



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, February 14, 2012

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Beverly Nix

Absent 3 - Margaret Norris; Brian Dover and John White

COM-12:009

2012 Election of Officers:

MAPC Current Chair: Mr. Lonnie Roberts assumed the expired term of previous Chair - August 2011

Current Vice-Chair: Mr. Johnny White

Staff requests MAPC's approval allowing the current officers to continue terms for the duration of 2012.

A motion was made by Jim Scurlock that the Vice Chair and Chair remain as officers for the duration of the calendar year; seconded by Ron Kelton, that this matter be Approved . The motion carried by the following vote.

Aye: 5 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris; Brian Dover and John White

3. Approval of minutes

MIN-12:012

Approval of the MAPC Meeting Minutes for January 10, 2012

Sponsors: Planning

Attachments: [MAPCMeetingMinutes January 10 2012](#)

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, the January minutes be Approved . The motion carried by the following vote.

Aye: 5 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris; Brian Dover and John White

4. Preliminary Subdivisions

PP-12-02

PP 12-01 Abigail Crossing II- Preliminary Subdivision

Mr. Mark Morris requests MAPC approval of a Preliminary Subdivision Plan
Location: North of Flemon Rd., South of Ridgeway Circle/ Haley Lane (Friendly Hope Crossings I & II)
Lots: 14 Total

Sponsors: Planning

Attachments: [Report PP 12-01 Abigail Crossing Subdivision Phase II-Preliminary](#)
[Abigail Crossing Phase II](#)

Mr. Carlos Wood presented on behalf of the applicant. He is working on Phase 1, and is now selling and building on the lots. Mr. Wood noted that they have the utility plans presented to City, Water & Light. Mr. Spriggs noted that the plans submitted meets the standards. Mr. Morris stated that the 50 ft. right of way on the cul-de-sac will be sufficient.

Ms. Nix asked about the 60 ft. requirement; and, when will the code be updated. Mr. Spriggs noted that the code is pending an update to revert back to the old requirement of 50 ft. widths on cul-de-sacs below 400 ft. in length. The code will be updated with other subdivision updates by our survey/engineering and planning staff during the comprehensive plan update-June, 2012. The applicant has no issue with the requirement either way.

This is a preliminary plan approval. MAPC will review the Final Subdivision Plan.

A motion was made by Joe Tomlinson, seconded by Ron Kelton, that this matter be Approved . The motion carried by the following vote.

Aye: 6 - Lonnie Roberts Jr.;Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris;Brian Dover and John White

PP-12-03

Dogwood Acres Subdivision Phase III-Preliminary
Scott Throgmartin requests MAPC approval of a 16 lot Preliminary Subdivision
Location: East of Paragould Dr., North of Prospect Rd. - North of Nathan Drive (Dogwood Acres)

Sponsors: Planning

Attachments: [Preliminary - Dogwood Acres PH III](#)
[Report PP 12-02 Dogwood Acres Phase III-Preliminary](#)

Mr. George Hamman, Civilogic, requesting Preliminary Approval before the MAPC. He has been working with the Engineering Department on the plan requirements. Mr. Spriggs noted compliance is achieved with the Subdivision Regulations.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Approved . The motion carried by the following vote.

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris;Brian Dover and John White

PP-12-04

PP 12-03: Barrington Park Phase VI-Preliminary

Jim Able requests MAPC approval of a 15 lot Preliminary Subdivision Plan
Location: South of Woodsprings Rd., South of Annadale Dr./Cir., Off Farmington Dr.
(South of Barrington Park Phase V)

Sponsors: Planning

Attachments: [Preliminary - Barrington Park - PH 6](#)
[Report_PP 12-03 Barrington Park Phase VI-Preliminary](#)

Mr. Carlos Wood presented the case on behalf of the applicant of the Preliminary Plan approval. He has been working with the Engineering Dept. on the drainage plans. Staff reported that compliance is achieved as noted in the report; the waiver on the 50 ft. cul-de-sac is also needed in this instance.

A motion was made by Joe Tomlinson, seconded by Beverly Nix, that this matter be Approved . The motion carried by the following vote.

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris;Brian Dover and John White

4. [COM-12:010](#)

RP 12:06 Replat: Manuel Clark requests MAPC approval of a waiver of Ordinance requirements of a 60 ft. requirement (30 ft. from Centerline). The lots are located at 408 Fourth St. and 314 Gordon St. in an old section of North Jonesboro: Northwestern Addition Lots 152 & 153

Sponsors: Planning

Attachments: [Plat - Manuel Clark - 4th and Gordon](#)

Mr. George Hamman, Civilogic presented on behalf of the applicant noting that the details on the plat; requesting the waiver of the existing right of way of 25 ft. from the center line of street. Fourth street dead ends to the north. Mr. Tomlinson asked what are the plans of the existing homes. Mr. Hamman noted that the homes are now removed and we are proposing a couple of duplexes in the R-3 and will abide by the setbacks. Site plan review is not required of MAPC; on the replat is before the Commission.

Staff: Mr. Spriggs noted that the older areas of North Jonesboro do not have right of ways beyond 50 ft. in a lot of the areas. They will meet minimum setback requirements. Engineering and Planning will assure good access management under the site plan review.

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, that this matter be Approved . The motion carried by the following vote.

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris;Brian Dover and John White

6. Conditional Use

[CU-12-01](#)

CU: 12-01: Conditional Use: 3312 Leatherwood Dr. , East of Richardson, North of Colony Dr.

Carolyn Crawford (Applicant), Robert O. Talbot, Jr. (Owner) requests MAPC approval of a Conditional Use Approval of a Residential Design- Pre-manufactured Mobile Home to be located within an R-1 Single Family Residential District for his elderly Mother's residence to allow for family assistance to her.

Sponsors: Planning

Attachments: [C. U. 12-01 application 3312 Leatherwood](#)
[Staff_Summary CU 12-01 3312 Leatherwood Dr](#)
[ChampionHomeDwgs.](#)

Larry King presented on behalf of his mother. He described the details of the area and showed the properties he owns and resides on. There is one house on the end of the street. She will own everything on the north side other than the house to the west. We will put a double wide trailer there across from my house. We are working with Champion Mobile Homes for a new unit.

Mr. Spriggs gave staff summary remarks as noted in the staff report. This is a customary request as a conditional use within the R-1 District. Along Richardson Dr. there are other mobile homes. The unit will satisfy the Residential Design Unit Requirements of the code. The 3 conditions were read.

No Opposition Present.

Mr. Kelton asked if a sign was required to be posted. Mr. Spriggs replied no; the certified mailings are sent to everyone within 200 ft. of the property and the case is advertised in the newspaper.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Approved as recommended in the Staff Report. The motion carried by the following vote.

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris;Brian Dover and John White

CU-12-02

CU 12-02: Jesus Unlimited, Inc. Church

George Hamman, Civilogic on behalf of Jesus Unlimited, Inc. Church, requests MAPC approval of a Conditional Use Approval for a new church location at 1423 Belt Street, West of Scott Street. A conditional use approval is required within the R-1 Residential District.

Sponsors: Planning

Attachments: [C.U. 12-02 Narrative Letter Jesus Unlimited 1423 Belt St.](#)
[C.U. 12-02 Application 1423 Belt Street](#)
[Staff_Summary CU 12-02 Jesus Unlimited Inc](#)
[Site Plan](#)

Mr. George Hamman, Civilogic, presented the case on behalf of the applicant. He gave details on the location and the request for a conditional use for the church.

Staff: Mr. Spriggs gave staff comments as noted in the report. No details of

the number of seats have been presented. The formula for the parking requirements is 1 parking space per 4 seats within the sanctuary. Clarification as requested. Mr. Hamman noted that the capacity is 180 seats.

Comments were made on buffering to the single family homes to the south. Fencing or solid landscaping screening is requested as a condition of the approval. No landscape plan was submitted but should be presented to the Planning Department. The 3 conditions were read.

No Opposition presented.

The third condition was noted to be corrected to include all departmental staff review (Planning, Engineering, and Fire).

Mr. Michael Morris asked for clarity on the right of way on Belt Street. The plat was shown. Mr. Hamman: The road is off-centered. Engineering concurred with the plat.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that the Conditional Use be Approved with the noted conditions.

Mr. Kelton asked about the fencing condition. This sits on top of a hill. Mr. George Hamman asked could the fence be extended from the southwest corner half-way down the southern property line; because of the thick wooded area and heavy terrain. Mr. Kelton: What ever is necessary as a minimum. Mr. Spriggs noted this will be coordinated by Staff. We are covered.

The motion as amended carried by the following vote:

Aye: 5 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris;Brian Dover and John White

6. Annexations

AZ-12-01

AZ 12:01 Farrville Community Annexation

Location: 0.1 miles north of Farrville Curve on the west side of Highway 49 North. West boundary is CR 701 (Clinton School Road) ; North boundary is CR 702 (Proposed Fairgrounds property is not included).

Ralph W. Waddell, Attorney for Petitioners requests MAPC approval of an annexation of property containing approximately 186.16 acres more or less and a rezoning from County Land to C-3 General Commercial and RS-5 Single Family and make recommendation to the City Council

Sponsors: Planning

Attachments: [Annexation Application](#)
[Staff Summary AZ12 01FarvilleCommunityAnnexation](#)
[Annexation County Order](#)
[Amended Order Approving Annexation \(singed and filed\)](#)
[Annexation School District Letter](#)
[Annexation Fire Review Checklist](#)
[FarrvilleLanduse](#)
[Annexation Plat](#)
[Petition for Annexation - filed](#)

Applicant: Mr. Bobby Gibson, Attorney for Petitioners (on behalf of Ralph W. Waddell): Mr. Gibson presented the case and stated that he concurred with the Staff Report. He spoke on the agreements made with the property owners within the vicinity of the new fairgrounds. The Fair Board is making good on its promise of the previous annexation to have the additional property annexed into the City. Mr. Gibson added that the petition is in compliance with the County and City requirements, and the request is that MAPC will also designate the zoning of the land in the process- C-3 along Highway 49N and RS-4 for the Oak Subdivision residential lots; and, RS-4 for the properties to the North of the new fairgrounds. The zoning classifications are consistent with the use of the existing properties. Mr. Gibson opened the floor up for Commissioner's questions.

Opposition: None

Staff: Mr. Spriggs gave a summary of the Staff Report and comments concerning the land use plan that currently shows the property as Single Family Residential; however Staff has identified the area as one that needs to be updated to address the growth in the overall planning area due to the relocation of the fairgrounds and the new hospital.

The Master Street Plan review was summarized which shows Highway 49N to be a Principal Arterial. The subject property fronts on County Road 701 (Clinton School Rd.), and County Road 702. CR 705 falls within Oak Subdivision which will become a City Street in entirety including a 350- ft. Cove Street. The street names may need to be reassigned with a City Identifier. Neither of these streets is improved to City standards with curb and gutter. County Road 701 and County Road 702 will most-likely continue to function as Collector Roads in the future. Concerns over the future improvements to the north segment of Clinton School Rd. (701) were discussed.

Mr. Spriggs added that this annexation will close the gap on the Zoning Map and City limits which was anticipated with the prior new fairgrounds annexation. The platted subdivision – Oak Subdivision would be classified as RS-4 with the lot constraints meeting the minimum standards. The new single family residents will gain City services such as: Trash pickup, fire and police service, and street maintenance along City public/dedicated right of ways. As noted in the report, the net amount of homes could total approximately 377, considering new infrastructure (roads, drainage, etc.) for the future redevelopment of the larger residential tracts to the north. This is using a 15% reduction in the acreage to calculate the net useable acreage. All annexed lots being zoned C-3 General Commercial shall be in compliance of the C-3 General

Commercial standards and will be subject to all City Ordinances in effect for any new improvements.

Mr. Spriggs stated that the Fire Marshal's office has reviewed the request and noted that the annexation shows that the distance from the nearest City of Jonesboro Fire Station to the property and to the further most edge of the property to be 3.1 miles (Nearest) and 4.2 miles (Farthest). Superintendent Kevin McGaughey responded with a letter of full support from the Brookland School District.

Mr. Michael Morris (City Engineering Department) gave comments on the right of ways needed to satisfy the Master Street Plan.

Mr. Joe Tomlinson asked if the parcels would satisfy the functional classifications of the Master Street Plan. Mr. Spriggs noted that County Rd. 701 and 702 would be construed as Collector Roads (80 ft. right of ways). Mr. Gibson noted that the discussion of the right of ways would be outside the parameters of this petition. Mr. Spriggs stated that we assume the properties could be replatted in the future, then at that time the right of way could be donated. At this point we typically ask for the donation of right of way. Planning has the subdivision plat (Oak Subdivision) on file that was recorded by Craighead County.

Commission Action:

Ms. Nix made a motion that we place Case: AZ-12-01 Farrville Community Annexation on the floor for consideration and for recommendation to City Council for annexation and rezoning to C-3 General Commercial and RS-4 Single Family Residential in Ward 3. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by Mr. Joe Tomlinson.

Measure Passed with a 5 -0 vote.

The motion carried by the following vote:

Aye: 5 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock and Beverly Nix

Absent: 3 - Margaret Norris; Brian Dover and John White

7. Rezoning/ Map Amendments

RZ-12-01

RZ 12-01 Larry Higgins requests MAPC approval of a rezoning petition of 0.86 acres of property from R-6 L.U.O. to CR-1 Commercial Residential. Location: 2612 E. Johnson, East of the Stadium Blvd/Johnson Ave. intersection, North Side of E. Johnson.

Attachments:

[Application](#)

[HIGGINS REZONING PLAT](#)

[Staff Summary RZ12_01 Larry Higgins 2612 E. Johnson Ave](#)

[ORD-05 229 Previous Rezoning Approval](#)

[Examples of a Proto-type Building](#)

Applicant: Mr. Carlos Wood, Engineer appeared before the Commission on behalf of Mr. Larry Higgins. Stated that the site is on the North side of East

Johnson, adjacent to the St. Bernards Facility. We previously came forward with a rezoning for 46 units as R6 L.U.O. on this parcel. Mr. Higgins has presently built to date, a total of 28 units and he will build a maximum of 34 units. He decided to spread the buildings out and put in more green area; thus reducing the total number of units allowed, and clustering the buildings in the rear.

Mr. Wood: Mr. Higgins wants to use the frontage for commercial and is reducing the number of units in the rear: we are asking for 10 single bedroom units above commercial similar to the downtown district. It slipped my mind that the CR-1 only allows a maximum of four units since it is commercial/residential. We were thinking four units per building.

Mr. Wood: We are hoping to amend the request for 10 units with the proposed commercial to be between 10,000 and 12,000 sq. ft. as opposed to the 15,000 sq. ft. The parking areas will be in the rear using an ingress/egress common entry on the existing driveway on the east, and the existing parking lot on the north. The commercial entrance will be along the frontage and to the west, to avoid intermingling with the residential uses.

Staff: Mr. Spriggs gave staff comments summarizing the report. He gave details from the previous Limited Use Overlay case which limited the applicant to 46 units. The CR-1 District does allow for a mixture of commercial and residential. Ideally this development would be better fitting as a Planned District, but the subject property (0.86 acres) does not meet the minimum acreage threshold requirement. Staff was unaware at the point of application that the applicant hopes to reduce the number of units on the rear acreage. The applicant is also dropping the total building area to address Staff's initial comments on parking requirements.

The allowable uses were discussed. The inclusion of a convenience store is no issue of Staff. This will act as a good mixed use development for student use.

MAPC DELIBERATION:

Chairman Roberts asked for clarification on the number of units. Mr. Wood asked for consideration by the MAPC for a barbershop or small retail use because they have some potential lease options.

Mr. Scurlock stated that it seems as though it is a practical change.

Ms. Nix asked if fire trucks can access the property? Mr. Wood noted that the parking access drives are all 24 ft. wide. Mr. Higgins: We had to install a fire hydrant at the request of the fire department to avoid stopping traffic on the south of the highway.

Mr. Michael Morris asked for clarification on the parking lot access being separate. Mr. Wood stated that he did not want to mix the two uses. He noted that if the MAPC wants to connect the two, his client would do that. We can demonstrate that on the site plan.

Mr. Hoelscher asked if they submitted a Planned District request, would they have to come back before the MAPC? Mr. Spriggs stated that they would come before the MAPC with a Final Development Plan. The Planned District request

would have to be a re-application. Mr. Wood clarified that there will be 3 separate commercial buildings; which was not clarified with the application. The typical graphic was displayed; and the setbacks can be complied with, as well as the maximum of 4 units above. Mr. Spriggs noted that this would satisfy the standards of the CR-1 District Regulations, and the 10 units will now be in compliance.

Ms. Nix again stressed her concerns for the fire safety access. Mr. Morris clarified that the State Fire code only requires a separate entrance when you have more than 200 units.

Mr. Hoelscher commented that he prefers that a mixed use development does not wall off the uses. This is the spirit and intent of mixed uses. There will have to be common egress/ingress easements. Mr. Hoelscher asked will they need a variance to utilize parking on a separate lot?

Mr. Spriggs: This can be handled under the cross-access/ shared parking provisions in the code.

Mr. Wood agreed that the entrance issues will be demonstrated on a future site plan to be reviewed and approved by the MAPC.

Mr. Scurlock made a motion that we place Case: RZ-12-01 on the floor for consideration and for recommendation to City Council for a rezoning from R-6 L.U.O. Single Family District to "CR-1" L.U.O. subject to conditions 1-4. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by Mr. Kelton.

Roll Call Vote:

The motion carried by the following vote.

Aye: 5 - Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; Ron Kelton and Jim Scurlock

Nay: 1 - Beverly Nix

Absent: 3 - Margaret Norris; Brian Dover and John White

COM-12:008

2012 Land Use Amendments

The City of Jonesboro, Land Use Advisory Committee and Planning Staff request MAPC review and approval of Land Use Plan Amendments.

The purpose of these changes is to consider every rezoning adopted by City Council since January 2010, and make amendments to the Future Land Use Map, bringing it current and consistent with the Zoning Map

Attachments: [MEMO 2012 Land Use Amendments](#)
[2012 Land Use Modifications](#)
[2012 New Overall Map After Changes](#)
[2010 Overall Map Before 2012 Changes](#)

Staff: Mr. Spriggs gave a summary of the Land Use recommendations and what has occurred since the adoption in January of 2010. Some of the rezonings have been consistent with the Land Use Map; however some changes were not consistent but were justifiable by the MAPC and City Council.

Staff has created a list of those 48 +/- changes in Zoning. This was presented to the Land Use Advisory Committee who reviewed the changes and decided that none of the inconsistent Land Use Changes need to be updated at this time. They want to keep the Zoning Map and the Land Use as two separate maps.

Staff took a closer look at the changes and has refined the original list. We agree with the Land Use Advisory Board that if a general area has been recommended as one particular use, then one change should not deem amending the Land Use Plan. They wanted to make sure that the plan keeps its continuity; The Land Use Plan should be a broad stroke plan. The new fairground is one area that stands out. We recommended single family for the outlying areas in the County, because of the lack of information. Staff feels that this is an opportunity in which we can see the trends in that area moving towards commercial along Highway 49. In other areas were primarily expanded a particular commercial node commercial area or district by one parcel or another.

Mr. Joe Tomlinson stated that his opinion is that land use plan should be updated as we go. He noted that he looked through all of the changes and that we were justified where we deviated from the Land Use Plan.

I think when you go back 20 years and look back and try to justify why it isn't on the map, it gets rather difficult. Now we have an opportunity to keep an updated Land Use Plan.

Mr. Hoelscher asked if the composites of the maps are available to be overlaid over the other? Mr. Spriggs replied, yes. Mr. Hoelscher: How often is the Zoning Map updated? Mr. Spriggs noted that once the ordinance amending has passed the changes are made on a monthly basis. Those are available on disk.

Mr. Kelton: I can recall that in 1995 the consultant advised us that depending on how much we growth you had, you should update it annually. He advised us that if you have an extraordinary amount of growth that deviated from that plan, then you should do it quarterly. Twenty-five years later we are just getting around to doing that. It is never too late.

Mr. Hoelscher: Stated that one of his business partners in on the Land Use Plan Committee. My analogy is that the Land Use Plan is like your budget and the Zoning Map is like your checking account. One is a plan and one is real. What Otis Spriggs said, to me matches that when we have a significant event, you go back and you change your budget. The smaller things you just live with and move on: It doesn't change the intent of the budget or the direction of that. By including every minor rezoning we have doesn't necessarily mean that is the new direction that Land Use Plan should show.

Mr. Kelton added that was the spirit and intent of the advice the Consultant gave to us in 1995.

Mr. Hoelscher suggested the revised list should be used.

Motion was made by Mr. Hoelscher to recommend the changes as revised by Staff (16 changes) to City Council.

**Motion was seconded Mr. Kelton.
Chair voted; 1- Nay- Mr. Tomlinson.**

The motion carried by the following vote.

Aye: 5 - Lonnie Roberts Jr.;Paul Hoelscher;Ron Kelton;Jim Scurlock and Beverly Nix

Nay: 1 - Joe Tomlinson

Absent: 3 - Margaret Norris;Brian Dover and John White

8. Staff Comments

9. Adjournment