



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 3 Metropolitan Area Planning Commission

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Tuesday, July 12, 2016

5:30 PM

Municipal Center

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### 1. Call to order

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### 2. Roll Call

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### 3. Approval of minutes

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Approval of the MAPC Meeting Minutes for June 28, 2016.

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

### 4. Preliminary Subdivisions

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Concept Review: 4500 East Johnson - Lamar Advertising

Danny Rainwater on behalf of Lamar Advertising requests MAPC Conceptual Review of the property located at 4500 East Johnson to waive condition # 3 (Off-Premise advertisement shall be prohibited on the subject site) of Ordinance 12:023 passed and approved on May 1st, 2012 that rezoned the property from R-1 to C-3 LUO. The property identified conforms as a legal locations to erect an outdoor off-premise sign on East Johnson Avenue based on the current ordinances and Highway Department Regulations. Lamar wants to build a high quality 10'6" x 36' display on a steel mono-pole. A convenience store is going to be constructed on this property. Lamar is requesting a removal of the LUO Stipulation that obtains to the off premise sign.

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**Applicant: Mr. Danny Rainwater, representing Lamar Advertising, requested a conceptual review of the property located at 4500 East Johnson to waive condition #3 of Ordinance 12:023 which stated that "Off-Premise advertisement shall be prohibited on the subject site." Danny explained that the location met all the requirements necessary for a billboard with the exception of condition**

**#3 of Ordinance 12:023.**

**Staff:** Ms. Tracy McGaha presented the staff comments. She explained that Mr. Rainwater wrote a letter to the Planning Department requesting condition #3 of Ordinance 12:023 be removed so they could put up a monopole sign at 4500 East Johnson. The sign will be a 10x6x36 display and is going to be located next to the convenience store being built on this lot.

**Commission:** Mr. Jim Scurlock wanted to know how the board could stop other signs from coming into this area if they allow this sign to be placed on this property.

Mr. Brant Perkins wanted to know why the condition was originally put on the property. Mr. Lonnie Roberts explained that previous MACP members placed this condition on all the lots in this area in an attempt to preserve the scenic view of the area. He also went on to explain that if the board was to approve this request, and City Council went on to approve it, the applicant would then have to come back before the MAPC for a Conditional Use.

Mr. Perkins also wanted to know the location of the nearest billboard.

**Applicant:** Mr. Rainwater explained that the nearest one was located at Collision Repair.

**Commission:** Mr. Ron Kelton wanted to know the exact size of the sign. Mr. Rainwater explained the sign was 10.5 feet tall and 36 feet wide and would be within the city requirements of 50 feet tall or less.

Mr. Jim Scurlock went on to explain his view regarding billboard signs. He explained as he drives around and seeing scenic areas he ends up thinking it looks that way because there are no signs out there. On the other hand, when he drives around and sees an area that is not as appealing it tends to be because of all the signs.

**A motion was made by Jim Scurlock, seconded by Rick Stripling, that this matter be Denied . The motion FAILED with the following vote.**

Plat Review: 6215 S. Caraway - Frontage Requirements

Doug Moore, of M2 Surveying on behalf of Larry Cain requests MAPC to wave a reduction of the minimum 60 ft lot frontage requirement and reduced it to 15 + / - foot widths for both lots 2 and 3 making it a 30 ft ingress / egress easement with utility.

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**Applicant:** Mr. Doug Moore requested a waiver on the street frontage requirements for 6215 South Caraway from a 60 foot minimum requirement to a 15 foot minimum requirement. He explained that doing this would allow enough room for an additional house to be built on the back 10 acres of land on the plat. This request was to allow for the back lot to have access to a road and waterline.

**Staff:** Mr. Michael Morris explained that this was a situation where a father and son sold off a section of land they owned to an individual looking to build a house on the lot without realizing the land needed to be brought up to code

before the buyer could be issued a permit to build the house. Mr. Morris said he saw no issues with the request as long as the buyer does not replat the one lot into several lots later on.

**Commission:** Mr. Kevin Bailey asked Mr. Moore if they were planning on breaking this one big lot several smaller lots later on.

**Staff:** Mr. Moore said there would be no subdividing of this one lot.

**Commission:** Mr. Ron Kelton asked the Planning Staff if the condition stating that he could not subdivide this lot in the future was already attached to this request.

**Staff:** Ms. McGaha explained that it was not but it could be added.

**Comment:** Mr. Kelton said that it needed to be added.

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

## **5. Final Subdivisions**

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Final Subdivision: Barrington Park Phase 9 (13 Single Family Lots on 5.9 acres)

Carlos Wood of Wood Engineering on behalf of Jim Abel requests MAPC Final Subdivision Approval of Barrington Park Phase 9, 13 lots on 5.9 acres, located at the end of Annadale Drive, South of Phase 7 and West of Phase 8. This property is zoned R-1 Single Family Residential.

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**Applicant:** Mr. Carlos Wood requested final subdivision approval on behalf of Jim Abel.

**Staff:** Mr. Michael Morris explained that Engineering had no issues with this request.

**Ms. Tracy McGaha presented the staff comments on behalf of the Planning Department. She explained that this was a request for 13 lots on 5.9 acres and the property was zoned R-1 Single Family Residential. The request meets all the city requirements.**

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

### **5.** Final Subdivision: Merrell Estates Phase 5 (34 Single Family Lots on 9.92 Acres)

Carlos Wood of Woods Engineering on behalf of Merrell Estates Development, LLC requests MAPC Approval of a Final Subdivision review for Merrell Estates Phase 5 located west of Merrell Estates Phase 2, North of Merrell Estates Phase 4 off Southwest Drive and Hwy 49 South on 9.92 acres with 34 lots. This is all R-1 Single Family Residential.

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**Applicant:** Mr. Carlos Wood requested final subdivision approval on behalf of the owners. He explained that it was just another phase of an already existing subdivision.

**Staff:** Ms. Tracy McGaha present staff comments on behalf of the Planning Department. She explained that the request has 34 proposed lots on 9.9 acres and it does meet all the subdivision requirements.

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

Final Subdivision: Twin Oaks (34 Single Family Lots on 10.9 Acres)

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC consideration of a Final Subdivision Review for Twin Oaks located west of South Culberhouse at the intersection of Savannah Circle / Drive. This property is zoned R-1 Single Family Residential.

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**Applicant:** Mr. Carlos Wood requested final subdivision approval on behalf of the owners.

**Staff:** Ms. Tracy McGaha presented staff comments on behalf of the Planning Department. She explained that the request is made up of 10.85 acres and has 34 lots. It does meet all the requirements for lot sizes.

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

## **6. Conditional Use**

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Conditional Use: CU 16-12: 913 Locust Street

Barbara Harris is requesting MAPC approval of a Conditional Use for an in-home Family Daycare for the purpose of caring for 8 children or less within an R-1 Single Family District located at 913 Locust Street.

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**Applicant:** Ms. Barbara Harris explained that she is requesting a Conditional Use for an in-home daycare located at 913 Locust Street.

**Staff:** Ms. Tracy McGaha explained that the applicant came to the Planning Department wanting to open a daycare that could hold up to 8 children. She wanted to be able to operate within an R-1 Single Family Residential District. The only possible issue Planning staff saw with this request was parking and loading/unloading children at this location. She also went on to read a letter of opposition from an individual who could not show up to the meeting for health reasons.

**Commission:** Mr. Kevin Bailey wanted the applicant to talk about her hours of operation.

**Applicant:** Ms. Harris explained that she was going to have her drop off times around 7 a.m. to around 8 a.m. or 8:30 a.m. and pick up would be around 6 p.m. She said the children could be picked up any time during the hours of operation. She also explained that she is looking for the children to be there all day.

**Commission:** Mr. Brant Perkins asked the applicant if the neighborhood had a bill or assurance. He also asked what kind of improvements the applicant planed on making to the property.

**Applicant:** Ms. Harris said she did not know if there was a bill of assurance. She also said that one of the contingencies of her buying the house was the approval of this request. She also said that she just planned on putting play toys in the backyard for the daycare.

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

Conditional Use: CU 16-13: 1020 Airport Road

NEA First Assembly of God, Inc is requesting MAPC approval of a Conditional Use for a church to be located at 1020 Airport Road within an R-1 Single Family District.

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**Applicant:** Mr. Ryan Biles requested a Conditional Use of behalf of NEA First Assembly of God, Inc. to build a church within an R-1 Single Family Residential area.

**Staff:** Ms. Tracy McGaha explained that the applicant wanted to construct a new church at this location and it was within an R-1 district. The tract size is 9.9 acres. The church plans to build a building that can hold 200 people.

**Mr. Michael Morris** explained that traffic may become an issue of the church plans to expand in the future.

**Applicant:** Mr. Biles said that the church did not have current plans to expand but would like to in the future.

**Commission:** Mr. Ron Kelton explained to the applicant that there could be plans in the future to expand Airport Road and any site plans for the church may want to keep that in consideration.

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

## **7. Rezoning**

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Rezoning / Annexation: RZ 16-14: South Side of Macedonia Road and Joins Sage

Meadows Development on two sides

Womack, Phelps, Puryear, Mayfield & McNeil, Attorneys for petitioner Winters, LLC are requesting MAPC approval of an Annexation of property containing approximately 20 acres more or less and a rezoning from County Land to RS-7 Single Family Residential District; minimum 6,222 square foot lot requirement, located on South side of Macedonia Road and joins Sage Meadows Development on two sides.

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**Applicant:** Mr. Roger McNeil was at the meeting on behalf of the property owners to request an annexation of their property into the City of Jonesboro under the RS-7 Single Family Residential zoning. He explained that the property is more or less surrounded by the city on three sides.

**Staff:** Ms. Tracy McGaha presented the staff comments on behalf of Planning Staff. She explained that this area is recommended as a low density residential area. The Master Street Plan shows the road up to the property is a minor arterial road. The street has not been approved to city standards. Planning staff has recommended the annexation request of RS-7.

**Engineering:** Mr. Craig Light said that he has concerns about allowing this property to come into the city of Jonesboro. He stated his main concern about this request was the increasing landmass size of Jonesboro. He is concerned that the city is spreading itself out to much when it comes to providing services.

**Fire:** Fire Chief Miller explained that while this annexation was not going to cause a problem, he did warn that doing this may have a snowball effect on others wanting to be annexed into the city. He explained that any additional load did put addition burdens on the city to provide services to these areas being annexed in.

**Commission:** Mr. Reese said that he agreed with Mr. Light's thoughts on the situation. He said that the board needs to start taking better look at rezoning. He said that the board took a pretty good hit at the City Council meeting.

Mr. Kevin Bailey asked if the committee should be concerned about traffic and traffic studies.

**Staff:** Mr. Michael Morris explained that he did not know about the impact of this development in regards to traffic. He also went on to explain that this development would happen without being annexed into the city so the traffic would be there either way.

**Commission:** Mr. Lonnie Roberts mentioned that there would be another access into this property from Sage Meadows.

Mr. Ron Kelton asked why the applicant wanted RS-7.

**Applicant:** Mr. Carlos Wood explained that they picked that zoning because it was similar to the lot sizes in Sage Meadows. He also said that these lots are going to be part of the P.O.A. of Sage Meadows.

**Commission:** Mr. Kelton said it would probably be better to bring that into the

city so city officials can have some regulation over the development.

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

Rezoning: RZ 16-15: 2100 E. Johnson and 108 / 110 Snyder

Josh Olsen is requesting MAPC approval of a Rezoning from C-3 General Commercial District to RM-8 Residential Multifamily classification, eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and high for for .70 acres more or less of land located at 2100 E. Johnson, 108 and 110 Snyder.

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**This rezoning was withdrawn until July 26, 2016 MAPC Meeting. Applicant called and requested due to being out of town and not being able to make the meeting. Withdrawn**

#### **8. Staff Comments**

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#### **9. Adjournment**

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