

Planners reject subdivision near Sage Meadows

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JONESBORO — Plans for a proposed new subdivision adjacent to Sage Meadows were rejected Tuesday by the Metropolitan Area Planning Commission.

It was a complicated proposition in that Kevin Kessinger, owner of JG Properties, was seeking final plan review for Soleil at Sage Meadows. The 65-lot subdivision on 11.63 acres, had originally been approved as a planned unit development (PUD) known as The Village at Sage Meadows in 1999.

Nothing had been done with the property until Kessinger purchased it recently. Kessinger sought what he considered minor revisions to the original plan.

City Planner Otis Spriggs said developers normally have two years to begin construction after a PUD is approved. However, he said the commission had the option to extend that period.

Brian Umberson, a resident of Sage Meadows, said a lot has changed in the area

since 1999. When the PUD was approved, Sage Meadows had only 65 homes, Umberson said. Now there are almost 400 houses there, he said.

Traffic problems

The plan to enter Soleil from Sage Meadows Boulevard would further complicate the traffic problems Sage Meadows residents have in entering Old Greensboro Road (Arkansas 351), Umberson said.

Umberson and others also said Kessinger should have met with Sage Meadows residents before bringing the plan to the commission. Kessinger said he attempted to contact the Sage Meadows Property Owners Association but never got a reply.

Commissioners said a second entrance to Soleil was needed.

The original PUD called for a second entrance into Sage Meadows by way of Western Gales Cove. Since then, that street was abandoned, and a house was constructed on it, blocking access to the new

subdivision, Spriggs said.

Kessinger said a suggested entrance from Macedonia Road wasn't feasible because it would force him to reduce the lot sizes for the rest of the development.

Spriggs said the revised plans also don't show provisions for privacy fencing along Arkansas 351 or sidewalks, as approved in 1999.

Option to withdraw rejected

Commissioners gave Kessinger the option to withdraw his proposal in order to meet with neighboring residents, but Kessinger said he would prefer a decision be made immediately so that he would have a better understanding of his options.

Then commissioners tried to figure out their own options.

City Attorney Phillip Crego said the commission could vote to recommend that the City Council revoke the original PUD. The property would then revert to its former zoning of C-3 General Commercial. Commissioner Ken Collins said neither side

would like the potential ramifications of that decision.

Collins eventually made a motion to approve of the plans but with stipulations that Kessinger would have to meet with property owners to develop a compromise, a second entrance from Macedonia Road would have to be included, the entrance off of Sage Meadows Boulevard would have to be moved back to the original location and the developer would have to satisfy engineering concerns regarding a road inside the subdivision.

The motion was approved 6-1. Stan Clink of Memphis, Kessinger's engineer, said they would be unable to develop the property under those conditions.

Another rejection

Also rejected Tuesday was a proposal by Ted Troutman to rezone approximately 0.87 acres located at 709 North Caraway Road from R-1 Residential to RS-7 Residential.

Troutman sought the rezoning because R-1 requires a 60-foot-wide lot, while

the property is only 59 feet wide.

Several neighboring residents voiced their objections to the proposal because Troutman already has rental houses in the neighborhood that they believe are a detriment.

The commission voted 7-0 to recommend that the City Council deny rezoning. Troutman has a right to appeal the decision.

Commissioners also voted 7-0 to recommend approval of the proposed annexation of 159 acres located behind 6106 Southwest Drive.

The property, owned by Paulette Quinn, is located between Wimpy Lane and Hendrix Road.

The highway frontage is zoned industrial and is headquarters for Quinn Aviation.

Bobby Gibson, Quinn's attorney, said the family plans to relocate the airstrip farther away from the city if the property can be sold for residential development.

The commission also approved the following requests:

- Jim Abel for preliminary and final approval of plans for Brookstone Subdivision, Phase II, containing 16 lots on 3.85 acres;

- Jim Bryant for conditional use to locate a double-wide mobile home at 2017 Magnolia Road; and

- Burrow-Halsey Holdings to rezone approximately 5.96 acres located on Parker Road between Wood Street and Paula Drive from R-2 Residential to C-3 Commercial. Commissioner Jerry Halsey Jr., a principal in Burrow-Halsey Holdings, did not participate in the vote.

A request for site plan review for Jonesboro Cycle and ATV, to be located on 1.3 acres at 2206 Stadium Blvd., was withdrawn prior to the meeting.

Commissioner Marvin Day presided over the meeting in the absence of chairman Ken Beadles.

New commissioner Paul Hoelscher was attending his first meeting. Hoelscher replaced George Krennerich on the commission.