc. is requesting MAPC Final Subdivision of four lots that include 4.96 acres +/- located at 3709, 3713, 3717, and 3721 E. Johnson Avenue that is within the C-3 General Commercial District.

**Attachments:**    [Wolf Creek Place Revised Replat](#)  
                              [Wolf Creek Development](#)  
                              [Aerial View](#)  
                              [CWL](#)

George Hamman of Civilogic on behalf of Phillips Investments, Inc. is requesting MAPC Final Subdivision of four lots that include 4.96 acres +/- located at 3709, 3713, 3717, and 3721 E. Johnson Avenue that is within the C-3 General Commercial District.

**APPLICANT:** George Hamman stated there is a fire protection line that was installed that runs to Fat City building to serve as their fire protection. If it were simply a fire protection line that would be one thing. That trench also has their domestic service in it. He stated they are going to have to reconfigure the lot line on the Northeast side of lot 1B to make it comply with City, Water, and Light policy. He stated they cannot have a service running on an easement. He is asking that he get contingent approval subject to City, Water, and Light approval. He stated after the discussion yesterday, he did add the cross access easement across lot 1B. They are willing to keep their two entrances and not add a third.

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

**STAFF:** Derrel Smith stated they have reviewed it and would approve it with the condition that they limit the existing driveway openings to those already existing and they comply with all City, Water, and Light requirements.

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

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

**Aye:** 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

## 7. Conditional Use

## 8. Rezoning

[RZ-19-22](#)

REZONING: 1001 Scott Street

Greg Baugh of GSB Properties is requesting MAPC Approval for Rezoning from R-1 Single Family Residential District to RM-16 Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .56 Acres +/- of land located at 1001 Scott Street.

**THIS HAS BEEN TABLED BY THE APPLICANT.**

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Plat](#)  
                              [USPS](#)  
                              [Rezoning Sign Pictures](#)

**Withdrawn**

[RZ-19-24](#)

REZONING: 2311 E. Johnson

JoAnn Nalley is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 3.17 Acres +/- of land located at 2311 E Johnson.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Plat of Survey](#)  
                              [Rezoning Sign Pictures](#)

JoAnn Nalley is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 3.17 Acres +/- of land located at 2311 E Johnson.

**APPLICANT:** JoAnn Nalley stated several years ago she came to a meeting with the city about land use. She stated at the time she noticed the property in the city plan to be C-3. Recently, she found that it is actually R-1. She stated she is requesting the property be rezoned to C-3.

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

**STAFF:** Derrel Smith stated they have reviewed it and it does meet five checklist requirements. It does not meet D as there is a single-family home on the property. He stated they would recommend approval with 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 in the future.
4. 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.

**COMMISSION:** Lonnie Roberts Jr. asked for public comment.

**PUBLIC:** Beverly Parker stated she is not here to oppose this particular rezoning. She stated if you go down Johnson Avenue from downtown to Brookland, this is the last plot with beautiful trees on both sides of the street. She is asking the owner if there is the possibility of preserving some of these trees. She stated we keep talking about quality of life, but we do not think of all of the things that go into quality of life. This is a beautiful piece of land and

part of the entry into the city. She stated she would ask that there be some consideration given to that.

**PUBLIC:** David Handwork stated he is recusing himself from this vote. He is an employee of Arkansas State University and this property is adjacent to the residential part of campus. He stated speaking on behalf of the University, they are very supportive of it being rezoned to commercial development. He stated there are some uses that they would request not be allowed through a limited use overlay on this rezoning. They would request consideration of limiting adult entertainment, agriculture, pawn shop, marijuana dispensary, cemetery, and hotel/motel. He stated they realize there is no intent by the current owners to compromise the safety and integrity of the university. However, in 10, 15, 20, 30, 50 years from now we would want to maintain that there is a commercial development there that is safe and brings quality of life to the university.

**PUBLIC:** Jerry Allison stated Arkansas State already has agriculture and animals. It also has a hotel/motel. He stated they are not for anything like adult entertainment. He also stated they are putting a damper on them being able to sell the land. He stated it was already supposed to be C-3 and it just got overlooked. He asked that they pass it as C-3 without stipulations.

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

**COMMISSION:** Mary Margaret Jackson asked if there are any other tracts of land in the area that have not been rezoned. She asked how this got left out.

**STAFF:** Derrel Smith stated this is shown as commercial on the land use plan. That does not change the zoning. It is up to the individual owner to come in and ask for the zoning change.

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

**Aye:** 6 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Jim Scurlock and Kevin Bailey

**Nay:** 1 - Mary Margaret Jackson

**Abstain:** 1 - David Handwork

## **9. Staff Comments**

[COM-19:079](#)

MASTER STREET PLAN: Master Street Plan Revised 2020

The Master Street Plan Committee request MAPC review and approval of the Land Use Document to be recommended to City Council for Final Adoption.

**Attachments:**     [Master Street Plan 2020 -- Draft  
Presentation](#)

The Master Street Plan Committee request MAPC review and approval of the Land Use Document to be recommended to City Council for Final Adoption.

STAFF: Derrel Smith stated the Master Street Plan is a document that we have spent several months working on. Mayor Perrin has asked the city to look at the Master Street Plan and Land Use Plan on alternating years. Meetings were held with public notification on May 2, May 16, June 13, June 27, July 11, July 25, September 12, September 26, October 17, and November 14. At the November meeting the Master Street Plan committee voted unanimously to forward this to MAPC for approval. The purpose of the Master Street Plan is to reserve right-of-way for future streets. We also wanted to provide the development community with information of right-of-way requirements in new developments. We also will be showing alternative forms of transportation options. We wanted to use it to help promote orderly growth and development. It positions the city for future grants that we may apply for. The members on the committee this year were Mitch Johnson who as the chair and our city council representative, Josh Brown, William Cheatham, David Handwork who is the representative on MAPC, Billy Holland, Judy Casteel, Brookshield Laurent, Grant McDaniel, Joey Msall, and Vincent Turner. He stated those were the members that worked on this and he would like to thank them because they did a lot of work on this and spent a lot of hours looking at this. The changes we have made include adding a section on Access Management. If you do not know what access management means, it is limiting curb cuts on Collector and above streets. It gives us a document that give us a rationale to determine how many openings you can have on a major street. Instead of allowing unlimited curb cuts or curb cuts every 50', there are requirements they have to meet before they can get cuts. We also added a section to require Traffic Impact Analysis. When certain developments come in, it tells us when we should require a traffic study from that development. The Planning Commission in the past has just used their best judgement. This gives us guidelines as to when we want to use those traffic studies. We changed all of the cross sections. We reduced right-of-way on our major streets. Our minor street increased one foot, but Collectors and Arterials went down. We changed Arterial streets in and around downtown and reduced those to Collectors. This will make them more pedestrian oriented. We had several major arterial streets outside of our city limits that we really do not see that developing in the near future. Instead of holding that up and keeping people from developing that area, we have decided to take that off so it does not interfere with any future development. It went before our committee. They recommended it to the MAPC. You have the opportunity to review it. The approving body is actually the City Council. With a positive recommendation here it will go to City Council. They will do three separate readings. They can make changes if they want or approve it as presented.

**COMMISSION:** Mary Margaret Jackson asked how different the proposal is from the complete streets.

**STAFF:** Derrel Smith stated this follows the complete streets guideline.

**COMMISSION:** Mary Margaret Jackson asked if we would be eligible for the Complete Streets of America 2019 grants.

**STAFF:** Derrel Smith stated it would allow us to get into those grants.

**COMMISSION:** Mary Margaret Jackson asked if there would be any type of documentation about when we want to build out these arterials. Is there any type of timeline or priorities?

**STAFF:** Derrel Smith stated we did not consider that in this document.

**COMMISSION:** Mary Margaret Jackson asked if that is something we will be considering in other planning documents.

**STAFF:** Derrel Smith stated that depends on if we have the ability and the money to do that.

**COMMISSION:** Mary Margaret Jackson asked if that is something that can be added to the updated Land Use Plan.

**STAFF:** Derrel Smith stated that will begin this year and it depends on if the committee wants that to be a part of the document or not.

**PUBLIC:** Beverly Parker stated she would like to compliment the people that worked on this Master Street Plan. She stated she is there to talk about beautification and landscaping. When it talked about traffic calming, she stated she did not see any reference to landscaping. The street view looks like it has trees. I do not see that a lot when we have finished products. She asked they do not show a plan for something that is not developed. She stated she is requesting some form of street beautification to be added to the Master Street Plan. She stated this is a very important aspect to our city.

**PUBLIC:** Ross Marlay stated he is here to discuss the proposed extension of N Patrick. Currently N Patrick ends where it T's. This street plan shows a principle arterial going straight north all the way to the KAIT road. He stated people on his street do not want that because they do not want it right behind them. He asked why would there be a principle arterial there when a half mile to the west is a four lane highway that is maintained by the state.

**STAFF:** Craig Light stated he is correct and that is what the plan shows. That is something that has been on the plan for the last couple of approvals. It was not something that was changed this time. It could be something that is looked at and see if it can be downgraded. The idea was that Patrick Street would be extended all the way to the south to Highland Drive and would become that through road. In the downtown corridor it was downgraded to a collector street already so it could be that that road should be downgraded to a collector. It would be something the committee would need to look at and make that

recommendation.

**COMMISSION:** Mary Margaret Jackson asked if the landscape plan requires street trees.

**STAFF:** Derrel Smith stated the landscape plan does require street trees as long as it is part of a development. Our landscape plan does not require it along streets that are not part of a development. If it is not a new development, we are not requiring street trees at this time.

**COMMISSION:** Mary Margaret Jackson asked if they could amend this plan to include street trees when they put in new streets.

**STAFF:** Derrel Smith stated they would be included in new streets as they are developed, but they are not required on existing streets.

**COMMISSION:** Mary Margaret Jackson asked if it was a 50% redevelopment, would we require street trees like we do sidewalks.

**STAFF:** Derrel Smith stated we would.

**PUBLIC:** Beverly Parker asked at what point are street trees required in a redevelopment.

**STAFF:** Derrel Smith stated if they increase the footprint of their building 20%, they have to bring everything into compliance with new ordinances.

**PUBLIC:** Beverly Parker stated if they are redoing Highland Drive and are going to make a new lane through there, they are going to take out trees. Does that require they put trees back in?

**STAFF:** Derrel Smith stated if the city does a project, we will build to these cross sections.

**COMMISSION:** Mary Margaret Jackson asked if the state highway department would as well.

**STAFF:** Derrel Smith stated this is what we would ask them to build. Normally, if it is on our cross sections, that is what they will build.

**COMMISSION:** Jim Little asked, besides the pictures with trees on them, is there any other place that it says you have to put in trees?

**STAFF:** Derrel Smith stated the landscaping ordinance requires trees on new development.

**COMMISSION:** Jim Little stated he sees the cross sections have pictures of trees. Is there anything besides that that says you have to put in trees?

**STAFF:** Derrel Smith stated he is not aware of anywhere.

**COMMISSION:** Kevin Bailey stated he knows this plans gets reviewed and updated every two years. Once this is adopted and enacted by City Council, he

stated he wishes the city would consider making this plan four years or six years instead of two so they can build some things and not have to go back and amend it. He stated there are others that feel the same way.

COMMISSION: David Handwork stated if the city redevelops a street and it is not explicitly written in this plan that we require trees that could either be inadvertently omitted, or if there is a cost issue, it could be intentionally omitted. Any street development that is not part of a new development should follow the landscape ordinance plan. Somewhere that wording needs to be included.

STAFF: Derrel Smith stated the motion is that we make the change and present it to city council. If that is what this body wants to do, that is what we will do.

COMMISSION: Dennis Zolper stated he is not sure what the change is.

STAFF: Derrel Smith stated they are wanting to put in language that requires any new developments of city streets to also include street trees.

COMMISSION: Dennis Zolper asked if we are talking about an overlay, a widening of a street. He asked what exactly are we talking about?

COMMISSION: Lonnie Roberts Jr. stated his question would be at what point do we require street trees.

COMMISSION: David Handwork stated he would follow similar guidelines as a redevelopment. He stated they said it is 20%. If there is a 20% redesign of that roadway then we should consider compliance with the landscape ordinance.

COMMISSION: Lonnie Roberts Jr. asked what about adding sidewalks or just changing a curb.

COMMISSION: David Handwork stated that is pretty nebulous and he does not know the answer to that at this time.

COMMISSION: Jimmy Cooper asked about right-of-way restriction. They may not have enough area to place trees.

STAFF: Derrel Smith stated in this cross section, the trees do fit in the right-of-way. That does not mean they will fit in existing right-of-way. We may have to obtain additional right-of-way in some cases.

COMMISSION: Kevin Bailey stated if you do require trees between the sidewalk and the curb line, when you typically build a street, you have storm water drainage. You will have concrete pipe behind that curb line running parallel to the street. Are you going to plant a tree on top of it?

COMMISSION: Dennis Zolper stated if you plant them, you have to maintain them. We are talking big money. This has to be thought through. He stated he does not think the tax payers would be happy. This is not going to decrease the cost of a street. He stated he would not want to take any action on this matter tonight unless they did a cost study and got some definite parameters. Right now it seems pretty nebulous as to what we are talking about. We have a

project on Old Greensboro Road. Are we going to put trees out there for a five lane highway?

COMMISSION: Mary Margaret Jackson stated with all due respect to what this committee has done which is impressive, on page four and five of the document the MAPC is given authority by the state to pass this. We are the body that is supposed to consider this and not rubber stamp it through.

COMMISSION: Dennis Zolper stated he believes they only recommend. They do not approve. The City Council approves it.

COMMISSION: Mary Margaret Jackson stated they are the body that is supposed to review this in detail and to criticize it and ask these types of questions in order to pass it through.

PUBLIC: Beverly Parker stated we have to think about things differently in this town. She is appealing to postpone acceptance of this document until this can be considered. Back to the new road, please put some trees out there. We are looking bad in how our city looks. Where are our boulevards? Where are our tree canopies? We live on Crowley's Ridge which is a beautiful area, but we are decimating it. This is important and it is important in years to come. Please either make the amendment or reconsider because it needs to match the landscape plan. You need something in the document that refers to the landscape plan.

STAFF: Derrel Smith stated what we are looking at tonight is our Master Street Plan. It is a right-of-way preserving document. If we want to do a street tree preservation ordinance we can have another committee to do that. Right now we are looking at the Master Street Plan. He stated he does not disagree with anything about the additional trees or preserving trees. Tonight we need to look at the Master Street Plan itself.

STAFF: Craig Light stated we have a street construction manual that has cross sections in it that differ from these. That is the one approved by council for us to use for construction. Even if this is adopted these do not become the regulating cross sections until we pass a separate ordinance replacing those others. That is something we are going to go through. The access management and traffic impact study will both be sent as ordinances. This is a plan on what we want to do. It does not become the rule of law. We will begin adopting new ordinances to replace ordinances that already exist.

COMMISSION: Mary Margaret Jackson asked if they are the body that is supposed to recommend legislative changes to the council to make sure our land use ordinance and other governing regulations are in accordance with our plan.

STAFF: Derrel Smith stated this Master Street Plan was setup as a committee. They are the group who did the work on this and this is what they have asked to present.

COMMISSION: Mary Margaret Jackson asked if they are the body that is supposed to be making sure our regulations are in check. That our future land use map, our Master Street Plan. They are not just going to be things we put

on the shelf. The next step is to make sure our land use regulations and governing documents reflect the work that has been done in this plan.

**STAFF:** Derrel Smith stated you are the recommending body, but you are not the approving body.

**COMMISSION:** Mary Margaret Jackson stated that is correct, but they are not doing enough of that in this body to make sure that they are doing what they need to do. The state says what MAPCs across the state are supposed to be doing. She stated they are not doing those legislative recommendations and maybe that is part of the problem.

**STAFF:** Derrel Smith stated there is a motion on the floor. He stated he did not know if there was a second.

A motion was made by Mary Margaret Jackson to approve the Master Street Plan with language related to street trees added to the document, seconded by Dennis Zolper, that this matter be Approved.

**Recommended to Council**

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

**Nay:** 2 - Dennis Zolper and Kevin Bailey

**10. Adjournment**