



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Council Agenda City Council

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Thursday, February 19, 2015

5:30 PM

Municipal Center

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### **FINANCE COMMITTEE SPECIAL CALLED MEETING AT 4:30 P.M.**

*Council Chambers, Municipal Center*

### **PUBLIC SAFETY COMMITTEE MEETING AT 5:00 P.M.**

*Council Chambers, Municipal Center*

### **NOMINATING & RULES COMMITTEE MEETING AT 5:15 P.M.**

*Council Chambers, Municipal Center*

### **1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.**

### **2. PLEDGE OF ALLEGIANCE AND INVOCATION**

### **3. ROLL CALL BY CITY CLERK DONNA JACKSON**

### **4. SPECIAL PRESENTATIONS**

### **5. CONSENT AGENDA**

*All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.*

**MIN-15:017** Minutes for the City Council meeting on February 3, 2015

**Attachments:** [Minutes](#)

**RES-15:016** RESOLUTION TO NAME JUDGES, CLERKS AND ALTERNATES FOR THE CITY WATER AND LIGHT BOARD OF DIRECTORS ELECTION

### **6. NEW BUSINESS**

#### *ORDINANCES ON FIRST READING*

**ORD-15:003** AN ORDINANCE TO AMEND CHAPTER 105, OF THE JONESBORO CODE OF ORDINANCES ENTITLED BUILDING AND BUILDING REGULATION, FOR THE PURPOSE OF ADOPTING BY REFERENCE A NEW TECHNICAL CODE TO BE KNOWN AS THE 2014 ARKANSAS ENERGY CODE AS WELL AS ALL FUTURE

EDITIONS WHICH MAY FOLLOW; AND FOR DECLARING AN EMERGENCY FOR THE PURPOSE OF THE IMMEDIATE PROTECTION OF THE PUBLIC

**Sponsors:** Inspections

**Attachments:** [2014 arkansas energy code for new building construction supplements and ame](#)

EMERGENCY CLAUSE

**Legislative History**

2/3/15	Public Safety Council Committee	Recommended to Council
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**ORD-15:010** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-4 TO C-4 LUO FOR PROPERTY LOCATED AT 5441 AND 5443 SOUTHWEST DRIVE AS REQUESTED BY DAVID AND DEBORAH HARTSHORN

**Attachments:** [Plat](#)  
[MAPC Report](#)

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON SECOND READING*

**ORD-15:004** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 AND FROM R-1 TO RM-8 FOR PROPERTY LOCATED AT 1621 NORTH PATRICK STREET AS REQUESTED BY DENVER DUDLEY

**Attachments:** [Plat](#)  
[MAPC Report](#)  
[Opposition Email](#)  
[Support Email](#)

**Legislative History**

2/3/15	City Council	Held at one reading
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## **8. MAYOR'S REPORTS**

**COM-15:010** Jonesboro Airport Commission financial statements for month ended January 31, 2015

**Sponsors:** Municipal Airport Commission

**Attachments:** [Financial Statements](#)

**COM-15:012** State of the City Address presented by Mayor Harold Perrin

**Sponsors:** Mayor's Office

## **9. CITY COUNCIL REPORTS**

**10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes.*

**11. ADJOURNMENT**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** MIN-15:017    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 2/11/2015    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Minutes for the City Council meeting on February 3, 2015  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the City Council meeting on February 3, 2015



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, February 3, 2015

5:30 PM

Municipal Center

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### PUBLIC WORKS COMMITTEE MEETING AT 5:00 P.M.

### PUBLIC SAFETY SPECIAL CALLED MEETING AT 5:15 P.M.

### FINANCE COMMITTEE SPECIAL CALLED MEETING AT 5:20 P.M.

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

**Present** 10 - Darrel Dover; Ann Williams; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton  
**Absent** 2 - Charles Frierson and Mitch Johnson

#### 4. SPECIAL PRESENTATIONS

#### 5. CONSENT AGENDA

##### *Approval of the Consent Agenda*

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, to Approve the Consent Agenda. The motioned PASSED**

**Aye:** 10 - Darrel Dover; Ann Williams; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

#### [MIN-15:011](#)

Minutes for the City Council meeting on January 20, 2015

**Attachments:** [Minutes](#)

This item was **PASSED** on the consent agenda.

#### 6. NEW BUSINESS

## ORDINANCES ON FIRST READING

ORD-15:004

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 AND FROM R-1 TO RM-8 FOR PROPERTY LOCATED AT 1621 NORTH PATRICK STREET AS REQUESTED BY DENVER DUDLEY

**Attachments:**     [Plat](#)  
                              [MAPC Report](#)  
                              [Opposition Email](#)

*Councilman Gibson offered the ordinance for first reading by title only.*

*Mr. John Easley, with Associated Engineering, and Mr. Steve Perry, a developer, represented the owners. Mr. Easley explained it is two tracts of land. They are going to have single family lots on the RM-7 property and duplexes on single lots on the RM-8 property. All of the housing will be for low-income households, with the duplexes being exclusively for elderly housing.*

*Councilman Woods asked if the property owners are local. Mr. Easley answered yes. City Planner Otis Spriggs explained the MAPC recommended the rezoning with a 7-1 vote. There will be 25 duplexes and 40 single family homes. Citizen concerns heard at the MAPC meeting centered around Patrick Street, in regards to widening the street due to safety concerns for pedestrians. He noted approximately 150 units in terms of single family homes could be built in the area now under the current R-1 zoning.*

*Councilman Coleman asked how long it would take to widen Patrick Street. Mr. Spriggs stated there is no engineering study that has occurred concerning widening Patrick Street. All he is aware of is preliminary surveying work being done. Mayor Perrin noted that Patrick Street has been designated by the Master Street Plan Committee as a major arterial road from Johnson Avenue to the north, so future studies will be done on Patrick.*

*Councilman Burton questioned the tracts of land. Mr. Spriggs stated each tract is 12-1/2 acres for a total of 25 acres. There are provisions for green space and drainage on each tract.*

*Councilman Moore asked if the zoning goes along with the property and not the project, so if the owner decides to sell the property they will be able to keep the RM-7 and RM-8 zoning. City Attorney Carol Duncan answered yes, but the restrictions placed on the property by the MAPC would also stay with the property which limited the number of units to an agreed upon number.*

*Councilman Moore then questioned whether an exemption from HUD would be needed in order to restrict the housing to elderly individuals only. City Attorney Duncan stated she does think that is the requirement and it was addressed at the MAPC meeting. It was indicated at the MAPC meeting that the property owners are already going through that process with Fair Housing. Mr. Spriggs agreed, adding the developer has agreed to supply the city with the letter from HUD. Councilman Moore recommended collecting those letters from developers now on.*

*Mrs. Carolyn Tinsley spoke in opposition to the rezoning. She questioned the compliance of Patrick Street with its status of being a collector road. She asked that*

*the city upgrade Patrick Street to city specifications before rezoning any more property in that area. Mrs. Tinsley explained that she was once denied the ability to build a shop building because it would be too large compared to the size of her home. She stated that citizens are required to abide by city codes and ordinances, yet the city doesn't have to abide by their own codes. She then questioned how long it would be before the city will be able to upgrade Patrick Street. She discussed drainage problems in the area and further discussed safety issues.*

*Mr. Gary Smith, 2111 Mitzi Lane, also spoke in opposition to the rezoning. He expressed concern about Patrick Street and recommended widening Patrick Street before any more rezoning takes place. He also noted they have a drainage problem in that area that needs to be improved.*

*Ms. Norma Ferrell, 108 E. Gordon Street, spoke in favor of the rezoning. She stated she knows of elderly individuals who have been on waiting lists for years for housing to become available for them. Elderly citizens do not have the money to afford an apartment and they shouldn't have to wait two years for a place to live.*

*Mr. Jerry Wilcox, Bennett Addition, stated he would like the city to go on record and say that Patrick Street will be widened before site preparation will be done on this project.*

*Mr. Steve Gillis stated Patrick Street is a problem. He explained the street is more of a problem now than it was when he moved into the area 26 years ago. He further explained there are people who walk in the middle of the road because there is no other place for them to walk. He expressed concern about the safety of the street and the area if the rezoning occurs.*

*Mr. Perry then discussed the rezoning. He explained he can't speak to the streets, but there will be onsite management and they will be aggressively managed. He noted everyone who is on the lease will be checked out. He manages a property similar to this one in his hometown in Louisiana. He also manages an elderly property outside of his hometown. He further explained the property has to be rentable for a 15-year period or else the property will lose their tax credit status. At the end of the 15 years, the property can be rehabbed and put back into the program for another 10 years after which the property can be sold. Typically the intent is to try and sell the homes to the people who are currently living there after the 25 year period is up. The units also will have a 35-year guarantee that they will remain low income. The age restriction is 55 and older for the elderly property for the 35-year guarantee.*

*Councilman Moore clarified Mr. Perry is not the owner of the properties. Mr. Perry agreed, adding he has an option to purchase the properties. He then explained the property will go through a low income tax credit application through the Arkansas Development Finance Authority and he will be able to apply for credits in March in order to start the project. Councilman Dover asked if the credits are not awarded, then will he still develop the property. Mr. Perry answered no. Councilman Dover then questioned whether Mr. Perry can still apply for credits if the property isn't rezoned. Mr. Perry answered yes, he can still apply for credits on the single family property, but not on the elderly property. He does intend on moving forward with that application whether or not he receives the credits.*

*Councilman Moore asked if there was an MAPC restriction for elderly housing on the property. City Attorney Duncan stated she thinks the restrictions were just for the number of units on the property. She added she does not think the city can restrict the property to be just for elderly individuals.*

*Councilman Dover asked for the City Attorney and City Planner to research they can restrict the rezoning of the RM-8 property to be contingent upon whether or not Mr. Perry receives funding for the elderly housing project. City Attorney Duncan stated her initial answer is no, but she will research it to get a final answer. Councilman Vance noted that due to the MAPC restrictions the RM-8 property will still be limited.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, that this matter be Held at one reading . The motion PASSED with the following vote.**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON THIRD READING*

#### **ORD-15:001**

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5200 EAST JOHNSON AS REQUESTED BY JASON MARSHALL & FIRST ASSEMBLY OF GOD

**Attachments:** [Plat](#)  
[MAPC Report](#)

**A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED with the following vote.**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: O-EN-003-2015

## **8. MAYOR'S REPORTS**

*Tomorrow the city will have a grand opening at the new fire station on Neely Road at 10 a.m. This will complete the five-year plan.*

*Last night the city held the first public hearing regarding the Land Use Plan and Master Street Plan. All of the comments will be compiled for review.*

*They have sent a letter to US Bank regarding the Citizens Bank Building. They requested a meeting. They think the land underneath the building is in a trust and will go with the property. They sent, along with the letter, several photos showing the condition of the building.*

*The Holiday Pay Committee met in January. From that, he will be appointing another committee to look at the salaries and benefits for all employees in the city in the near future.*

*He will present the State of the City Address at the next meeting. He will be dedicating it to the city employees.*



**COM-15:008**

Moratorium Committee recommendations overview as provided by Mayor Perrin to the City Council at the meeting on February 3, 2015

**Sponsors:** Mayor's Office

**Attachments:** [Moratorium Recommendations](#)

*Mayor Perrin visited with Councilman Moore concerning the Moratorium Committee recommendations. He provided the Council with a report showing the recommendations and their status. Some of the items have already been completed.*

**This item was Filed.**

**9. CITY COUNCIL REPORTS**

*Councilman Street questioned what the status is of forming a group with the Highway Department to look at the overpass project on Highway 18. Mayor Perrin stated he will be going to the Highway Department along with City Engineer Craig Light and Traffic Engineer Mark Nichols on Thursday. They will be going through all of the firms who have submitted a request for qualifications. They should leave with an engineering firm for the environmental and design work for the project.*

*Councilman Street motioned, seconded by Councilman Gibson, to suspend the rules and place RES-15:006 on the agenda. All voted aye.*

**RES-15:006**

A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR SON-TINA BROWN'S LANE MINOR PLAT, A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering and Planning

**Attachments:** [Maintenance Agreement](#)  
[Plat](#)

**A motion was made by Councilman Darrel Dover, seconded by Councilman John Street, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: R-EN-016-2015

*Councilman Street motioned, seconded by Councilman Gibson, to suspend the rules and place ORD-15:002, ORD-15:005, RES-14:231, RES-15:002, RES-15:003, RES-15:004, RES-15:005 and RES-15:008 on the agenda. All voted aye.*

**ORD-15:002**

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF REPAIRS ON SANITATION TRUCK.

**Sponsors:** Finance

*Councilman Dover offered the ordinance for first reading by title only.*

*Councilman Moore motioned, seconded by Councilman Gibson, to suspend the rules and waive the second and third readings. All voted aye.*

*After adoption of the ordinance, Councilman Gibson motioned, seconded by Councilman Street, to adopt the emergency clause. All voted aye.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: O-EN-004-2015

**ORD-15:005**

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE CITY OF JONESBORO TO PURCHASE A USED BUCKET TRUCK FROM I-80 EQUIPMENT

**Sponsors:** Finance

**Attachments:** [I-80 Equipment Invoice](#)

*Councilman Dover offered the ordinance for first reading by title only.*

*Councilman Moore motioned, seconded by Councilman Gibson, to suspend the rules and waive the second and third readings. All voted aye.*

*After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: O-EN-005-2015

**RES-14:231**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS REQUESTING CITY WATER & LIGHT (CWL) PURCHASE A FIRE TRUCK FOR THE CITY OF JONESBORO

**Sponsors:** Finance

*Councilman Street abstained from discussion and voting on this item.*

**A motion was made by Councilman Chris Gibson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: R-EN-017-2015

**RES-15:002**

AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE ARKANSAS STATE POLICE FOR THE ICAC13 SUB GRANT.

**Sponsors:** Grants

**Attachments:** [ICAC13 1st Continuation Subgrant Special Conditions.docx](#)  
[ICAC13 1st Continuation Approved Subgrant Budget Detail Worksheet-JPD.》](#)  
[ICAC13 1st Continuation Sub Grant Agreement-JPD.doc](#)  
[ICAC13 1st Continuation Subgrant Award Letter-JPD.pdf](#)  
[Signed ICAC13 MOU-Jonesboro Police Department.pdf](#)

*Grants Administrator Heather Clark explained this is grant money for the Internet Crimes Against Children unit at the Police Department. The money will be used for server space. They have a server that is at 90% capacity, so they need additional server space. Part of the money will also be used for training.*

**A motion was made by Councilman John Street, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: R-EN-018-2015

**RES-15:003**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT WITH TOTAL LIFE HEALTHCARE FOR TRANSPORTATION SCHEDULING

**Sponsors:** Finance

**Attachments:** [Addendum to Contract between JETS and TLH for scheduling services](#)  
[Addendum to Contract between JETS and TLH for scheduling services \(PDF\)](#)

**A motion was made by Councilman Chris Gibson, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: R-EN-019-2015

**RES-15:004**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).

**Sponsors:** Finance

**A motion was made by Councilman John Street, seconded by Councilman Gene Vance, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: R-EN-020-2015

**RES-15:005**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS CERTIFYING LOCAL GOVERNMENT ENDORSEMENT OF BUSINESS TO PARTICIPATE IN THE TAX BACK PROGRAM (AS AUTHORIZED BY SECTION 15-4-2706(d) OF THE CONSOLIDATED INCENTIVE ACT OF 2003).

**Sponsors:** Finance

**A motion was made by Councilman Chris Gibson, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: R-EN-021-2015

**RES-15:008**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR'S SALARY RECOMMENDATION FOR FILLING THE POSITION OF COMMUNICATIONS DIRECTOR IN COMPLIANCE WITH THE SALARY SCHEDULE AND ADMINISTRATION POLICY

**Sponsors:** Finance

**A motion was made by Councilman John Street, seconded by Councilman Gene Vance, that this matter be Passed . The motion PASSED with the following vote:**

**Aye:** 10 - Darrel Dover;Ann Williams;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

Enactment No: R-EN-013-2015

*Councilman Woods stated there are a lot of concerns with the safety and sidewalks on North Patrick. He noted that area should be an area of priority.*

*Councilman Burton noted the guardrails on Paragould Drive are up and the residents in that area are very thankful.*

*Councilwoman Williams announced a meeting of the Suddenlink Complaint Committee Tuesday at 4:00 p.m. She noted the meeting won't be to hear complaints; rather, it will be held in order to set out the rules for the committee.*

*Councilman Moore noted when the current apartment complex on North Patrick was being proposed the residents came out in objection to that project due to problems with Patrick Street. That was 8 years ago. He stated Patrick Street is still an issue and he would like the city to move forward in finding a solution. Councilman Coleman agreed with Councilman Moore's comments. He stated whatever can be done to speed up the process of improving Patrick Street would be greatly appreciated.*

**10. PUBLIC COMMENTS**

*Mr. Phillip Cook, 5216 Richardson Drive, commended the Police and Fire Departments for their quick response to an incident near Limestone and Richardson.*

*Mr. Steve Perry, who earlier discussed the rezoning proposal for North Patrick, stated his application for tax credits is due on March 2nd. He asked when the rezoning may be approved. Mayor Perrin explained the rezoning ordinance is being held for three separate readings, so the earliest it will be approved is March 3rd. Mr. Perry noted that is beyond his deadline, so he asked if there was any way that could be changed. Mayor Perrin stated the only way it can be changed is by motion of the Council.*

**11. ADJOURNMENT**

**A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this meeting be Adjourned. The motion PASSED with the following vote.**

**Aye:** 10 - Darrel Dover; Ann Williams; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Charles Coleman and Todd Burton

**Absent:** 2 - Charles Frierson and Mitch Johnson

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Donna Jackson, City Clerk**



## Legislation Details (With Text)

<b>File #:</b>	RES-15:016	<b>Version:</b>	1	<b>Name:</b>	Naming judges, clerks and alternates for CWL election
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Recommended to Council
<b>File created:</b>	2/10/2015	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	RESOLUTION TO RATIFY THE ACTIONS OF JUDGES, CLERKS AND ALTERNATES FOR THE CITY WATER AND LIGHT BOARD OF DIRECTORS ELECTION				
<b>Sponsors:</b>					
<b>Indexes:</b>	CWL elections				
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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### RESOLUTION TO RATIFY THE ACTIONS OF JUDGES, CLERKS AND ALTERNATES FOR THE CITY WATER AND LIGHT BOARD OF DIRECTORS ELECTION

BE IT RESOLVED by the City Council of the City of Jonesboro, that the following persons actions as judges, clerks, and alternate workers and service in the election for directors for Positions 4, 5, and 6 of the City Water and Light Plant of the City of Jonesboro, Arkansas, an improvement district, which election was held Thursday, February 19, 2015 are hereby ratified.

#### JUDGES:

Wanda Rackley 935-1521  
Jane Stricklin 932-4071  
Clint Boling 761-1937

#### CLERKS:

Eula Davis 926-3919  
Shirley Dent 926-3846

#### ALTERNATES:

Judy Roberts 935-8782  
Avo Webb 932-7703  
Judy Robinette 761-2324

The polling place for said election was designated as the Craighead County Courthouse Election Annex, 315 W. Jefferson St., Jonesboro, Arkansas.



Legislation Details (With Text)

**File #:** ORD-15:003    **Version:** 1    **Name:** Adoption of 2014 Arkansas Energy Code  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 1/28/2015    **In control:** Public Safety Council Committee  
**On agenda:**    **Final action:**

**Title:** AN ORDINANCE TO AMEND CHAPTER 105, OF THE JONESBORO CODE OF ORDINANCES ENTITLED BUILDING AND BUILDING REGULATION, FOR THE PURPOSE OF ADOPTING BY REFERENCE A NEW TECHNICAL CODE TO BE KNOWN AS THE 2014 ARKANSAS ENERGY CODE AS WELL AS ALL FUTURE EDITIONS WHICH MAY FOLLOW; AND FOR DECLARING AN EMERGENCY FOR THE PURPOSE OF THE IMMEDIATE PROTECTION OF THE PUBLIC

**Sponsors:** Inspections

**Indexes:** Code of Ordinances amendment

**Code sections:** Chapter 105 - Buildings & Building Regulations

**Attachments:** [2014 arkansas energy code for new building construction supplements and amendments - final](#)

Date	Ver.	Action By	Action	Result
2/3/2015	1	Public Safety Council Committee		

AN ORDINANCE TO AMEND CHAPTER 105, OF THE JONESBORO CODE OF ORDINANCES ENTITLED BUILDING AND BUILDING REGULATION, FOR THE PURPOSE OF ADOPTING BY REFERENCE A NEW TECHNICAL CODE TO BE KNOWN AS THE 2014 ARKANSAS ENERGY CODE AS WELL AS ALL FUTURE EDITIONS WHICH MAY FOLLOW; AND FOR DECLARING AN EMERGENCY FOR THE PURPOSE OF THE IMMEDIATE PROTECTION OF THE PUBLIC WHEREAS, the 2014 Arkansas Energy Code is mandated by the Arkansas General Assembly through the Arkansas Economic Development Commission Section 3(B)(2)(c) of Act 7 of 1981. These rules and regulations are in adherence with the Administrative Procedures Act; And

WHEREAS, the 2014 Arkansas Energy Code provides minimum energy standards for the design of new buildings as well as additions to existing buildings, specifically residential and commercial facilities intended for human occupancy, by regulating their exterior including HVAC, Service Water Heating, Electrical Distribution, illuminating systems and equipment for the effective use of energy; And

WHEREAS, pursuant to ACA 14-55-207, public notice was given of Jonesboro’s intent to adopt the 2014 Arkansas Energy Code by reference, and informed the public that three (3) copies of this code have been and now are on file and available for public review in the Office of City Clerk of Jonesboro, Arkansas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS:

SECTION 1: That there is hereby adopted by reference by the City Council of Jonesboro, Arkansas the 2014 Arkansas Energy Code edition as well as all future editions which my follow. Adopting the whole thereof, save and except such portions as are hereinafter deleted, modified, or amended as specified in the ordinance.

SECTION 2: That Chapter 105, of the Jonesboro Code of Ordinances entitled Building and Building Regulation shall be amended by adding Article 10, entitled the 2014 Arkansas Energy Code.

SECTION 3: Ordinances or parts thereof in force at the time that this ordinance shall take effect, if inconsistent herewith, are hereby repealed.

SECTION 4: Whereas it is of the utmost urgency that the City of Jonesboro, Arkansas have an up to date Energy Code to protect the citizens of our city, therefore, an emergency is declared to exist and this ordinance being necessary for the immediate protection of the public shall take effect immediately on its passage and approval.





# Arkansas Energy Code for New Building Construction Supplements and Amendments

2014



Arkansas Economic Development Commission – Energy Office  
900 West Capitol Avenue  
Little Rock, Arkansas 72113  
501-682-6103  
[www.arkansasenergy.org](http://www.arkansasenergy.org)

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## Introduction

The Arkansas General Assembly authorized the Arkansas Economic Development Commission - Energy Office to promulgate these regulations in Section 3(B)(2)(c) of Act 7 of 1981. These rules and regulations are in adherence with the Administrative Procedures Act. The *2014 Arkansas Energy Code for New Building Construction* establishes minimum energy requirements for residential and commercial buildings in the State of Arkansas.

### **Residential and Commercial**

For residential and commercial structures, Arkansas adopts the International Energy Conservation Code (IECC), 2009 Edition, published and copyrighted by the International Codes Council.

To order copies of the *International Energy Conservation Code 2009 Edition* contact:

International Code Council  
900 Montclair Road  
Birmingham, Alabama 35213-1206  
Phone: 1-800-786-4452, Fax: 205-591-0775  
Telecommunications Device for the Deaf: 205-599-9742  
Copyright © 2009 International Energy Conservation Code, Inc. All rights reserved.  
Web: [www.iccsafe.org](http://www.iccsafe.org)

### **Commercial**

Chapter 5 of the IECC 2009 allows for an alternative compliance pathway for commercial structures through the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) ANSI / ASHRAE / IESNA Standard 90.1-2007 Energy Standard for Buildings Except Low-Rise Residential Buildings. Both standards are available separately or in a bundled edition from the International Code Council at the above address.

To order copies of *American Society of Heating, Refrigerating, and Air-Conditioning Engineers ANSI/ASHRAE/IESNA Standard 90.1-2007* contact:

American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc.  
1791 Tullie Circle, N.E.  
Atlanta, Georgia 30329  
Phone: 404-636-8400, Fax: 404-321-5478  
Web: [www.ashrae.org](http://www.ashrae.org)

Questions, inquiries or request for copies of the *2014 Arkansas Energy Code for New Building Construction Supplements and Amendments* may be addressed to:

Arkansas Economic Development Commission - Energy Office  
Attn: *2014 Arkansas Energy Code for New Building Construction*  
900 West Capitol Avenue  
Little Rock, Arkansas 72201  
Phone: 800-558-2633 or 501-682-6103, Fax: 501-682-7499  
Email: [EnergyInfo@ArkansasEDC.com](mailto:EnergyInfo@ArkansasEDC.com)

## Overview

The INTERNATIONAL ENERGY CONSERVATION CODE, 2009 Edition (IECC 2009), published by the International Code Council, when used in conjunction with these State of Arkansas Supplements and these Amendments to the Arkansas Energy Code for New Building Construction shall constitute the *2014 Arkansas Energy Code*. In cases where there are differences between these “Supplements and Amendments” and the IECC 2009 Edition, these “Supplements and Amendments” shall take precedence.

Each of the following Chapters of this document associates directly with the corresponding chapters of the IECC 2009 unless otherwise noted.

Air infiltration accounts for substantial heat loss, heat gain and moisture migration in a building. Proper sealing around all doors, windows and other envelope penetrations through the walls, ceiling and foundation is as important to code compliance as are proper insulation R-values and assembly U-factors.

It is not the intention of this Code to abridge safety or health.

New buildings constructed shall comply with the provisions of this Code in a manner consistent with their obligations under Arkansas State law (see also the current version of the Arkansas Fire Prevention Code, Volume I Fire, Volume II Building).

These minimum standards shall not be construed as relieving the licensed builder or contractor of his or her responsibility for compliance with local ordinance, codes and regulations.

## Arkansas Amendments

*\*Revise the International Energy Conservation Code, 2009 Edition, as follows:*

### Chapter 1: Administration

#### CHAPTER 1 ADMINISTRATION

##### SECTION 101.1 SCOPE AND GENERAL REQUIREMENTS

**\*Delete ‘Title’ and replace with the following:**

**101.1 Title.** This Code shall be known as the *2014 Arkansas Energy Code for New Building Construction* and shall be cited as such. It is referred to herein as “this Code” or “the Arkansas Energy Code.”

**\*Revise 101.5.1 ‘Compliance materials’ to read as follows:**

**101.5.2 Compliance materials.** Compliance pathways for residential and commercial construction are those delineated in Chapter 4 and Chapter 5 respectively. Computer aided tools such as REScheck, RESNET Home Energy Rating System and COMcheck are also acceptable. Other tools and third-party services may be approved by the Arkansas Economic Development Commission – Energy Office.

A label as outlined in 401.3 is required to be posted on new residential construction.

REScheck and COMcheck are computer programs developed by Pacific Northwest National Laboratories for the U.S. Department of Energy (D.O.E.) to assist in demonstration of compliance with the IECC. They may be obtained free of charge from the D.O.E. online at [www.energycodes.gov](http://www.energycodes.gov). When following the REScheck compliance pathway, select the appropriate version.

**\*Revise 101.5.2 “Low energy buildings’ to add the following to the list of exempt buildings:**

3. Temporary use structures such as hunting and fishing camps, boat houses, remote cabins, etc. that do not meet the definition of “dwelling units” in Section 202; General Definitions.
4. Mobile homes and manufactured housing.

**SECTION 102 ALTERNATE MATERIALS – METHOD OF CONSTRUCTION, DESIGN OR INSULATING SYSTEMS  
PART 2 – ADMINISTRATION AND ENFORCEMENT**

**SECTION 103 CONSTRUCTION DOCUMENTS**

**\*Add section 103.6 ‘Design Professional’ as follows:**

**103.6 Design Professional:** Architects and engineers employed to prepare plans and specifications for new buildings shall ensure the plans and specifications comply with the provisions of this Code in a manner consistent with their obligations under Arkansas State law (see also the current version of the Arkansas Fire Prevention Code, Volume I Fire, Volume II Building).

**SECTION 104  
INSPECTIONS**

**\*Revise Section 104 ‘Inspections’ as follows:**

**104.1 General.** Construction or work that must comply with this Code shall be subject to inspection by the Arkansas Economic Development Commission - Energy Office or its agent, or by the code official.

**104.2 Final inspection.** *Code officials* within a county or municipality who have adopted this Code and conduct final inspections as a part of their normal operations shall perform a final inspection and approval for buildings when completed and ready for occupancy.

**104.3 Re-inspection.** The Arkansas Economic Development Commission - Energy Office or its agent or *code official* may cause a structure to be re-inspected.

**SECTION 110  
ENFORCEMENT**

**\*Add Section 110 ‘Enforcement and Adoption’ as follows:**

**110.1 General.** Enforcement of this Code shall be the responsibility of the Arkansas Economic Development Commission - Energy Office or local government.

**110.2 Local Government.** All counties, cities or municipalities that issue building permits for new building construction are required to adopt this Code for new construction, additions and renovation of existing structures. However, the local municipality shall not in any way modify the energy conservation standards in this Code or promulgate or adopt rules or regulations that are less stringent than this Code.

A local government may exercise other administrative and enforcement procedures that it deems necessary to affect the purposes of this Code, including, but not limited to, prior plan approval, building permit requirements, and inspections during the course of construction.

**SECTION 111**  
**Adoption**

**\*Add Section 111 ‘Adoption’ as follows:**

**111.1 Adoption.** Arkansas Code § 15-10-205(b)(3)(B) requires that any city or county in Arkansas which issues building permits for new building construction (referred to herein as “applicable cities or counties”) shall adopt the Arkansas Energy Code as amended.

**111.1.1 Date of adoption:** Applicable cities or counties shall adopt the Arkansas Energy Code prior to 12/31/2014.

**111.1.2 Acknowledgement of Adoption.** Upon adoption of the Arkansas Energy Code, applicable cities or counties are required to submit a copy of the adoption ordinance to the Arkansas Economic Development Commission - Energy Office. If the applicable city or county has not adopted the Arkansas Energy Code by 12/31/2014 the mayor and/or county judge is required to submit a letter to the Arkansas Economic Development Commission - Energy Office, no later than 60 days after this deadline, describing why the city or county is not in compliance with Arkansas Code § 15-10-205(b)(3)(B).

**SECTION 112**  
**EFFECTIVE DATE**

**\*Add Section 112 ‘Effective Date’ as follows:**

**112.1** The effective date for this Code shall be is 1/1/2015.

## Chapter 2: Definitions

### CHAPTER 2 DEFINITIONS

#### SECTION 202 GENERAL DEFINITIONS

**\*Revise Section 202 GENERAL DEFINITIONS to include the following:**

**EFFICIENCY, HVAC SYSTEM.** The ratio of useful energy output (at the point of use) to the energy input in consistent units for a designated time period, expressed in percent.

Arkansas Economic Development Commission - Energy Office

**RECOOLING.** The removal of heat by sensible cooling of the supply air (directly or indirectly) which has been previously heated above the temperature to which the air is to be supplied to the conditioned space for proper control of the temperature of that space.

**RECOVERED ENERGY.** Energy utilized which would otherwise be wasted (i.e., not contribute to a desired end use) from an energy utilization system.

**RESET.** Adjustment of the set point of a control instrument to a higher or lower value automatically or manually to conserve energy.



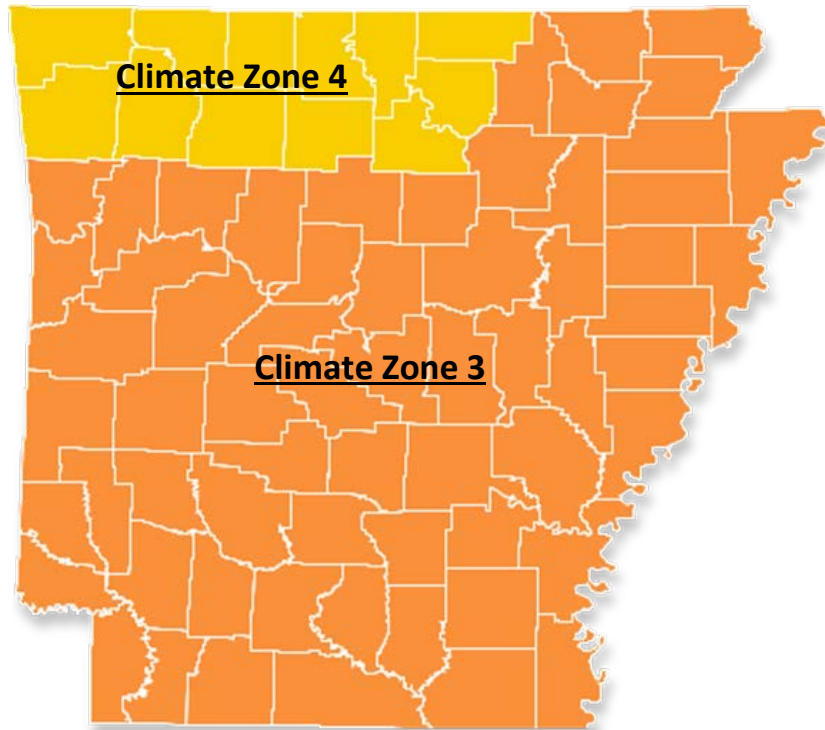
## Chapter 3: Climate Zones

### CHAPTER 3 CLIMATE ZONES

#### SECTION 301 CLIMATE ZONES

\*Replace Figure 301.1 with the following:

**Figure 301.1 Arkansas Climate Zones**



\*Revise Table 301.1 to include on Arkansas-specific information as follows:

**TABLE 301.1  
CLIMATE ZONES, MOISTURE REGINES, AND WARM-HUMID DESIGNATIONS BY STATE, COUNTY AND  
TERRITORY**

**Climate Zone 4** contains counties of Baxter, Benton, Boone, Carroll, Fulton, Izard, Madison, Marion, Newton, Search, Stone and Washington.

**Climate Zone 3** contains counties of Arkansas, Ashley, Bradley, Calhoun, Chicot, Clark, Clay, Cleburne, Cleveland, Columbia, Conway, Craighead, Crawford, Crittenden, Dross, Dallas, Desha, Drew, Faulkner, Franklin, Garland, Grant, Greene, Hempstead, Hot Spring, Howard, Independence, Jackson, Jefferson, Johnson, Lafayette, Lawrence, Lee, Lincoln, Little River, Logan, Lonoke, Miller, Mississippi, Monroe, Montgomery, Nevada, Ouachita, Perry, Phillips, Pike, Poinsett, Polk, Pope, Prairie, Pulaski, Randolph, Saline, Scott, Sebastian, Sevier, Sharp, St. Francis, Union, Van Buren, White, Woodruff and Yell.

## Chapter 4: Residential Energy Efficiency

### CHAPTER 4 RESIDENTIAL ENERGY EFFICIENCY

#### SECTION 401 GENERAL

Arkansas Economic Development Commission - Energy Office

**Revise 401.3 'Certificate.' as follows:**

**401.3 Label.** A permanent label shall be posted on or in the electrical distribution panel. A temporary, but identical, label shall be posted on a clearly visible location for consumers on or in close proximity to the front door of the home. The temporary label shall remain affixed until purchase of the home. The permanent label shall not cover or obstruct the visibility of the circuit directory label service disconnect label or other required labels. The label shall be completed by the builder. The certificate shall list the predominant R-values of insulation installed in the or on the ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the label shall list the value covering the largest area. The label shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-direct unvented room heater, electric furnace or baseboard electric heater is installed in the resident, the label shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency rating shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters. The label shall include the completion date, builder company name and the license number assigned by the Arkansas Contractor's Licensing Board. The label will serve as an indication the home, at the time of completion, is in compliance with this Code. Copies of this label shall also be provided to the lender and appraiser. If requested, copies shall be provided to realtors and others stakeholders involved with the transaction.

**401.3.1 Label maintenance.** The Arkansas Economic Development Commission - Energy Office shall create and maintain the label. Alterations by the Arkansas Economic Development Commission - Energy Office to this label cannot increase or decrease the stringency of the standards reflected in this Code. The version number of the label must be clearly stated in the bottom left corner of the label. The label can include other energy related information from various rating systems, designations and local utility programs. The label must be made available by the Arkansas Economic Development Commission - Energy Office to the public on its website, through E-mail and by other means.

**SECTION 402  
BUILDING THERMAL ENVELOPE**

**\*Revise Table 402.1.1, 'INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT'<sup>a</sup>, as follows:**

Revise values for Climate Zone 4 with the values below.

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>b</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	SKYLIGHT GLAZED FENESTRATION SHGC <sup>b, e</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sup>f</sup>	FLOOR R-VALUE	BASEMENT <sup>b</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>c</sup> WALL R-VALUE
4 except Marine	.50	.65	.30	30	13	5/10	19	10/13	0	5/13

**SECTION 403  
SYSTEMS**

**\*Delete Section 403.1.1, 'Programmable thermostat.'**

**\*Add new Section 403.2.1.1 'Spray foam insulation.'**

403.2.1.1 Spray foam insulation. Spray application of polyurethane foam to the exterior of ducts in attics and crawl spaces shall be permitted subject to all of the following:

1. The flame spread index is not greater than 25 and the smoke-developed index is not greater than 450 at the specified installed thickness.
2. The foam plastic is protected in accordance with the ignition barrier requirements.
3. The foam plastic complies with the requirements of Section R316.
4. Duct coverings and linings shall not flame, glow, smolder or smoke when tested in accordance with ASTM C 411 at the temperature to which they are exposed in service. The test temperature shall not fall below 250°F (121°C). Coverings and linings shall be listed and labeled.
5. External duct insulation and factory-insulated flexible ducts shall be legibly printed or identified at intervals not longer than 36 inches (914 mm) with the name of the manufacturer, the thermal resistance R-value at the specified installed thickness and the flame spread and smoke-developed indexes of the composite materials. Spray polyurethane foam manufacturers shall provide the same product information and properties, at the nominal installed thickness, to the customer in writing at the time of foam application. All duct insulation product R-values shall be based on insulation only, excluding air films, vapor retarders or other duct components, and shall be based on tested C-values at 75°F (24°C) mean temperature at the installed thickness, in accordance with recognized industry procedures. The installed thickness of duct insulation used to determine its R-value shall be determined as follows:
  6. For duct board, duct liner and factory-made rigid ducts not normally subjected to compression, the nominal insulation thickness shall be used.
  7. For duct wrap, the installed thickness shall be assumed to be 75 percent (25-percent compression) of nominal thickness.
  8. For factory-made flexible air ducts, the installed thickness shall be determined by dividing the difference between the actual outside diameter and nominal inside diameter by two.

9. For spray polyurethane foam, the aged R-value per inch measured in accordance with recognized industry standards shall be provided to the customer in writing at the time of foam application. In addition, the total R-value for the nominal application thickness shall be provided.

This section supersedes the 2010 Arkansas Mechanical Code.

**\*Revise section 403.2.2 Sealing (Mandatory) as follows:**

**403.2.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.1 of the International Residential Code. Verification of compliance with this Section shall be in accordance with either Section 403.2.2.1 or 403.2.2.2.

**\*Add new section 403.2.2.1 Testing Optional**

**403.2.2.1 Testing Option.** Duct tightness and insulation installation shall be considered acceptable when it is verified by either of the following:

1. **Postconstruction test:** Leakage to outdoors shall be less than or equal to 8 cfm (226.5 L/min) per 100 ft<sup>2</sup> (9.29 m<sup>2</sup>) of conditioned floor area or a total leakage less than or equal to 12 cfm (12 L/min) per 100 ft<sup>2</sup> (9.29 m<sup>2</sup>) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.
2. **Rough-in test:** Total leakage shall be less than or equal to 6 cfm (169.9 L/min) per 100 ft<sup>2</sup> (9.29 m<sup>2</sup>) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the roughed in system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 ft<sup>2</sup> (9.29 m<sup>2</sup>) of conditioned floor area.

The results from these leakage tests are used at the time of initial inspection only while in the care of the builder. Leakage tests at a later date cannot be used to claim non-compliance with this Code.

Duct tightness shall be considered acceptable with the requirements of Section 403.2.2 are field verified. Where required by the code official, an approved party independent from the installer of the insulation shall inspect the duct sealing.

**Exceptions:**

1. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.
2. Duct tightness testing is not required for existing duct systems unless more than 50% of duct system is modified.
3. If the air handler, furnace or evaporator coil is replaced on an existing system, all joints, seams and connections from equipment to duct system and duct system connections to plenums shall meet the sealing requirements of this Code and be verified by a visual inspection by the code official or HVACR installer licensed by the State of Arkansas.

**\*Revise 403.2.3 'Building cavities (Mandatory)' to read as follows:**

**403.2.3 Building cavities (Mandatory).** Building framing cavities shall not be used as supply or return ducts. All supply and return ducts must be lined with metal, ductboard or other material approved in AMC 603.

**\*Add new Section 403.2.4, 'Joints and seams', to read as follows:**

**403.2.4 Joints and seams.** Joints of duct systems shall be made substantially airtight by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Without exception all closure systems shall have mastic applied that is at least 0.08 inches (2 mm) thick. Closure systems used with rigid fibrous glass ducts shall comply with UL181A and shall be marked 181A-P for pressure-sensitive tape used with mastic, 181A-M for only mastic or 181 AH for heat-sensitive tape used with mastic. Closure systems used with flexible air ducts and flexible air connectors shall comply with UL181B and shall be marked 181B-FX for pressure sensitive tape used with mastic or 181B-M for only mastic. Duct connections to flanges of air distribution system equipment or sheet metal fittings shall use mastic and be mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B at least 1-1/2 inches (38 mm) and shall use mastic and be mechanically fastened by means of at least three sheet-metal screws or rivets equally spaced around the joint. Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions.

**Exceptions:**

1. Application of spray polyurethane foam insulation and mastic shall be permitted without additional joint seals.
2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect. Mastic must be applied on all accessible sides.
3. Continuously welded or locking type longitudinal joints and seams in ducts operating at static pressures less than 2 inches of water column (500Pa) pressure classification shall not require additional closure systems.

**\*Delete Section 404.1, 'Lighting equipment (Prescriptive)'**

## Chapter 5: Commercial Energy Efficiency

### CHAPTER 5 COMMERCIAL ENERGY EFFICIENCY

\*Replace mentions of the *International Mechanical Code* with the *Arkansas Mechanical Code* in the following in Sections 503.25 'Ventilation', '5013.2.6 'Energy recovery ventilation systems', 503.2.7 'Duct and plenum insulation and sealing', 503.2.7.1 'Duct construction', 503.2.7.1.1 'Low-pressure duct systems', 503.2.7.1.2 'Medium-pressure duct systems', '503.2.9.1 "Air system balancing", 503.3.1 'Economizers', and 503.4.5 'Requirements for complex mechanical systems serving multiple zones.'

## Chapter 6: Referenced Standards

### CHAPTER 6 REFERENCED STANDARDS

\*Revise Chapter 6 ‘Referenced Standards’ to include the following:

#### AFC

Arkansas Fire Prevention Code  
State Fire Marshal’s Office  
1 State Police Plaza Drive  
Little Rock, Arkansas 72209  
(501) 618-8621

Standard reference number	Title	Referenced in Code section number
AFC	Arkansas Fire Prevention Code.....	103.6

#### AMC

Arkansas Mechanical Code  
Department of Health  
Division of Protective Health Codes  
4815 West Markham Street, Slot 24  
Little Rock, Arkansas 72205-3867  
(501)661-2642

Referenced in Code section number

AMC	Arkansas Mechanical Code.....	503.2.5,503.2.5.1, 503.2.6, 503.2.7, 503.2.7.1, 503.2.7.1.1, 503.2.7.1.2, 503.2.9.1, 503.1 and 503.4.5
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## Appendices

Appendices are not enforceable unless they are specifically referenced in the body of the code or local authority having jurisdiction. These are included to be helpful in meeting and understanding the *2014 Arkansas Energy Code*.

### APPENDIX A:

**\*Add new Appendix A, 'SAMPLE ORDINANCE'**

### APPENIX B:

**\*Add new Appendix B, 'AIR SEALING KEY POINTS'**

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## APPENDIX A: SAMPLE ORDINANCE

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE PROVIDING MINIMUM ENERGY STANDARDS FOR THE DESIGN OF NEW BUILDINGS AND STRUCTURES OR PORTIONS AND ADDITIONS TO EXISTING BUILDINGS THAT PROVIDE FACILITIES OR SHELTER FOR PUBLIC ASSEMBLY, EDUCATION, BUSINESS, MERCANTILE, INSTITUTIONAL, STORAGE, AND RESIDENTIAL OCCUPANCIES, AS WELL AS THOSE PORTIONS OF FACTORY AND INDUSTRIAL OCCUPANCIES DESIGNED PRIMARILY FOR HUMAN OCCUPANCY BY REGULATING THEIR EXTERIOR ENVELOPES AND THE SELECTION OF THEIR HVAC, SERVICE WATER HEATING, ELECTRICAL DISTRIBUTION AND ILLUMINATING SYSTEMS AND EQUIPMENT FOR EFFECTIVE USE OF ENERGY.

Be in enacted by the City Council of \_\_\_\_\_, Arkansas,

### Section 1. ADOPTION OF ENERGY CODE.

There is hereby adopted by the City Council of \_\_\_\_\_, Arkansas, for the purpose of establishing rules and regulations for energy efficient standards for new building construction, this Code known as the 2014 Arkansas Energy Code, being particularly the 2014 Arkansas Energy Code edition thereof and the whole thereof, save and except such portions as are hereinafter deleted, modified, or amended, of which not less than three (3) copies of this ordinance, as well as, three (3) copies of the 2014 Arkansas Energy Code, have been and now are filed in the office of the Clerk or Recorder of the city of \_\_\_\_\_, Arkansas, and the same ordinance is hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling in the construction of all buildings and structures therein contained within the corporate limits of the City of \_\_\_\_\_, Arkansas.

### Section 2. INCONSISTENT ORDINANCES REPEALED.

Ordinances or parts thereof in force at the time that this ordinance shall take effect, if inconsistent herewith, are hereby repealed.

### Section 3. EMERGENCY CLAUSE.

Whereas it is of the utmost urgency that the city of \_\_\_\_\_, Arkansas, have an up-to date Energy Code to protect the citizens of our city, therefore, an Emergency is hereby declared to exist and this ordinance being necessary for the immediate protection of the public shall take effect immediately on its passage and approval.

Signed: \_\_\_\_\_  
Mayor  
(SEAL)

Attest: \_\_\_\_\_  
City Clerk or Recorder  
Date Passed: \_\_\_\_\_

## APPENDIX B: AIR SEALING KEY POINTS

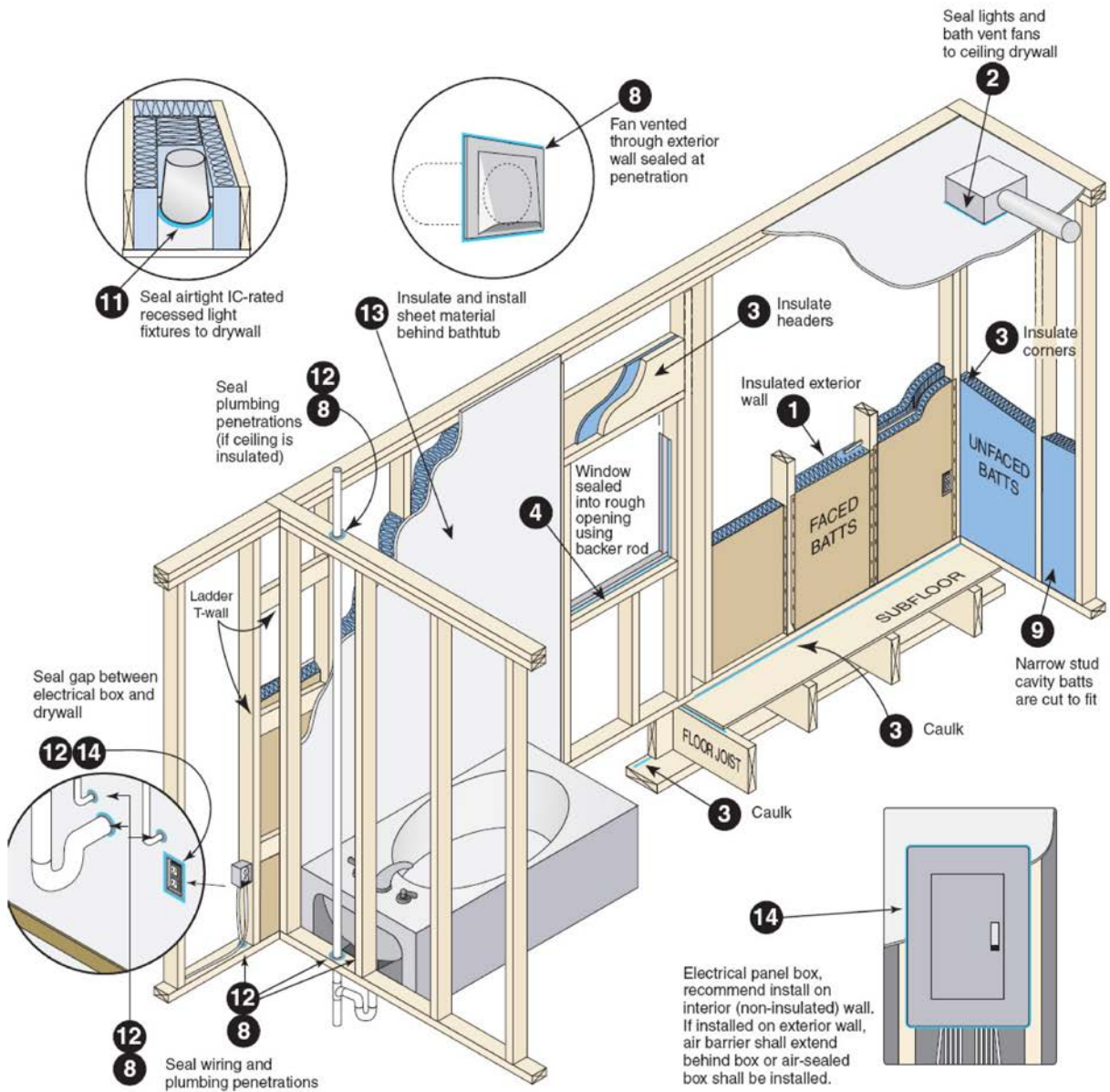
Guide and illustrations provided by Southface Energy Institute, Inc.

### Air Barrier and Insulation Inspection Component Guide

NUMBER	COMPONENT	CRITERIA
1	Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material. Air-permeable insulation is inside of an air barrier.
2	Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
3	Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
4	Windows and doors	Space between window/door jambs and framing is sealed.
5	Rim joists	Rim joists are insulated and include an air barrier.
6	Floors (including above-garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
7	Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.
8	Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
9	Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
10	Garage separation	Air sealing is provided between the garage and conditioned spaces.
11	Recessed lighting	Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception—fixtures in conditioned space.
12	Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
13	Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
14	Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
15	Common wall	Air barrier is installed in common wall between dwelling units.
16	HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
17	Fireplace	Fireplace walls include an air barrier.

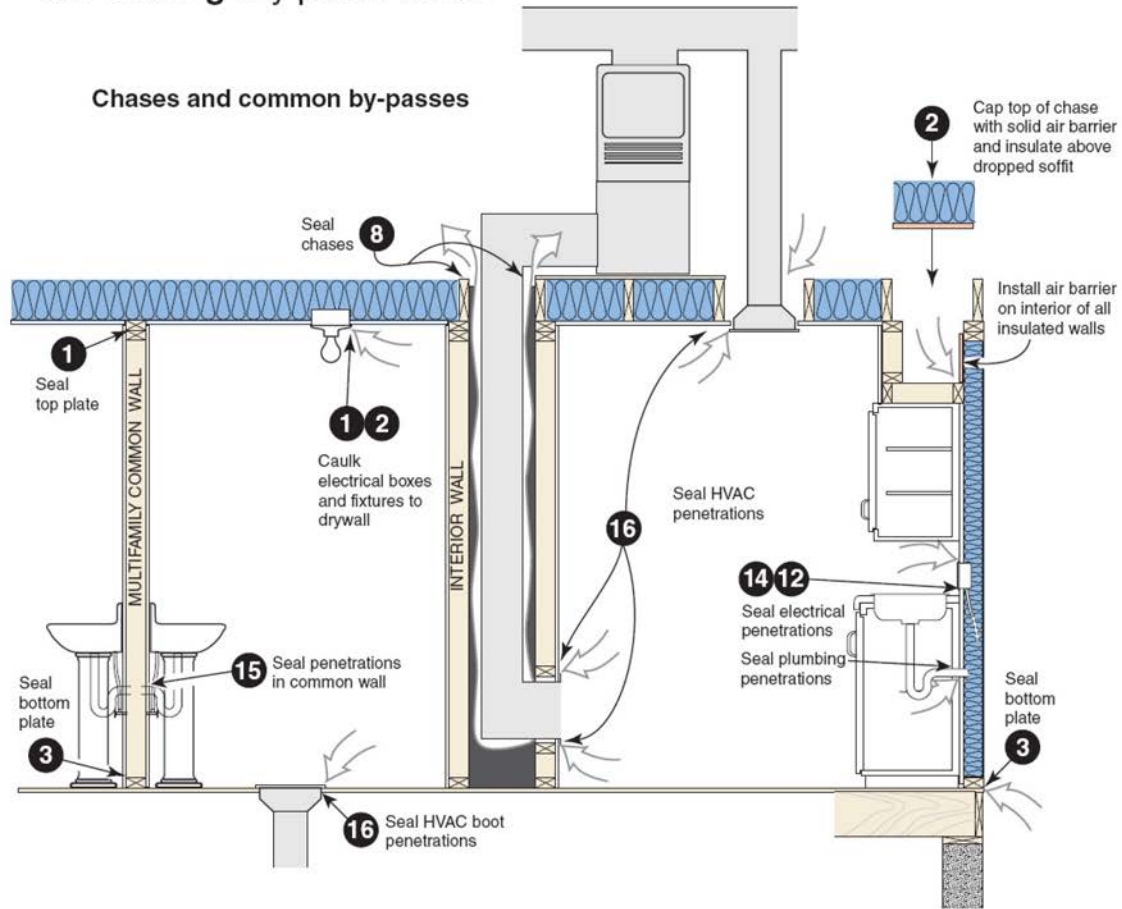
Disclaimer:  
This document is intended solely to help graphically demonstrate the air leakage provisions of section 402.4 of the 2009 IECC. It does not cover all airsealing locations or techniques. Other code provisions may be applicable as well.

# Air sealing key points

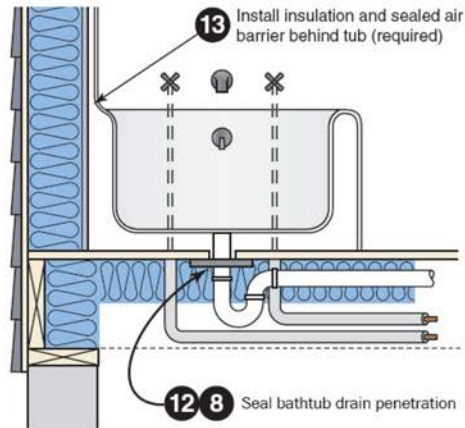


**Disclaimer:**  
 This document is intended solely to help graphically demonstrate the air leakage provisions of section 402.4 of the 2009 IECC. It does not cover all airsealing locations or techniques. Other code provisions may be applicable as well.

## Air sealing key points *continued*

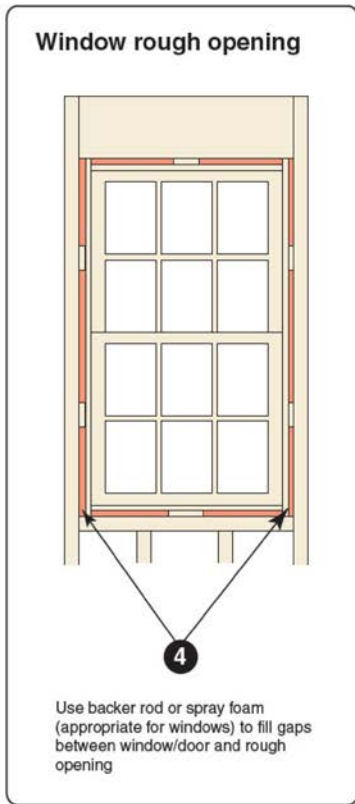


### Shower/tub drain rough opening

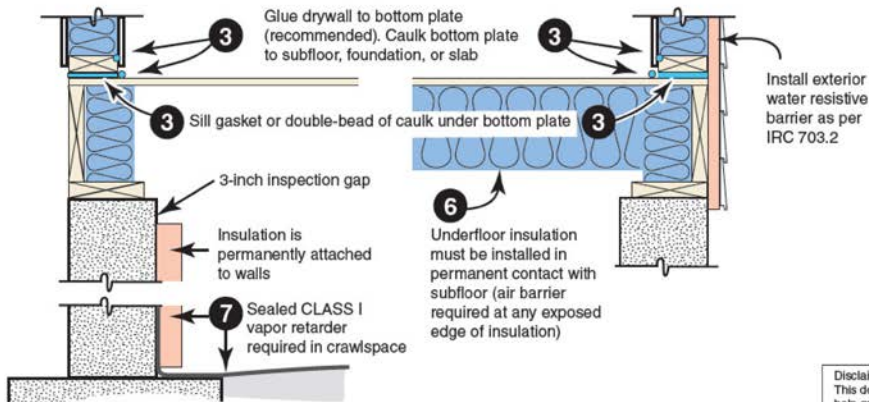
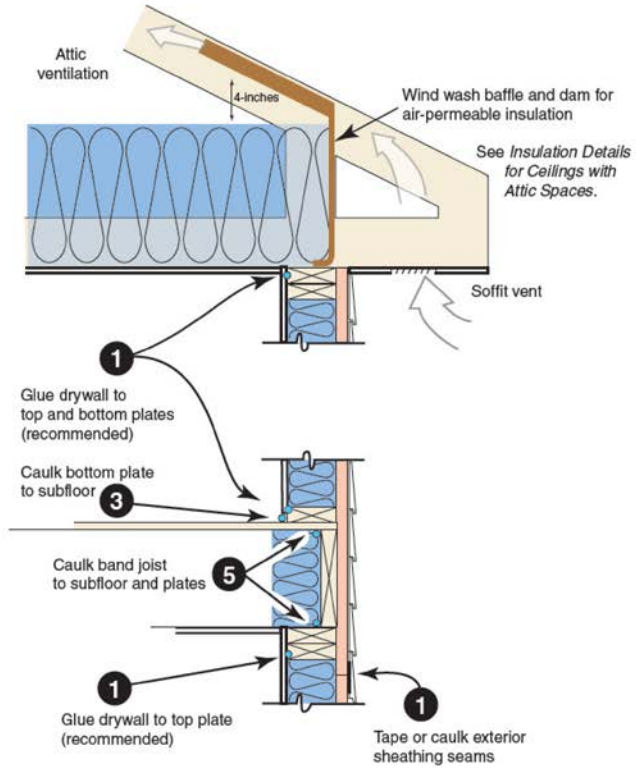


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**Air sealing key points** *continued*

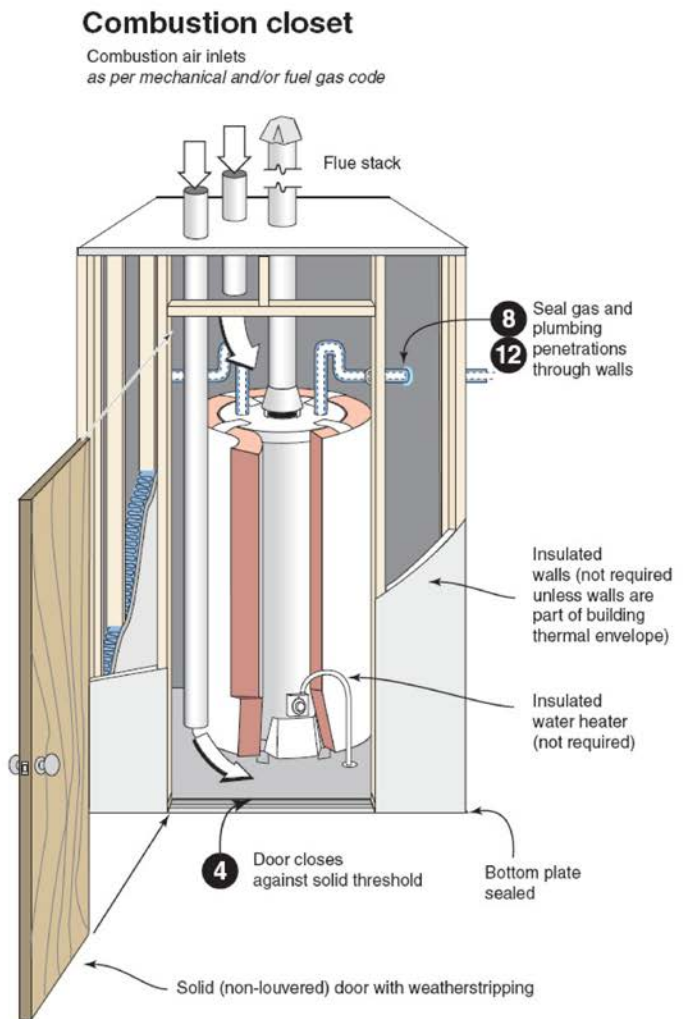
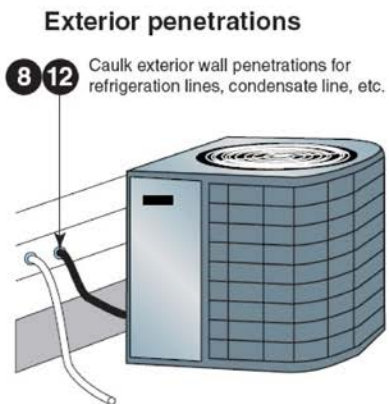
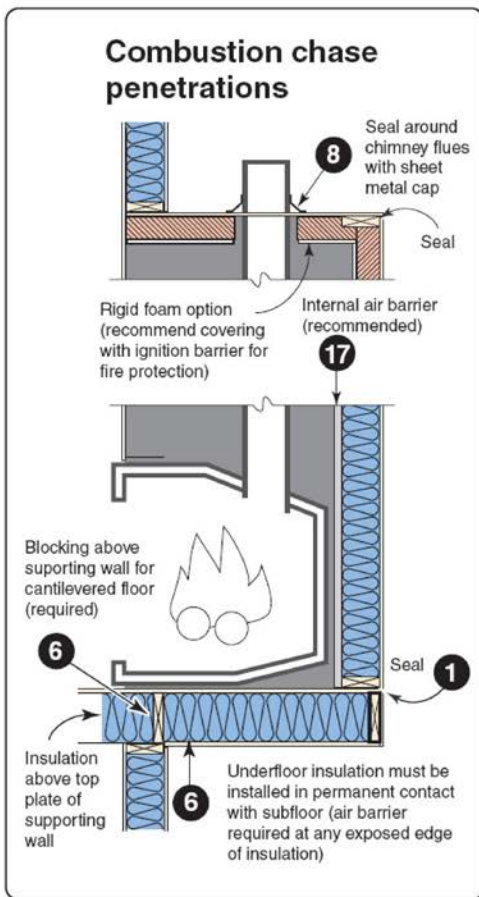


**Wall cross-section**



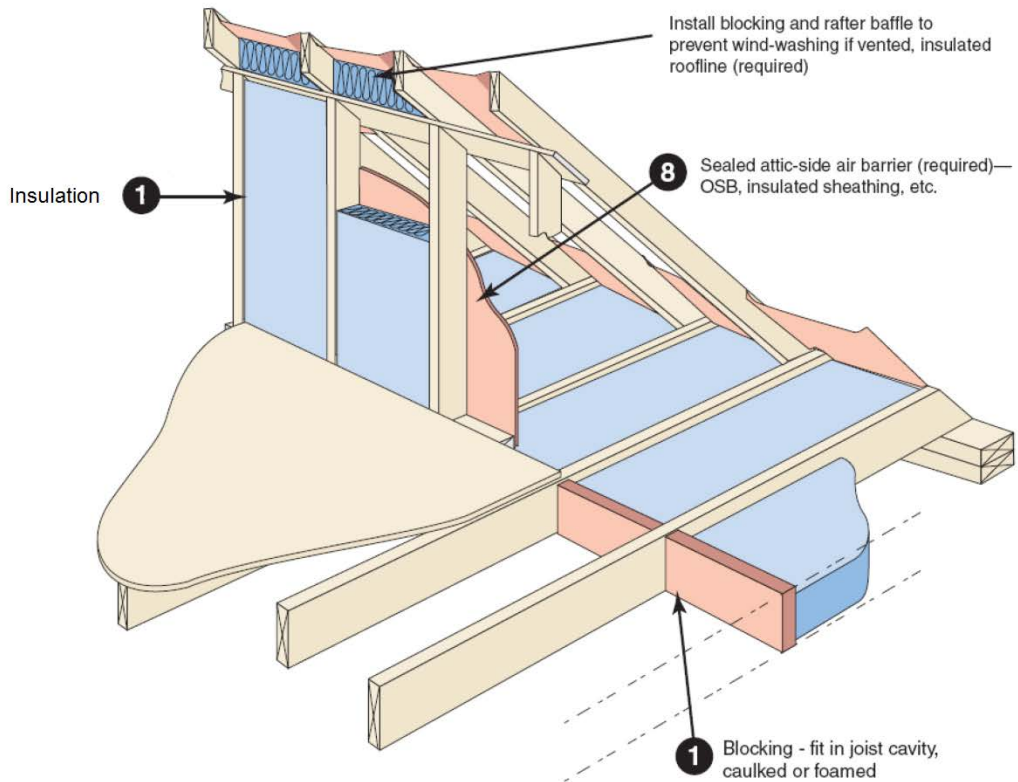
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## Air sealing key points *continued*

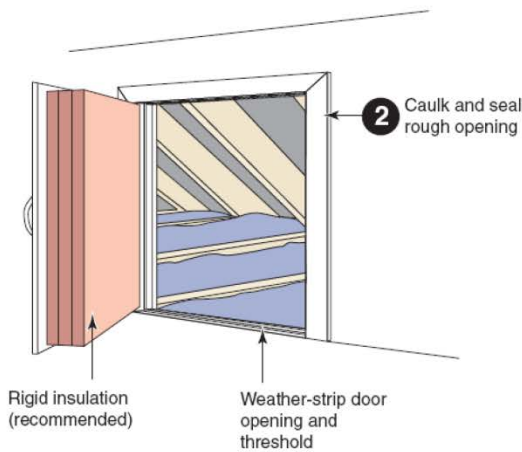


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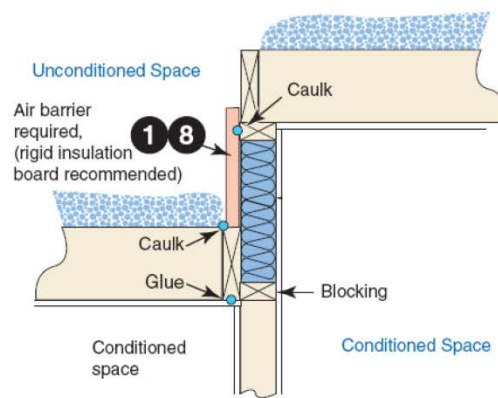
# Air sealing key points *continued*



## Attic knee-walls



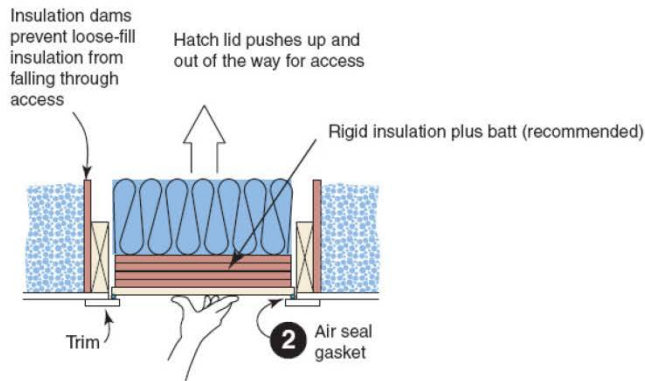
## Two-level attic



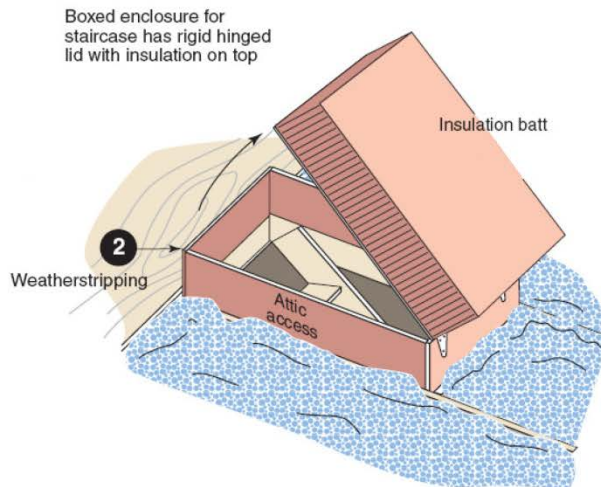
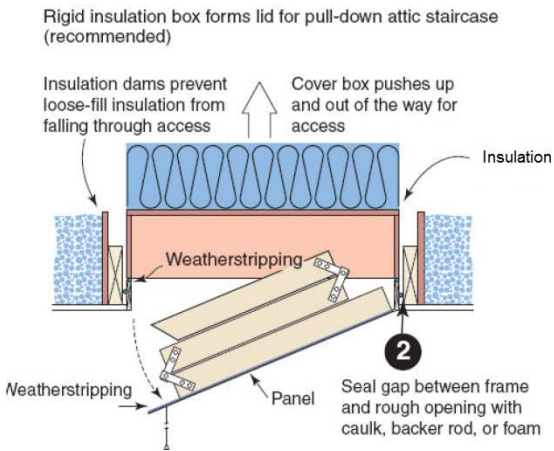
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# Air sealing key points *continued*

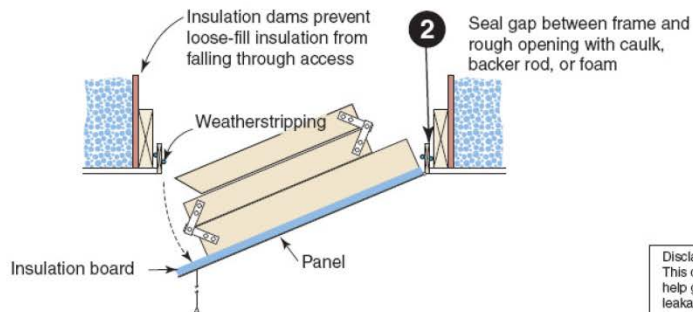
## Attic scuttle



## Attic pull-down stairs



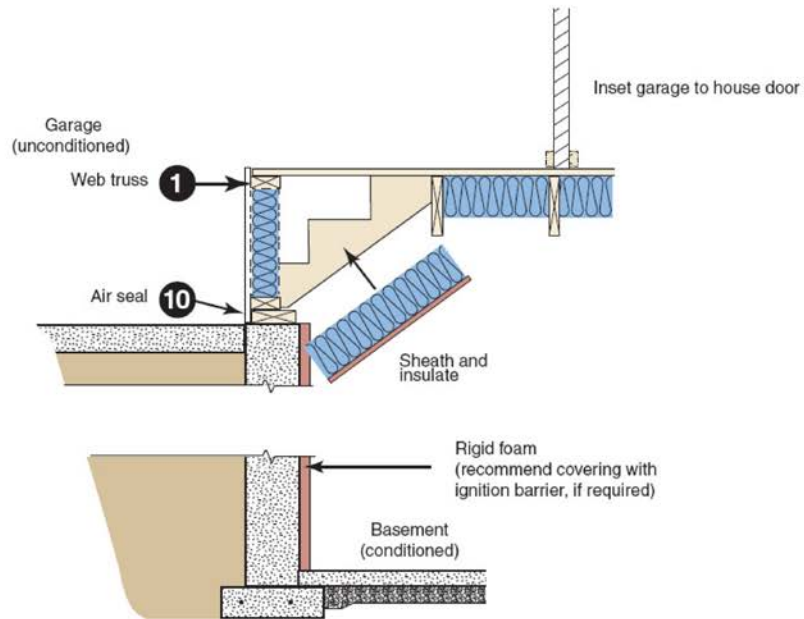
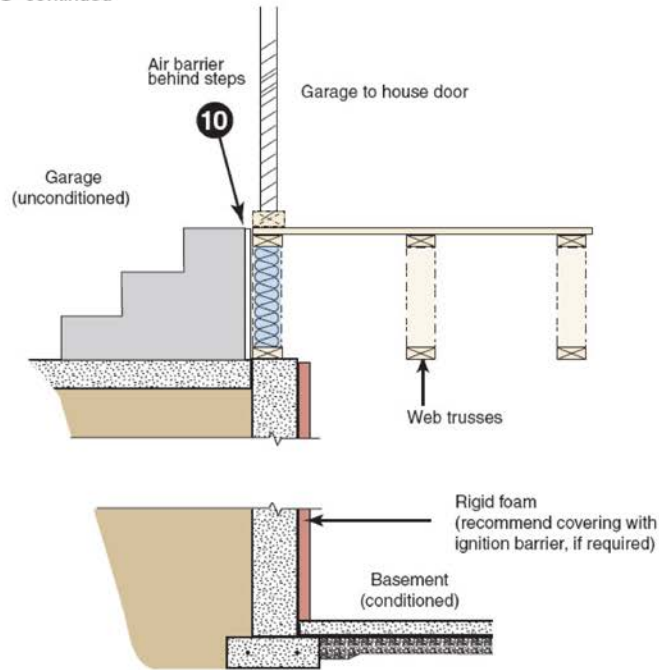
## Attic pull-down stairs



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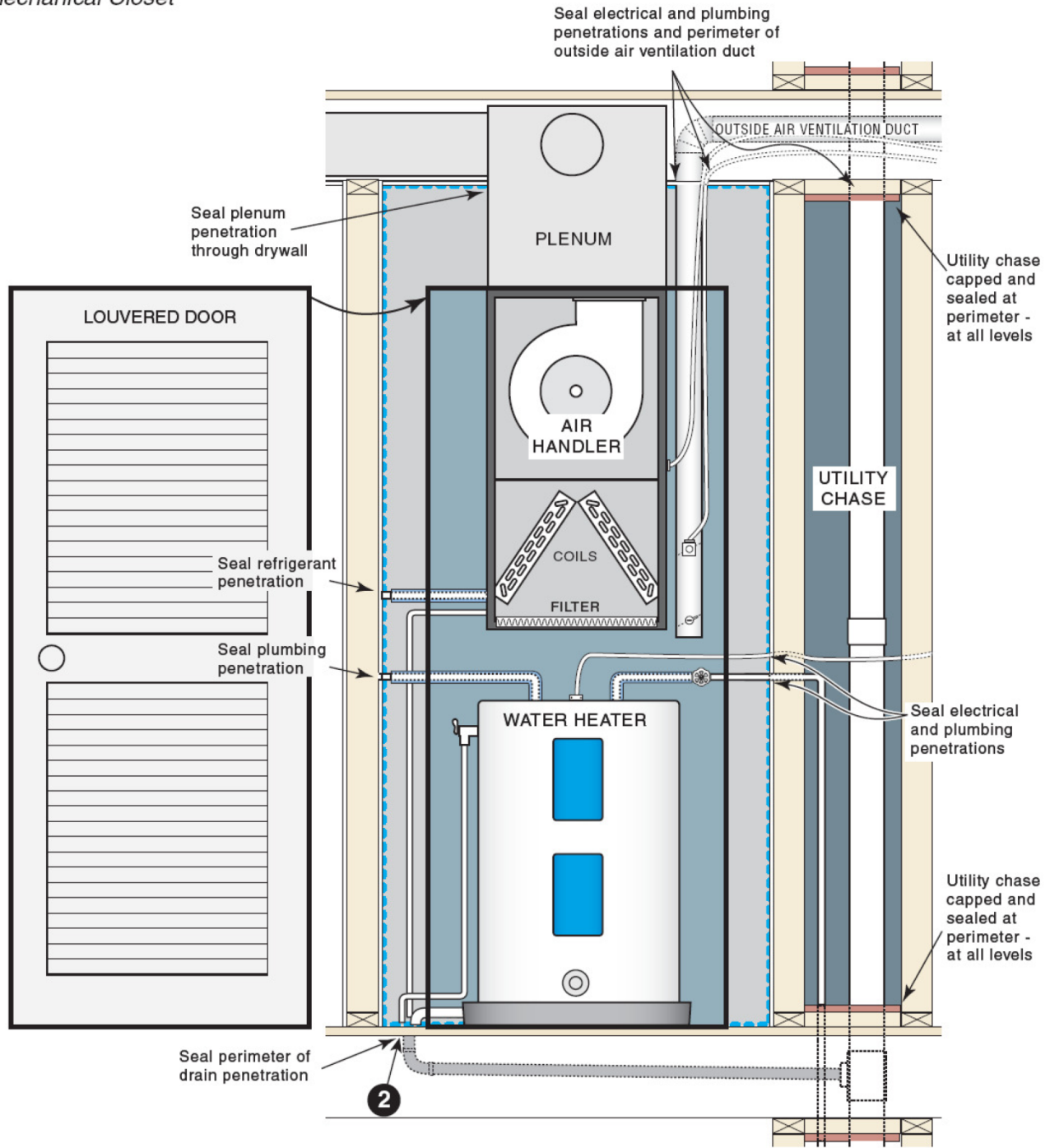
# Air sealing key points *continued*



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# Air sealing key points *continued*

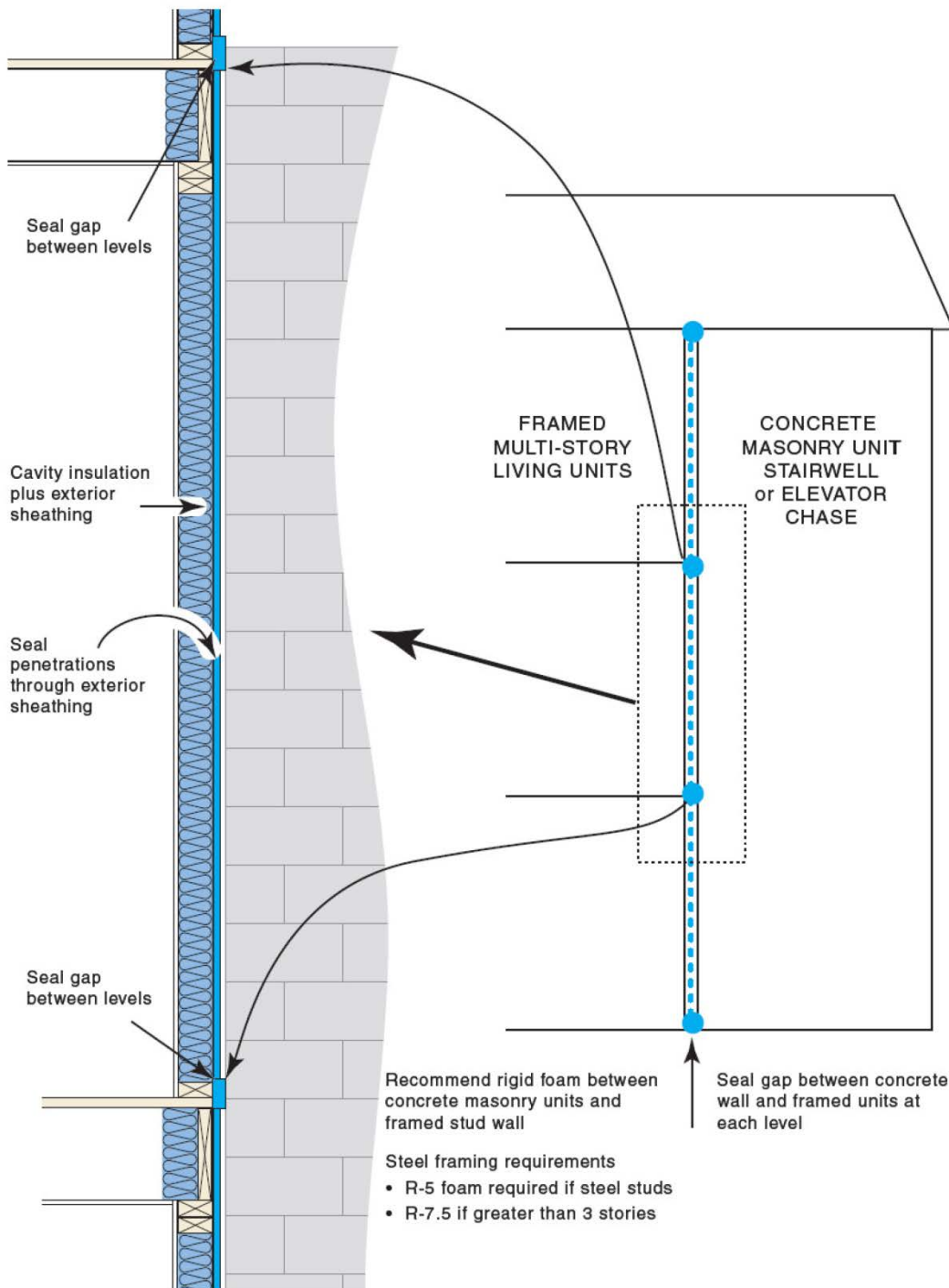
## Mechanical Closet



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# Air sealing key points *continued*

Multifamily



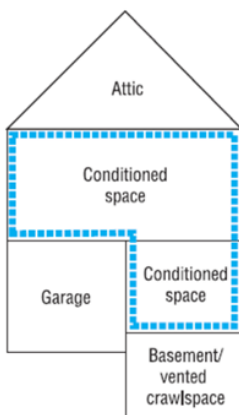
Disclaimer:  
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# Building Thermal Envelope

— The basement walls, exterior walls, floor, roof, and any other building element that enclose conditioned space. This boundary also includes the boundary between conditioned space and any exempt or unconditioned space. —2009 IECC

The *building thermal envelope* is the barrier that separates the conditioned space from the outside or unconditioned spaces. The building envelope consists of two parts - an air barrier and a thermal barrier that must be both continuous and contiguous (touching each other). In a typical residence, the building envelope consists of the roof, walls, windows, doors, and foundation. Examples of unconditioned spaces include attics, vented crawlspaces, garages, and basements with ceiling insulation and no HVAC supply registers.

Example 1

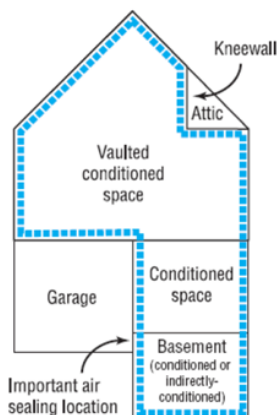


This is a conventional approach that likely locates all ductwork in unconditioned spaces.

*Example R-values<sup>1</sup>*

- Flat ceiling: R-30
- Exterior walls: R-13 + R-3 sheathing
- Floor over garage and basement/ crawl: R-19
- Ductwork sealed with mastic and insulated
- Garage<sup>5</sup>, attic and basement/crawl are unconditioned spaces

Example 2

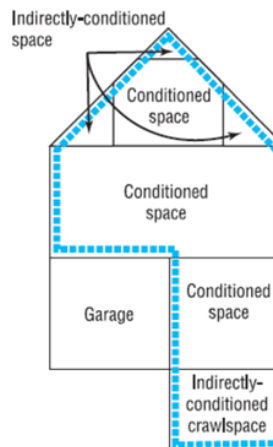


If supply registers deliver conditioned air to basement, it is considered conditioned. With no supply air, it is considered an indirectly-conditioned space.

*Example R-values<sup>1</sup>*

- Flat ceiling: R-38
- Kneewalls<sup>2</sup>: R-18 (required) (R-13+ R-5, R-15 + R-3, R-19 in 2x6)
- Vaulted ceiling<sup>3</sup>: R-19 air-permeable insulation plus R-5 rigid foam board
- Exterior walls: R-13
- Basement masonry walls: R-5
- Basement slab<sup>4</sup>: R-0
- Ductwork sealed with mastic and insulated
- Garage<sup>5</sup> and attic are unconditioned spaces

Example 3



The top conditioned floor functions as a vaulted ceiling with interior walls although it appears to have kneewalls and a flat ceiling. An advantage of this approach is that all upstairs ductwork is located inside the building envelope.

The crawlspace walls are insulated and do not contain vents. The crawlspace ground is covered with concrete or 100% plastic and functions as a "mini-basement."

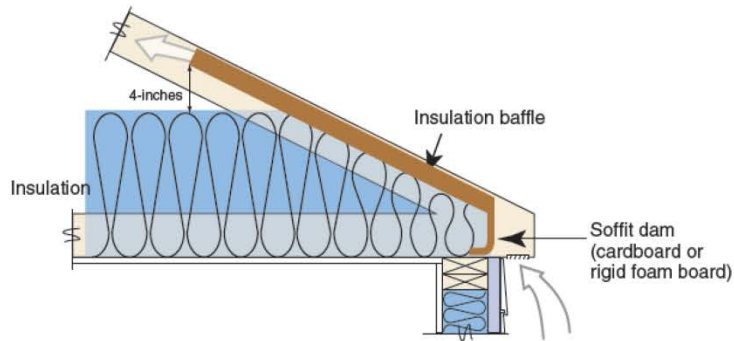
*Example R-values<sup>1</sup>*

- Vaulted ceiling<sup>3</sup>: R-19 air-impermeable foam insulation
- Exterior walls: R-13 + R-3 sheathing
- Crawlspace walls: R-5
- Ductwork sealed with mastic and insulated
- Garage<sup>5</sup> is unconditioned space

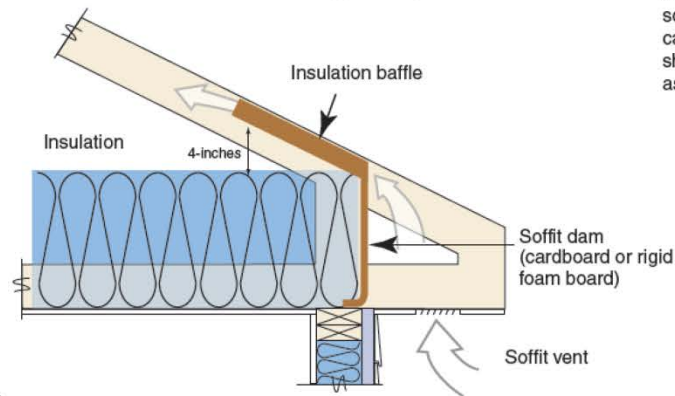
# Insulation Details for Ceilings with Attic spaces

Rafter and Truss

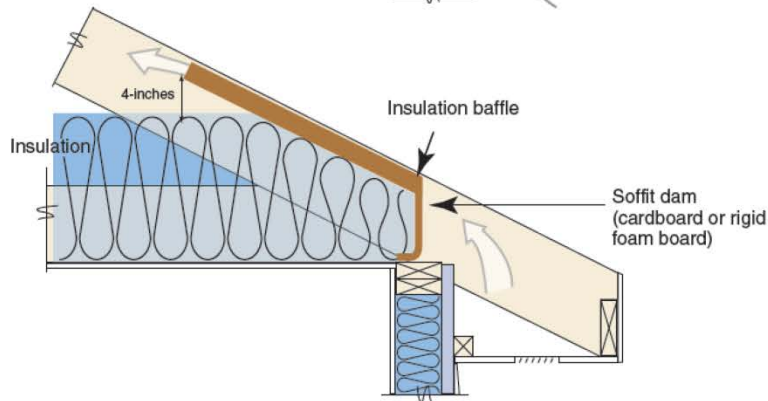
**Standard Truss with tapered insulation depth**



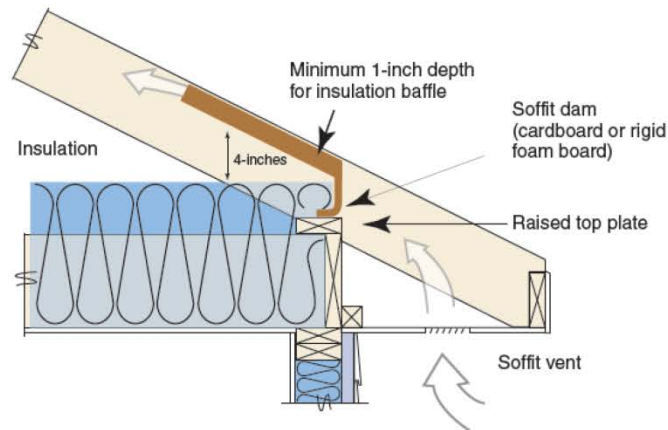
**Energy Truss with full height insulation (recommended)**



**Standard rafter and top plate with tapered insulation depth**



**Rafter on raised top plate with full height insulation (recommended)**



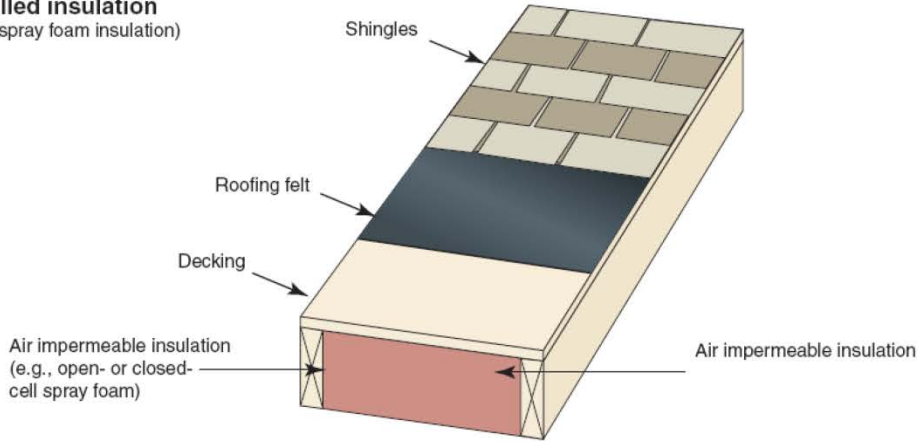
**Note: Wind wash baffle and air-permeable insulation dam.** For air permeable insulation in vented attics, baffles shall be installed adjacent to soffit and eave vents. A minimum of a 1-inch of space shall be provided between the insulation and the roof sheathing and at the location of the vent. The baffle shall extend over the top of the insulation inward until it is at least 4 inches vertically above the top of the insulation. Any solid material such as cardboard or thin insulating sheathing shall be permissible as the baffle.

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}

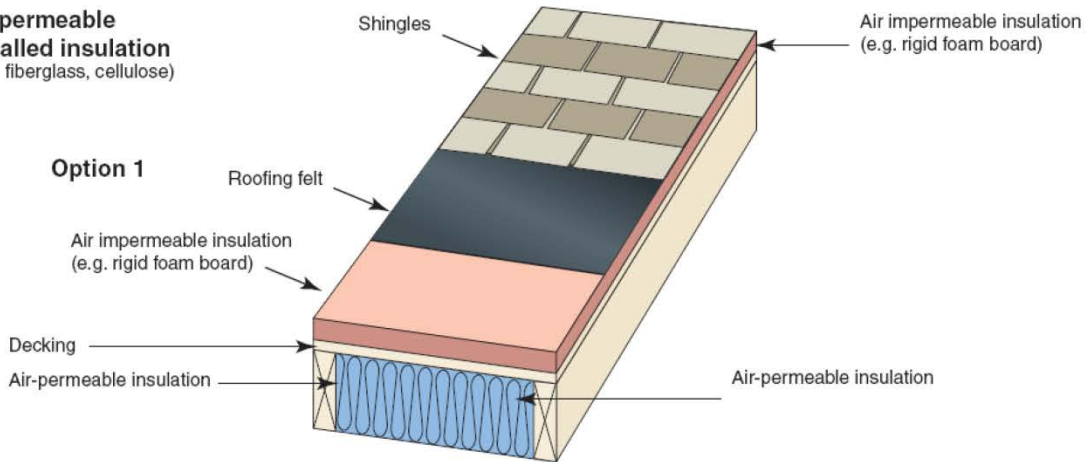
# Roofline Installed Insulation Options

**Air impermeable installed insulation**  
(e.g., spray foam insulation)

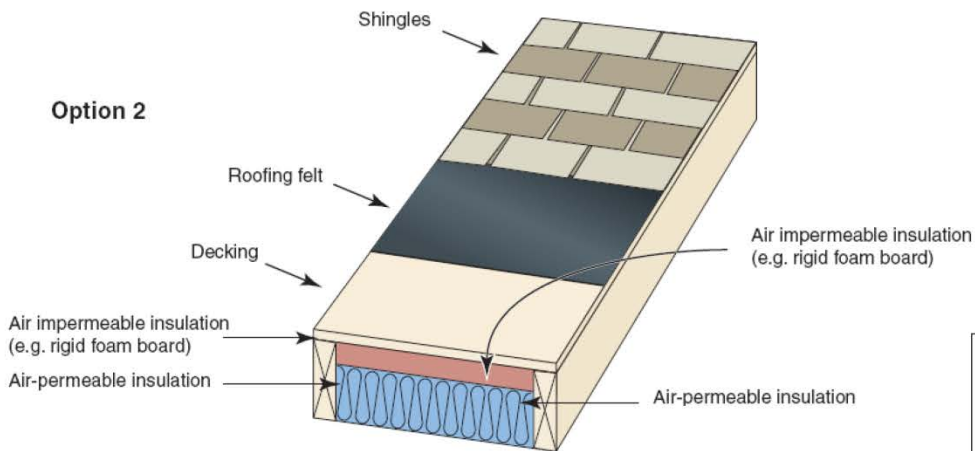


**Air-permeable installed insulation**  
(e.g. fiberglass, cellulose)

**Option 1**



**Option 2**



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Legislation Details (With Text)

**File #:** ORD-15:010    **Version:** 1    **Name:** Rezoning at 5441 and 5443 Southwest Drive  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 2/12/2015    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-4 TO C-4 LUO FOR PROPERTY LOCATED AT 5441 AND 5443 SOUTHWEST DRIVE AS REQUESTED BY DAVID AND DEBORAH HARTSHORN  
**Sponsors:**  
**Indexes:** Rezoning  
**Code sections:**  
**Attachments:** [Plat](#)  
[MAPC Report](#)

Date	Ver.	Action By	Action	Result
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AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From R-1, Single-Family Medium Density District (rear) and C-4 , Neighborhood Commercial to C-4, LUO, Neighborhood Commercial District, per attached plat, that land described as follows:

LEGAL DESCRIPTION

LOT 2 OF CLEARVIEW ESTATES SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 62 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, AND LOTS 1,2,3 AND 4 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 00°05'49" EAST" A DISTANCE OF 569.60 FEET TO THE NORTH LINE OF KAY DRIVE; THENCE CONTINUE NORTH 00° 05'49" EAST 42.3 FEET, MORE OR LESS, TO AN EXISTING FENCE LINE: THENCE SOUTH 88°47'18" EAST 128.72 FEET, MORE OR LESS, TO THE WEST LINE OF KAY DRIVE: THENCE SOUTH AND WEST ALONG THE WEST LINE OF KAY DRIVE TO THE POINT OF BEGINNING, AND LOT 5 OF

CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 75 AND SUBJECT TO EASEMENT AS SHOWN ON SAID PLAT, TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS LOT 2 CLEARVJEW ESTATES SECOND ADDITION FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEPTIC SYSTEM ASSOCIATED WITH HOME BUILT ON LOT 5IN' CLEARVIEW ESTATES SECOND ADDITION, PHASE II, JONESBORO, ARKANSAS, AND THE RIGHT-OF-WAY FOR KAY DRIVE LYING WITH CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B", PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.  
CONTAING IN ALL 154,898 SQ. FT. OR 3.56 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

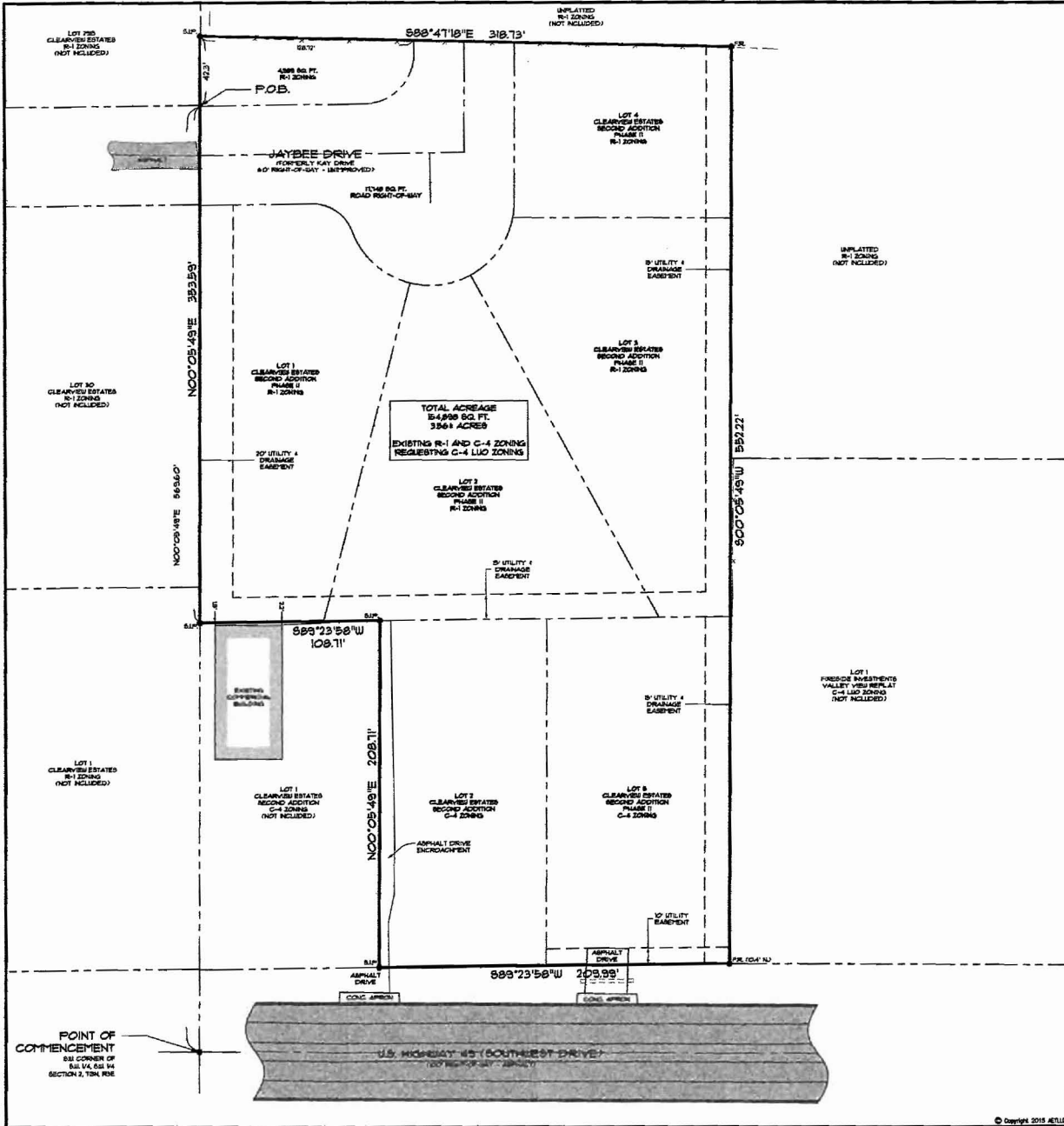
SECTION II: The requested rezoning classification is further restricted as follows:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any redevelopment of the subject property.
3. The applicant/successors agree to comply with the Master Street Plan recommendations for Southwest Drive and Jaybee Drive upon any future redevelopment of the site.
4. Access to Jaybee Drive right-of-way shall be prohibited as part of any redevelopment of the site.
5. A buffer zone shall be required along any side of the subject property adjoining residential property. The size and type of buffer zone shall be determined during the site development site plan review by the MAPC.
6. The property shall be redeveloped under the C..4 Commercial District standards, without the following prohibit uses:
  - A. Gas Fueling Station
  - B. Billboard Advertisement
  - C. Automotive Repair/Collision Repair
  - D. Animal Care
  - E. Adult Entertainment
  - F. Hospital
  - G. Auditorium/Stadium
  - H. Freight Terminal

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

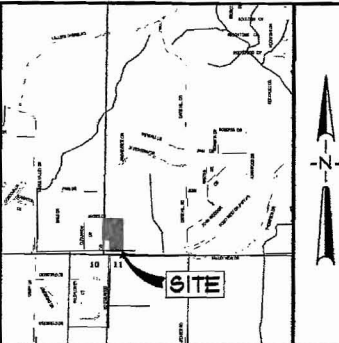
SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.





**LEGEND**

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - ROUND MESSAGE
- ROUND COTTON PULPER SPINDLE
- ROUND IRON PIPE
- - - EXISTING FENCE LINE



**DESCRIPTION**

LOT 2 OF CLEARVIEW ESTATES SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET 78, PAGE 10 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT;  
AND  
LOTS 1, 3, 4 AND 5 OF CLEARVIEW ESTATES SECOND ADDITION PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET 79, PAGE 78 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT;  
AND  
A PART OF THE SOUTH-EAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 3 EAST, CALHOUN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 3 EAST, CALHOUN COUNTY, ARKANSAS, THENCE NORTH 02°07'48" EAST 473.83 FEET, MORE OR LESS TO AN EXISTING FENCE LINE; THENCE SOUTH 88°41'18" EAST 318.73 FEET, MORE OR LESS TO THE EAST LINE OF KAY DRIVE; THENCE SOUTH AND WEST ALONG THE EAST LINE OF KAY DRIVE TO THE POINT OF BEGINNING;  
AND  
LOT 3 OF CLEARVIEW ESTATES SECOND ADDITION PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET 79, PAGE 78 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT; TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS LOT 1 OF CLEARVIEW ESTATES SECOND ADDITION FOR THE PURPOSE OF INSTALLING AND MAINTAINING A METRIC BYWAY ASSOCIATED WITH HOV-3 VEHICLES ON LOT 3 OF CLEARVIEW ESTATES SECOND ADDITION PHASE II, JONESBORO, ARKANSAS;  
AND  
THE RIGHT-OF-WAY FOR KAY DRIVE LYING WITHIN CLEARVIEW ESTATES SECOND ADDITION PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET 79, PAGE 78 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.  
CONTAINING IN ALL 54,898 SQ. FT. OR 336 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTION RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S NOTES**

- THIS BOUNDARY SURVEY AND REZONING PLAT WAS PREPARED FOR DAVID AND DEBORAH HARTSHORN.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND C-4 ZONING WITH A REQUEST FOR C-4 ZONING AS NOTED.

**OWNER'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS DESCRIBED HEREON AND THAT I REQUEST THE CHANGE IN ZONING AS NOTED.

DAVID S. HARTSHORN, OWNER  
DEBORAH R. HARTSHORN, OWNER

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE FILED THIS REZONING PLAT IN THE PUBLIC RECORDS OF THE STATE OF ARKANSAS AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO UNRECORDED ENCUMBRANCES OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE "MINIMUM" PRACTICE STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY \_\_\_\_\_

*(Professional Seal of David S. Hartshorn, State of Arkansas)*

*(Professional Seal of Deborah R. Hartshorn, State of Arkansas)*

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
CIVIL ENGINEERING AND LAND SURVEYING SERVICES  
105 SOUTH CHURCH STREET - P.O. BOX 1402 - JONESBORO, AR 72403  
PH: 870-952-2854 FAX: 870-952-2849

**REZONING PLAT**  
FOR DAVID S. DEBORAH HARTSHORN  
U.S. HIGHWAY 43 (SOUTHWEST DRIVE)  
JONESBORO, ARKANSAS

NO.	DATE	REVISIONS	DRAWN	CHECKED	SCALE	SHEET NO.	TOTAL SHEETS
					1" = 30'	1	1



*City of Jonesboro City Council*  
**Staff Report – RZ 15-02: 5441 & 5443 Southwest Drive. Rezoning**  
Municipal Center - 300 S. Church St.  
*For Consideration by the Council on February 17, 2015*

**REQUEST:** To consider a rezoning of the land containing 3.56 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from R-1(rear) and C-4(front) to proposed C-4 L.U.O. (Modified), as recommended by the MAPC.

**APPLICANTS/  
OWNER:** **David and Deborah Hartshorn**, 4607 South Culberhouse, Jonesboro AR

**LOCATION:** 5441 and 5443 Southwest Drive, Jonesboro, AR

**SITE  
DESCRIPTION:** **Tract Size:** 154,898 Sq Ft-3.56 Ac  
**Street Frontage:** 209.99' (Southwest Drive) and 60' (Jaybee Drive)  
**Topography:** Slopes downward to the southeast from Elev. 387 to El. 377.  
**Existing Development:** Vacant

<b>SURROUNDING</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
<b>CONDITIONS:</b>	North: R-1	Single family Res./Vacant
	South: C-4	Office/Residential Vacant
	East: C-4	Single family/Commercial
	West: R-1	Single family Res.

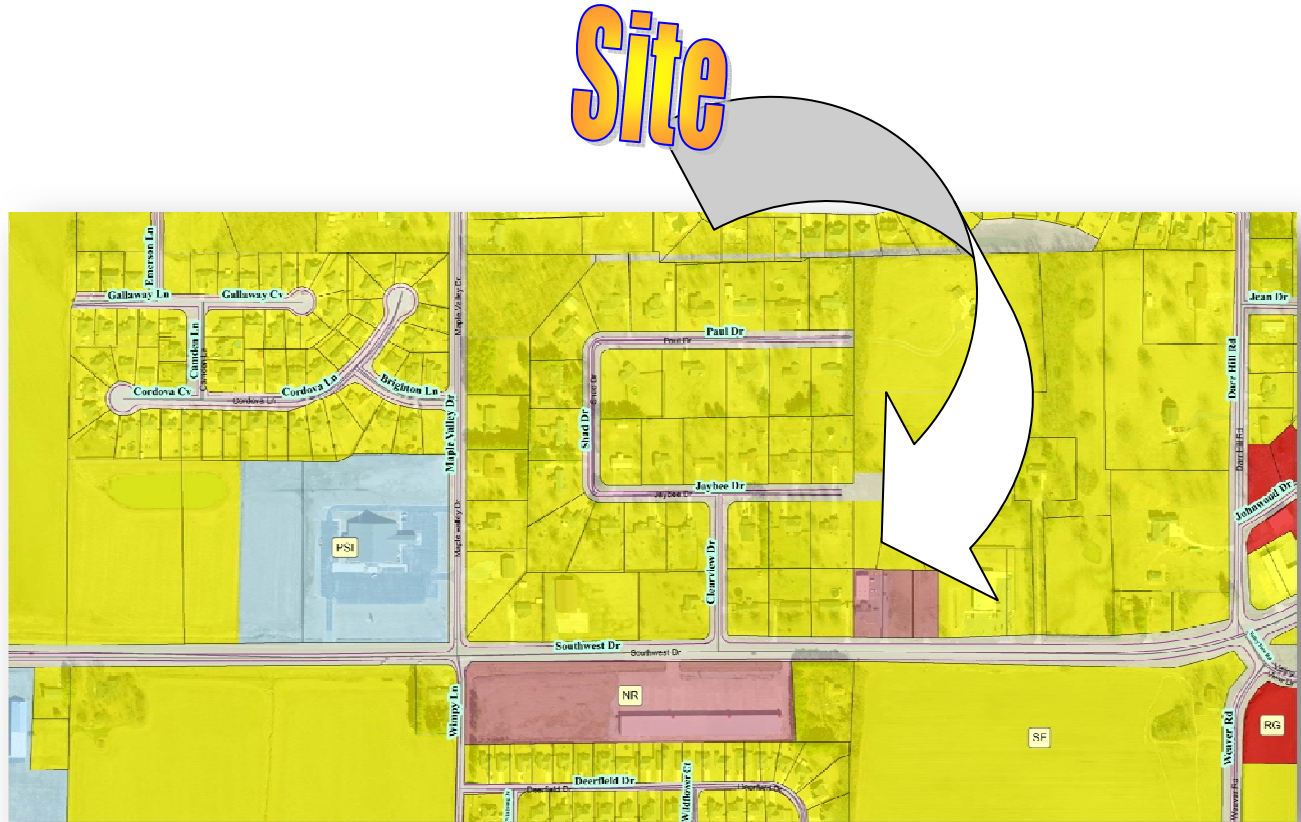
**HISTORY:** Lot 2 and Lot 5 of Clearview Estates were rezoned by Council in 1989 and 1991 to C-4 Neighborhood Commercial.

**ZONING ANALYSIS**

*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

## COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as both Single Family and partially Neighborhood Retail Commercial. The proposed rezoning is not consistent in the rear portion of the site which is highlighted as single family; however the south half along Highway 49 is consistent with the adopted Land Use Plan.



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### Adopted Future Land Use Map

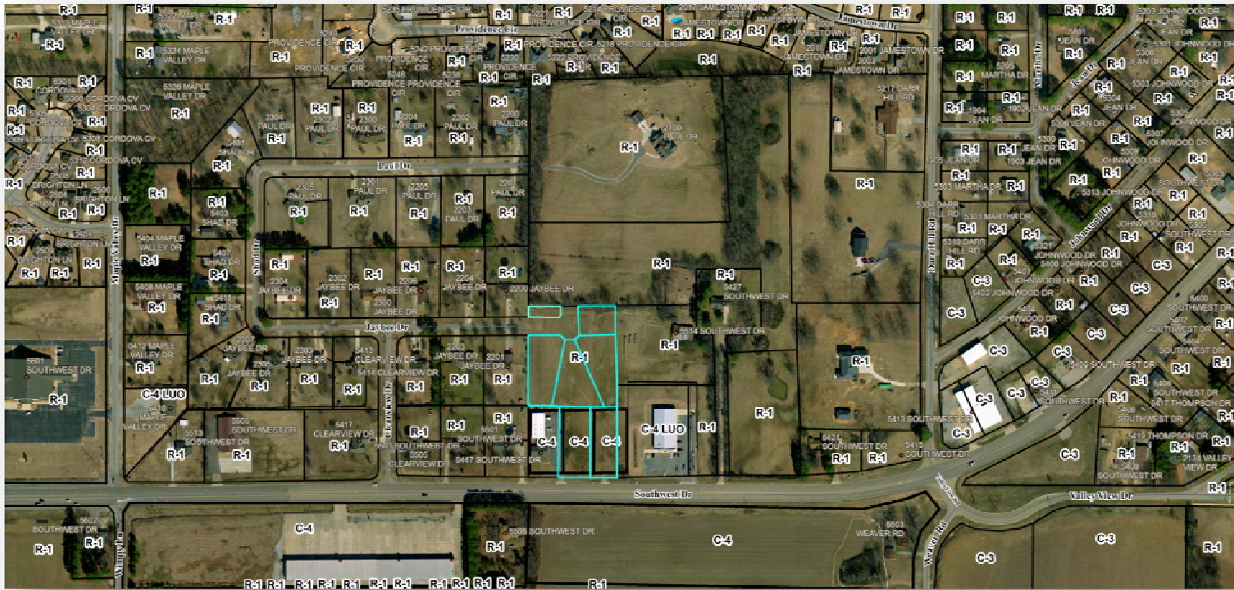
#### Master Street Plan/Transportation

The subject property is served by Highway 49, Southwest Drive on the Master Street plan, which is classified as a Principle Arterial, requiring a 120 ft. right-of-way (60 ft. to centerline). The property also fronts on the terminus Jaybee Drive to the west, which is a local street having a required right of way of 60 ft. of right of way. Jaybee Drive is a narrow residential street without curb and gutter. Proper termination of the right of way improvements with this development is essential. Partial right of way abandonment may be necessary.

#### Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed C-4 District rezoning is not consistent with the Future Land Use Plan, which was categorized as Single Family Residential. The property is designated as neighborhood retail on the highway frontage.	 
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The property is consistent along Hwy. 49/Southwest Dr.; The rear of the property is part of a platted subdivision.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Property fronts on major highway access road.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Property is not suitable for single family residential along the highway frontage.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	This site and use should not be a detriment to the area. At time of transition or reuse, little or no traffic will be noticed by surrounding residential if the residential scale and character of the neighborhood is maintained.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	Property is vacant within the R-1 zoning district.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned to C-4, L.U. Overlay.	



**Vicinity/Zoning Map**

**Staff Findings/Applicant’s Purpose:**

After researching the general vicinity, it appears that other properties associated with Clearview Estates Subdivision Phase II have been considered for rezoning petitions; some of which have been requested for C-3, but later determined that they were better suited as C-4, Neighborhood Commercial. In this application, it is apparent that the applicant intends for this property to be developed as some type of “small” commercial to blend with the surrounding uses. On that note, Staff would agree that the scale of whatever commercial is placed as this location should be small and residentially compatible. The MAPC after much discussion agreed with staff in leaving the C-4 zoning as-is and offering a compromise by allowing the adjoining rear acreage to be recommended for approval from R-1 to C-4 Neighborhood Commercial.

Other surrounding residential uses which will remain for years should be protected against any type of adverse impacts by the commercial uses to be marketed for the subject site.

Moreover, any uses that may cause detriment to the residential neighborhood to remain, should be discouraged. If the property should ever be redeveloped under the suggested C-4 District, the following uses should be prohibited because of their incompatibility with residential:

- Gas Fueling Station
- Billboard Advertisement
- Automotive Repair/ Collision Repair
- Animal Care
- Adult Entertainment
- Hospital
- Auditorium/Stadium
- Freight Terminal

***Chapter 117 Zoning Ordinance:*** C-4, Neighborhood Commercial District provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations, or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

In considering the adjacency of this site to a pre-existing residential subdivision, staff supports the Commercial section of the Zoning Code which offers the C-4, which we feel is a better option. The applicant agreed during the MAPC public hearing and revised their petition for a change to “C-4” L.U.O. Neighborhood Commercial, with added conditions as noted below.

The City of Jonesboro Zoning Resolution includes a list of permitted uses within C-3 developments as follows (*Note the highlighted uses in yellow are suggested to be prohibited due to adverse impacts on residential*):

List of Commercial Uses	C-3 General Commercial	List of Commercial Uses	C-3 General Commercial
<i>Civic and commercial uses</i>		<i>Civic and commercial uses</i>	
Animal care, general	Permitted	Nursing home	Permitted
Animal care, limited	Permitted	Office, general	Permitted
Auditorium or stadium	Conditional	Parking lot, commercial	Permitted
Automated teller machine	Permitted	Parks and recreation	Permitted
Bank or financial institution	Permitted	Pawn shops	Permitted
Bed and breakfast	Permitted	Post office	Permitted
Carwash	Permitted	Recreation/entertainment, indoor	Permitted
Cemetery	Permitted	Recreation/entertainment, outdoor	Permitted
Church	Permitted	Recreational vehicle park	Permitted
College or university	Permitted	Restaurant, fast-food	Permitted
Communication tower	Conditional	Restaurant, general	Permitted
		Retail/service	Permitted
Convenience store	Permitted	Safety services	Permitted
Day care, limited (family home)	Permitted	School, elementary, middle and high	Permitted
Day care, general	Permitted	Service station	Permitted
Entertainment, adult	Conditional	Sign, off-premises*	Permitted
Funeral home	Permitted	Utility, major	Conditional
Golf course	Permitted	Utility, minor	Permitted
Government service	Permitted	Vehicle and equipment sales	Permitted
Hospital	Permitted	Vehicle repair, general	Permitted
Hotel or motel	Permitted	Vehicle repair, limited	Permitted
Library	Permitted	Vocational school	Permitted
Medical service/office	Permitted	Warehouse, residential (mini) storage	Conditional
Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>	
<i>Agricultural uses</i>		Freight terminal	Conditional
Agriculture, animal	Conditional	Research services	Conditional
Agriculture, farmers market	Permitted		

**Departmental/Agency Reviews:**

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	Issues of connectivity to the existing Jaybee Drive were addressed, see Record of Proceedings.	
<b>Streets/Sanitation</b>	No issues were reported	
<b>Police</b>	Reported no issues.	
<b>Fire Department</b>	Reported no issues.	
<b>MPO</b>	Reported no issues.	
<b>Jets</b>	Reported no issues.	
<b>Utility Companies</b>	Reported no issues.	

**Record of Proceedings: MAPC Public Hearing held on February 10, 2015**

**Applicant:**

**Mr. John Easley**, Associated Engineering, appeared before the Commission, representing the owners asking for a rezoning at 5441 and 5443 Southwest Drive, just west of the Dollar General Store which is also zoned C4; we were asking for C3 Zoning. However, after meeting with staff and speaking with the owners, they concur and agree with the recommendations of the City Planner to revise the application to C-4 L.U.O. Neighborhood Commercial, with the noted allowed uses.

**Staff:**

**Mr. Otis Spriggs** gave an overview of the Staff Report Findings, giving the surrounding conditions of the site. The Land Use Plan and Master Street Plan findings were offered which denote the property to be partially consistent and partially not, having the frontage recommended as neighborhood commercial, while the rear listed as single family residential. Historically, in 1989 & 1991, the property was partially rezoned to C-4 after being revised at the Council adoption from an original petition of C-3.

He continued: The Master Street Plan recommendations include the frontage along Highway 49 as a Principle Arterial (60 ft. Right of Way); Jaybee Dr. is a local road, which terminates into the development with an undeveloped stub-out and turn-around radius as seen on the plat. Coordination would have to be made with any future development of this site. There are some concerns from staff, on relating what's being proposed to the existing single family residential, which most of houses on Jaybee Drive are in good quality, in terms of housing stock. Consideration needs to be made for the connectivity of street as well as types of uses concerns in the report. Land Use Plan consistency was achieved along Hwy 49 north, the rear the recommendation on plan was for single family residential. On page 4, of the staff report, are some uses listed that are considered a nuisance to a quiet neighborhood. Hence, the recommendation to change the zone to C-4 L.U.O., limited use instead of C-3.

No comments were received from the various departments, or agencies.

**Mr. Spriggs** read the four sample conditions, from page 6 of the staff report that the Planning Commission would find that the property could be be rezoned to C-4 L.U.O. as modified with these four conditions:

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.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Southwest Drive and Jaybee Drive upon any future redevelopment of the site.

4. The property shall be redeveloped under the C-4 Commercial District standards, without the following prohibit uses:

- Gas Fueling Station
- Billboard Advertisement
- Automotive Repair/ Collision Repair
- Animal Care
- Adult Entertainment
- Hospital
- Auditorium/Stadium
- Freight Terminal

**Public Input:**

**Richard Green**, 2204 Jaybee Drive, Stated that he works at NEA Hospital. Additionally for a few years, he made a living reading maps. If you were standing out there, you don't see any of that at the end of Jaybee Drive. Jaybee Drive is a "C" shape, you can only enter in and out in one place. Buses rush through there every morning. He quoted traffic issues with the commercial coming through. If you step outside his driveway and look east, it looks nothing like the drawing. There is an old barn out there that is zoned R-1. Anything commercial will invite more commercial traffic. He stated that he doesn't need trucks and cars driving down his residential street. It's a dead end street and the only business you would have on this road, is if you live there. Concerns for adverse reaction to his property values and having a through street to commercial were voiced. He sees nothing but negatives even with a privacy fence. Along Hwy 49 plenty of commercial property and opportunities but the residential zoning doesn't need to be changed.

**John Easley** stated that the plat shows recorded information, the lots existing there is what is recorded. In his personal opinion, you would abandon the street and put tall evergreens to buffer the commercial and keep Jaybee as private. Where the mow line is, you would have a landscape buffer it wouldn't affect the school buses. There would be no access or traffic through Jaybee Drive and it would remain a dead end street.

**Mr. Scurlock:** There will not be access off Jaybee Drive, correct.

**Mr. Spriggs** mentioned the acreage above the blue highlighted portion, which is the site, is private property which has frontage on that street right away, so some form of abandonment would have to be made officially to City council and they would have to consent to that abandonment before that could occur. The owners have legal frontage on street right away, the vacant property that has not been developed there and they have legal rights to connect to that public street and develop the property. This issue would have to be dealt with.

**Mr. Scurlock:** That part of the development could be left intact for a future street, correct.

**Mr. Spriggs:** Somehow, you would have to barricade it off and make it only for residential use only and end where commercial could possibly be developed.

**Mr. Green:** I understand that and it would be great; but, what if all of a sudden, five to ten years down the road, someone else buys the property and its commercial and they don't share the same ideas or plans we have discussed here tonight? My property values would take a hit. That portion of the property we would like to keep residential, so we can keep the neighborhood homogenous.

**Mr. Spriggs:** In response to Mr. Green, the applicant originally requested a C-3 without any restrictions, however the C-4 L.U.O. means whatever is "approved if changed" would be held to the conditions listed. As well as, any conditions the Planning Commission was to add to that would go with the land. Regardless of who owns or develops it in the future, they could not make changes to those conditions without going through this very same process.

**Mr. Scurlock:** Noted that he is still not clear on where the access to the property is off of Hwy. 49.

**Mr. Spriggs:** All of the blue green area would be owned by the applicant, correct.



**John Easely:** The Owners owns all of highlighted “blue green area”. Access would be off of Hwy. 49, not on Jaybee Drive.

**Mr. Spriggs:** Agreeable to such a condition that would condition the access only on highway 49, no commercial would be allowed to or from Jaybee Drive in the future.

**Mr. Kevin Bailey:** Mr. John Easely, do you agree with the barrier or barricaded and natural barrier?

**John Easely:** I guess on any type of development here you have the offsite mitigation to deal with. In favor of not having in the front or visible, you have in the rear, which would offer a natural barrier. Any kind of access off Jaybee Drive would be blocked.

**Mr. Lonnie Roberts:** That was one of my concerns when I went out there today, it is not in the back yard houses it is the full length of the side, the 2201 Jaybee Drive. Could the barrier be done on the entire side of that residential line?

**Mr. Spriggs:** It would be done on the west line and then some areas south of that turn around there would have to be some form of screen or barrier.

**John Easely:** Agrees to leave the right away open and leave it intact for future development or revisions.

**Mr. Spriggs:** Right away abandonment would not occur unless staff consents to it or the property owners consent to that. We could not legally cut off access to the individual owning property in the rear.

**Public Input (Additional)**

**Mr. Stewart Cooper,** 2303 Jaybee Drive, he lives at the second property to the left of the Clearview entrance. He asked, what prevents the property owner from putting a street off of Southwest Drive that would connect to our Jaybee Drive?

**Mr. Otis Spriggs:** Through the plat approval and through any conditions we have placed, that would be prevented. The restrictions would run with the land.

**Mr. Stewart Cooper:** Where you saw on the plat, there was a street. If that is pre-plated I didn't know how easy it would be for them to connect to that proposed street.

**Mr. Spriggs:** They have the legal right to connect to that now, but they are giving up or waiving that right to connect to that street, because of the conditions placed on this case.

**Mr. Stewart Cooper:** Regarding our children riding the bus and riding bikes, we just really would prefer the land to stay residential. What they did with the area off Southwest Drive, I don't have an objections to that. There is a Dollar General and that is fine. I just agree with my neighbors that it should remain residential.

**Mr. Reese:** Do you agree with the ingress and egress only being off Hwy. 49 Southwest Drive. And do you agree with the buffer?

**Mr. Easely:** Yes, we agree.

**Mr. Lonnie Roberts** asked, if you leave the Jaybee Drive, open for access to the vacant property to the north, can you replat the property so that it will move the access the west corner.

**Mr. Michael Morris (Engineering):** Asked, if you move the right of away to the middle of the property above, it would be preferred it to be more in the center.

**Commission Action:**

Motion was made to recommend approval to City Council as discussed with the noted conditions by **Mr. Scurlock**, 2nd by **Mr. Kelton**.

**Roll Call Vote: Mr. Hoelscher- Aye; Mr. Reese- Aye; Mr. Bailey- Aye; Mrs. Schrantz- Aye; Mr. Scurlock – Aye; Mr. Kelton –Aye; Vote 6-0 approved.** Mr. Perkins and Mr. Cooper were absent. Mr. Lonnie Roberts was chair.

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**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 15-02, a request to rezone property from “R-1” Single Family to “C-4” L.U.O. Neighborhood Commercial, as revised the following conditions are recommended:

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.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Southwest Drive and Jaybee Drive upon any future redevelopment of the site.
4. The applicant agrees that Jaybee Drive right of way shall not be used for ingress or egress to or from the subject property.
5. The applicant agrees that screening and buffering shall be provided along each side of the property that abuts residentially zoned property.
6. The property shall be redeveloped under the C-4 Commercial District standards, without the following prohibit uses:
  - Gas Fueling Station
  - Billboard Advertisement
  - Automotive Repair/ Collision Repair
  - Animal Care
  - Adult Entertainment
  - Hospital
  - Auditorium/Stadium
  - Freight Terminal

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking East on Southwest Drive



View looking West on Southwest Drive



View looking at site towards Northwest



Business directly at property to the West



View from Jaybee Drive looking East at adjacent residential property



House on Jaybee Drive looking South



View looking West on Jaybee Drive



View looking North on Jaybee Drive



## Legislation Details (With Text)

<b>File #:</b>	ORD-15:004	<b>Version:</b>	1	<b>Name:</b>	Rezoning at 1621 North Patrick Street
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Second Reading
<b>File created:</b>	1/29/2015	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 AND FROM R-1 TO RM-8 FOR PROPERTY LOCATED AT 1621 NORTH PATRICK STREET AS REQUESTED BY DENVER DUDLEY				
<b>Sponsors:</b>					
<b>Indexes:</b>	Rezoning				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Plat</a> <a href="#">MAPC Report</a> <a href="#">Opposition Email</a> <a href="#">Support Email</a>				

Date	Ver.	Action By	Action	Result
2/3/2015	1	City Council		

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION I. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

TRACT 1: From R-1, Single-Family Medium Density District to RS-7, Single Family Residence District, per attached plat, and

TRACT 2: From R-1, Single-Family Medium Density District to RM-8 Residential Multi-Family District, per attached plat, that land described as follows:

### LEGAL DESCRIPTION - TRACT 1

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°54'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 439.38 FEET: THENCE SOUTH 89°23'57" WEST, LEAVING SAID EAST LINE, 1,273.28 FEET: THENCE NORTH 00°54'53" EAST, 439.38 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7: THENCE NORTH 89°23'57" EAST, ALONG SAID NORTH LINE, 1,273.28 FEET TO THE POINT OF

BEGINNING, CONTAINING IN ALL 559,258 SQ. FT. OR 12.84 ACRES, MORE OR LESS, SUBJECT TO PARTICK STREET RIGHT-OF-WAY ALONG THE EAST LINE THEREOF, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION - TRACT 2

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°54'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, 439.38 FEET TO THE POINT OF BEGINNING PROPER: THENCE CONTINUE SOUTH 00°54'53" WEST, ALONG SAID EAST LINE, 439.38 FEET: THENCE SOUTH 89°23'57" WEST, LEAVING SAID EAST LINE, 1,273.28 FEET: THENCE NORTH 00°54'53" EAST, 439.38 FEET: THENCE NORTH 89°23'57" EAST, 1,273.28 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING IN ALL 559,258 SQ. FT. OR 12.84 ACRES, MORE OR LESS, SUBJECT TO PARTICK STREET RIGHT-OF-WAY ALONG THE EAST LINE THEREOF, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The requested rezoning classification is further restricted as follows:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development/phase of the subject property.
3. The applicant/successors agree to comply with the Master Street Plan recommendations for Daybreak Drive and North Patrick Street upon any future redevelopment of the site. The property shall be redeveloped under the RS-7 and RM-8 District standards: Maximum 40 single family homes (families or doors), and a maximum of 50 attached single family/duplex style units (families or doors).
4. The owner agrees to perform agreed upon street right-of-way improvements including sidewalks for pedestrian safety along property frontage.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.



**DESCRIPTION - TRACT 1**

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSBORO, CRANEHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSBORO, CRANEHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°29'57" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, 1273.28 FEET; THENCE SOUTH 89°23'51" WEST, LEAVING SAID EAST LINE, 1273.28 FEET; THENCE NORTH 00°54'53" EAST, 439.38 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE NORTH 89°23'51" EAST, ALONG SAID NORTH LINE, 1273.28 FEET TO THE POINT OF BEGINNING.

CONTAINS IN ALL 59,259 SQ. FT. OR 0.54 ACRES, MORE OR LESS, SUBJECT TO PATRICK STREET RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

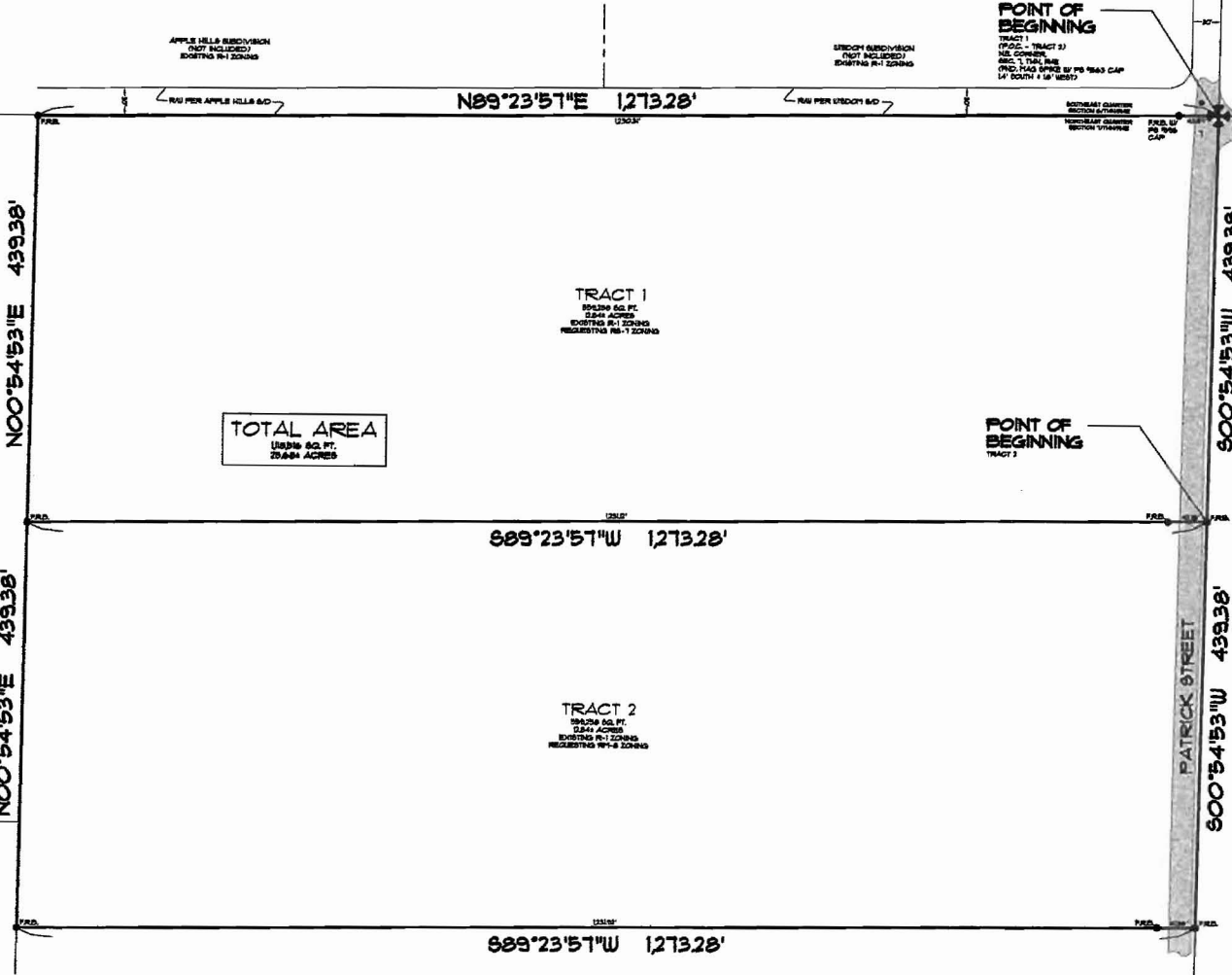
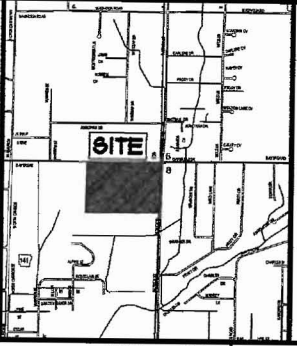
**DESCRIPTION - TRACT 2**

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSBORO, CRANEHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSBORO, CRANEHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°29'57" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, 1273.28 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°29'57" WEST, ALONG SAID EAST LINE, 1273.28 FEET; THENCE SOUTH 89°23'51" WEST, LEAVING SAID EAST LINE, 1273.28 FEET; THENCE NORTH 00°54'53" EAST, 439.38 FEET; THENCE NORTH 89°23'51" WEST, 1273.28 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINS IN ALL 59,259 SQ. FT. OR 0.54 ACRES, MORE OR LESS, SUBJECT TO PATRICK STREET RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S NOTES**

1. THIS REZONING REQUEST WAS PREPARED FOR GAYLE GAYBELL, BOONIE GOAD.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-1 WITH A REQUEST FOR R-1 AND R-1-B ZONING AS NOTED.
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:  
A. PLAN OF SURVEY FOR RANDY WELLET BY JASON BRANCH, DATED SEPTEMBER 26, 2006.  
B. TRACTOR'S DEED TO GAYLE GAYBELL, RECORDED IN DEED BOOK 862, PAGES 10-18, AT JOHNSBORO, ARKANSAS.  
C. TRACTOR'S DEED TO BOONIE GOAD, RECORDED IN DEED BOOK 862, PAGES 27-34 AT JOHNSBORO, ARKANSAS.



**VICINITY SKETCH**  
NOT TO SCALE



**OWNER'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS DESCRIBED HEREON AND THAT I REQUEST THE CHANGE IN ZONING AS NOTED.

GAYLE GAYBELL, OWNER      BOONIE GOAD, OWNER

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERS AND TESTING, LLC HAS THE DATE THIS A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND SURVEY MARKS THAT ARE SIGNED OR RELATED HEREON, AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS HIGHEST STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THE DATE.

DATE OF BOUNDARY SURVEY: 08/08/2016  
Professional Engineer & Surveyor Seal for GAYLE GAYBELL, STATE OF ARKANSAS, NO. 28.  
Professional Engineer & Surveyor Seal for GAYLE GAYBELL, STATE OF ARKANSAS, NO. 28.  
NOTE: TO BE VALID, COMPS MUST HAVE ORIGINAL SIGNATURES AND IDENTIFICATION.

**ASSOCIATED ENGINEERS AND TESTING, LLC**  
CIVIL, ENGINEERING AND LAND SURVEYING SERVICES  
103 SOUTH CHURCH STREET - P.O. BOX 1443 - JOHNSBORO, AR 72403  
PH: 870-933-2994 FAX: 870-933-2943

**REZONING PLAT**  
SOUTHWEST CORNER OF  
PATRICK ST. & DAYBREAK DR.  
JOHNSBORO, ARKANSAS

300-14N-04E-0-07-110-16-0766				
REV.	DATE	REVISIONS	DRAWN	CHECK

TRACT 3  
0.54 ACRES  
NOT INCLUDED  
EXISTING R-1 ZONING

**TOTAL AREA**  
118,518 SQ. FT.  
2.08 ACRES

TRACT 4  
0.54 ACRES  
NOT INCLUDED  
EXISTING R-1 ZONING

TRACT 5  
0.54 ACRES  
NOT INCLUDED  
EXISTING R-1 ZONING



*City of Jonesboro City Council*  
**Staff Report – RZ 15-01 North Patrick/Daybreak Dr. Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Council on Tuesday, February 3, 2015*

**REQUEST:** To consider a rezoning of the land containing 25.68 acres more or less.

**PURPOSE:** A request to consider a recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RS-7” (12.8 acres), RM-8 (12.88 acres), for single family detached and attach S.F. homes for elderly, by the MAPC.

**APPLICANTS/  
OWNER:** Denver Dudley, 2704 S. Culberhouse, Suite A, Jonesboro Ar 72401

**LOCATION:** 1621 N. Patrick St., Jonesboro, AR 72401

**SITE  
DESCRIPTION:** **Tract Size:** Approx. 25.68 (+/-) Acres (Approx. 1,118,516 sq. ft.)  
**Street Frontage:** 878.76 ft. on N. Patrick St. at intersection with Daybreak Dr.  
**Topography:** Patrick Street: Paved/asphalt 2-lane road  
**Existing Development:** R-1 Vacant Undeveloped land

<b>SURROUNDING</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
<b>CONDITIONS:</b>	North: R-1	Vacant Undeveloped Land
	South: R-1	Vacant Undeveloped Land
	East: R-1	Vacant Undeveloped Land
	West: R-1	Vacant Undeveloped Land

**HISTORY:** Vacant undeveloped Land

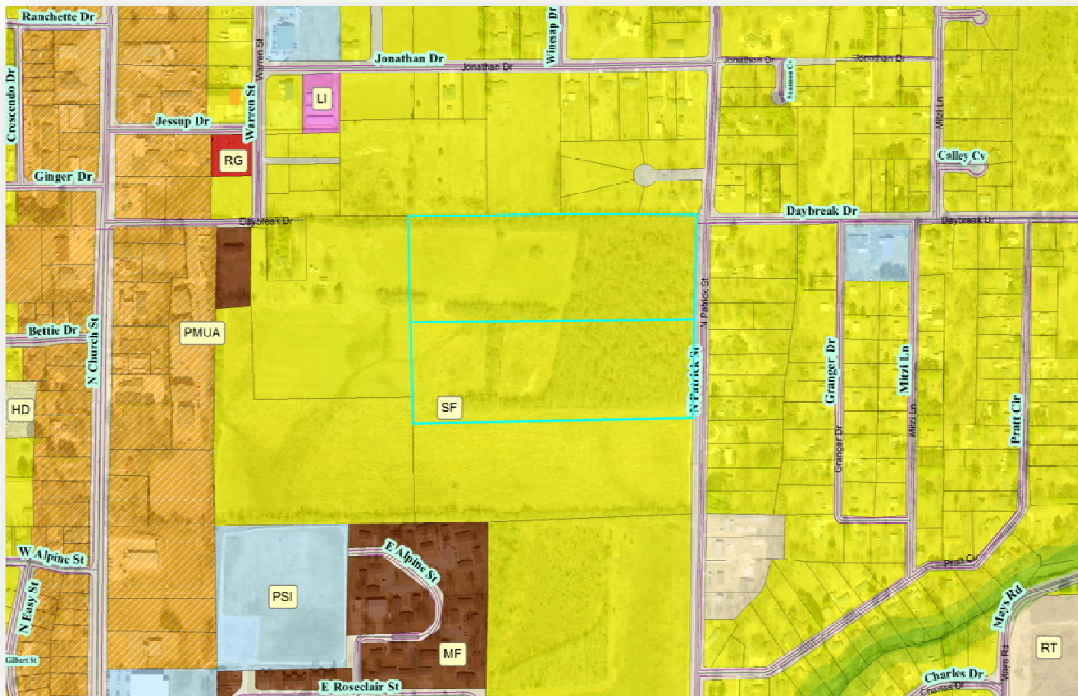
**ZONING ANALYSIS**

*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

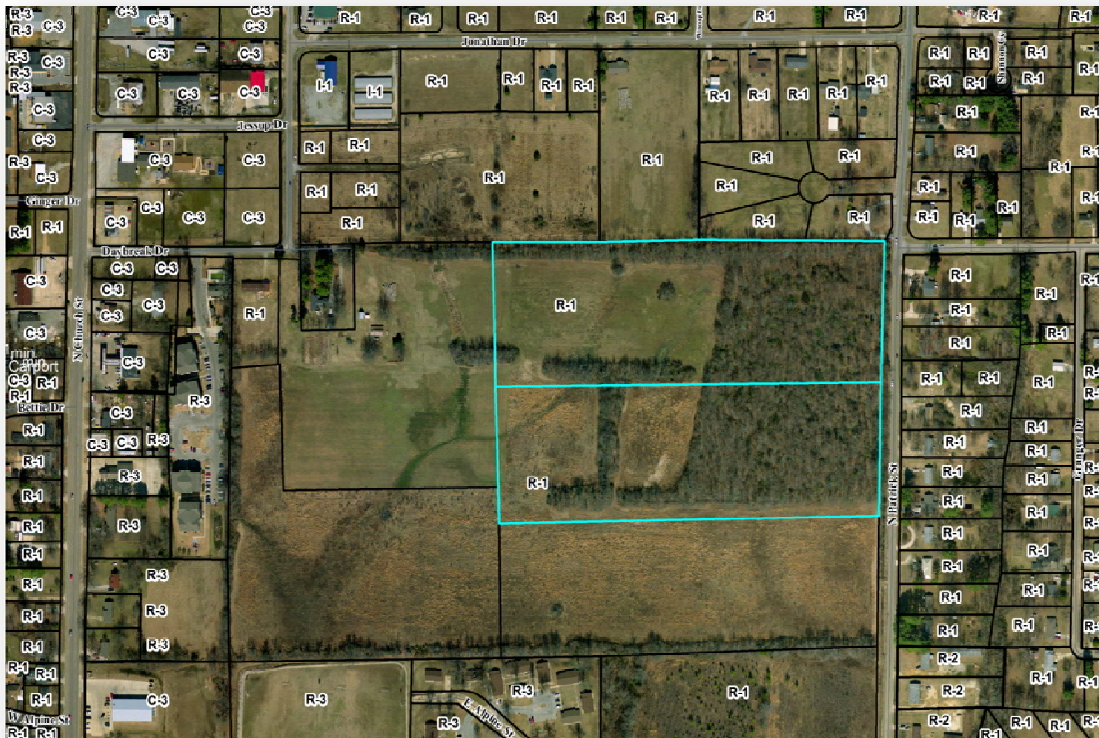
**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The currently adopted Land Use Plan recommends the current site as Single Family Residential. Consistency is partially achieved and partially not with the proposed development. Land to the West and South accommodates multi-family dwellings.

# Site



*Adopted Future Land Use Map*










*Vicinity/Zoning Map*

**Master Street Plan/Transportation**

The subject property is served by Patrick Street on the Master Street plan, which is classified as a collector road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way). The property also fronts on Daybreak on the north, which is a minor arterial street requiring a 50 ft. right-of-way to road centerline per the Master Street Plan. Compliance with the Master Street Plan shall be required.

**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed RS-7 District rezoning is consistent with the Adopted Land Use Plan, which is categorized as Single Family Residential. The RM-8 district although not consistent as a whole development falls in line from a definition standpoint of “Multi-family”, because a duplex is not considered multi-family by definition. The applicant’s intent is to provide a small amount of “Attached Single Family” for elderly in need of affordable housing.	 
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117, as a Limited Use Overlay. The applicant proposes on the Single Family Homes (40): 7 units per acre. On the RM-8, they propose 8 units per acre as duplexes (25).	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. A similar development exists further south, which promotes affordable, low income housing and elderly housing.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Suitability is not an issue if development controls are in place to promote good property access and property management.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	The applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal since it is a continuation of adjacent site’s zoning. Pedestrian safety access is a major issue and this challenge and should be addressed by the applicant.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	The property is vacant land that has never been developed.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impacts, utilities are present in surrounding area. The applicant has proposed a plan to include open space and child play area. North Patrick has existing safety and traffic issues.	

**Staff Findings:**

**Applicant’s Purpose:**

The applicant hopes to accommodate new development and construction of Single-Family Elderly Housing needed in the area. These units would provide housing opportunities for low-income and elderly individuals. Proposed are 7 units per acre (duplex), lot size is 13,270 square feet.

Using the density calculation, the property could average 89 single family homes and 102 attached single family/duplex style units. After discussing ultimate density levels with the developer, the maximum units has been agree upon at a rate of: Maximum 40 single family homes (families or doors), and a maximum of 25 attached single family/duplex style units (50 families or doors).

Traffic, due to this project, would be comparable with residential development and should have minimal impact on these services.

**ZONING CODE ANALYSIS:**

The applicant has requested a change to the RS-7 Single-family residential district; minimum 6,222 sq. ft. lot required (7 single units per acre); and, RM-8, low density multifamily residential classification at eight units per net acre.

<i>Zoning Classification</i>	<i>Minimum Lot Width (in feet)</i>	<i>Minimum Lot Area</i>	<i>Front Setback (in feet)</i>	<i>Rear Setback (In feet)</i>	<i>Side Setback (in feet)</i>
<b>RS-7</b>	<b>50</b>	<b>6,222 s.f. per single family</b>	<b>20</b>	<b>20</b>	<b>7.5 each</b>
RM-4	50	10,890s.f. per dwelling unit	20	15	7.5 each
RM-6	60	7,260s.f. per dwelling unit	20	15	10.0 each
<b>RM-8</b>	<b>70</b>	<b>5,445s.f. per dwelling unit</b>	<b>25</b>	<b>20</b>	<b>10.0</b>
RM-12	80	3,630s.f. per dwelling unit	25	20	15.0
RM-16	80	2,722s.f. per dwelling unit	25	20	15.0

## **Record of Proceedings: MAPC Public hearing held on January 27, 2015**

**Applicant:** Mr. John Easley, Associated Engineering, appeared before the Commission representing the owner, Bonnie Goad. Mr. Easley stated that they are asking for a rezoning for 2 tracts of land: North Tract as “RS-7”, Single Family Homes (for 12.8 acres); South Tract to “RM-8” (for 12.88 acres), for single family attached homes for elderly. The single family lots will average over 8,000 S.F. in size.

**Steve Perry,** of KWL Properties, offered renderings to the board for review. He went on to explain the proposed project: Briarwood Estates is the single family property and Emerald Village is the elderly property. The elderly property is for elderly who are 55 years of age and older and low income (60% of area meeting income or lower). There will be an office and community room for each development and staff on-site that will manage the property.

**Heather Walker-Clark,** City of Jonesboro Grants and Community Director, offered to answer any questions regarding housing stock. In 2012, there was a study conducted and results of the study found that we had 313 elderly persons that had unmet needs. They needed low-income housing and it was not available. Commissioner Kelton asked, “If all of these individuals would qualify for this type of program?” Ms. Clark replied, “Yes they would.”

Mr. Scurlock asked, "How would the owner keep control of the property and what happens when it goes to disrepair?" Mr. Perry answered by informing the Commission that if the property is not rented, he loses the tax credit. It is 15 year compliance period; his investor sees that the property is in good shape. After the 15 year compliance period the property can be rehabbed back into the program or sold out to the tenants who live there. He also said this program is different and very aggressive. They have the right to evict tenants if needed and they are very selective, which means “better tenants”. These residents take care of their homes and are proud of it.

**Ruby McKinley,** 512 Melrose, Apt. C., Chair for the Board, for the North Jonesboro Neighborhood Initiative (NJNI). Ms. McKinley expressed the goal of the NJNI which is to facilitate the involvement of low income individuals and manage the decision making process. On behalf of those 100 plus residents, many of whom could not attend the meeting, because of work or elderly conditions. We would like to express our support for Emerald Village and for Senior Citizens of Briarwood Estates. Ms. McKinley further added that the elderly of North Jonesboro do not have affordable housing readily available and Emerald Village would really be an asset. This project will provide better living conditions that most of our elderly are currently able to afford. These attached homes will provide independent living while having the assurance that there is a neighbor in the attached home next door. We have seen the work of this neighborhood and the single family product will be an asset to our neighborhood.

**Mr. Hardy Little,** 3910 S. Culberhouse St., Local Architect appeared before the Commission stating that he is working with Mr. Perry. He mentioned he was on Planning Commission a long time ago and we had a Tax Credit product that concerned us, the main concern was on the product used on the exterior of the buildings (life expectancy). The materials used for this project are under the standards of the Arkansas Development Finance Authority. The materials we use are as good as what I have on my home; i.e. brick faces, fiber cement type siding, 30 year roofing, energy efficient windows etc. He noted that he wanted to bring this concern up to assure the Commission that is *not* a concern. Mr. Perkins asked, “Are the drawings/renderings shown the actual examples of what will be built or just prototypes of other places?” Mr. Little stated, “They are the units he has been designed for this project and will be turning in.”

**Staff:**

Mr. Spriggs gave an overview of the case facts provided in the Staff Report. 25.68 acres are currently zoned R-1 to be rezoned to the RS-7 and RM-8. The area is surrounded by R-1 Single Family, with multifamily located to the south and west of the property on the Church Street and W. Daybreak Road area. Mr. Spriggs noted that the Land Use Plan is partially being complied with regarding the single family homes; however the attached single family homes, although do not fall under the definition of multi-family, may not be consistent in total. They would be consistent in the level of low density. The average number of homes allowed today under the R-1 Single Family would be 5.6 homes per acre.

Mr. Spriggs continued: The applicant is requesting approval of the 25 duplexes and 40 homes. Traffic would be a concern in the general area with the lack of curbs and gutter and open ditches and narrow width of N. Patrick St. The applicant will be asked to satisfy the requirements of the Master Street Plan, and we hope that they will anticipate the widening of N. Patrick and accommodate pedestrian sidewalks along their property frontage, which are a major need for this vicinity and area. The zoning standards table was displayed which illustrates the parameters of each district requested.

Other agencies and departments were forwarded the petition for comment and no issues were reported from the M.P.O. or other departments. The Jonesboro School District was also copied on the agenda/item for comment as well. Photographs of the general vicinity and housing stock were showed.

**The conditions were read.**

**Public Input: Opposition**

Carolyn Tinsley, 1005 Darlene Drive, stated comments from the Master Street Plan of the requirements for Patrick and Daybreak. Right now Patrick is a 20-24 wide street with deep ditches and a double line going down the center. N. Patrick was not paved by the City, but was paved by the County prior to annexation. Ms. Tinsley stated that we should upgrade Patrick from a county road to City specs before considering rezoning this property or any other property on N. Patrick for multi-family. The owner has agreed to the street's rights-of-way, and sidewalks along the property frontage, what about the rest of N. Patrick Street. Not one new light has been added, not one inch of pavement has been added since the City annexed this road. She stated issues of the street, not having shoulders and putting people in danger because they have to walk in the middle of the street. Let's correct the drainage issues now. She presented photos (since 2005) of an accident and flooding problems. She added problems of having a busy street and school/buses that go down N. Patrick.

**Mr. Garry Tate**, 2808 Danlee Dr., stated that traffic is the major concern. He commented on the Ridges of Jonesboro project, that got by without sidewalks or widening the road. If the zoning is approved and they only use 6 acres of the ground, what happens in the future if they sell it and want to build even more units. He noted that he serves on the Future Road Committee and their number one priority going to Council is to widen Patrick St., but funding is a problem. Without a tax similar to the MATA program, I do not see that happening for the next 10-12 years, regarding financing a street. Because of the multi-family and the traffic volume and the fact that they are asking for a rezoning that far overreaches what they plan to build. The streets are unsafe and not well lit, with several reported accidents, Mr. Tate ended.

**Wayne Blake**, 1406 N. Patrick St., stated that he applauds the idea of them wanting to serve the needs of low income elderly and provide affordable housing. He stated his concerns about the

traffic issues. It seems to his memory that when they allowed the last project that they weren't going to allow anymore similar projects, until the road and drainage is taken care of. Safety is a concern. Road improvements should be tied to the development of this property. Have no objections to the housing.

**Mr. Tate:** Added that Garden Manor was a tax credit project. We do not need another Garden Manor like West Memphis and Memphis.

**Gary Smith,** 2111 Mitzi Lane, stated traffic is a heavy concern and the fact that there are no walk ways.

**Steve Gillis,** 3111 Beanie, Bennett Addition, stated it is not an inch wider than it was 26 years ago. About 3 years ago, during the time of another rezoning case, he spoke with the former chief of police and he said we do not have the infrastructure to take on another project in that area. Not just roads but policing and fire.

**Norma Ferrel,** 108 E. Warner, stated she was a home owner. She told of an instance of someone that is on a 2 year waiting list before getting housing. The need for housing is in the area.

Mr. Spriggs gave notice to the attendees that the Master Street Plan and Land Use Plans will be made available to the public for review on February 2, 2015 and February 9, 2015 at 5:30 PM in the Municipal Center Lobby. The audience was urged to come out and see the documents and give input and make comments.

Mr. Spriggs also gave comments regarding the public comments and concerns about the capacity for the zoning districts in which they are asking, in regards to the maximum build-out of the property. They are requesting particular zoning districts for both housing products, and staff is requesting a revision to the Limited Use Overlay, which will control the fact that if it were approved, they would not be able to go over the thresholds (maximum number of units/40 single family homes and 25 attached single family homes) as listed in the conditions. This means that they would not be allowed to later convey off portions of the acreage and obtain additional units in the future.

Mr. John Easley added that they are not using the entire property, they will be using it for drainage structures and mitigation; the rest the acreage on the south will be the 25 lots. Chairman Roberts asked for explanation on the drainage as commented by the public. Mr. Easley replied that the bulk of the property drains from Patrick back to the West, and it leaves the property at about the southwest corner. In the southwest corner is a drainage facility. As far as the ditch along Patrick St., we will make improvements along the property frontage, making whatever required improvements to the existing open ditch to make it safer.

Mr. Bailey asked about entry and egress off of N. Patrick St. Mr. Easley explained that there will be one entry off of Patrick from each tract, i.e. a road down the middle with lots on each side. The south lot will be a road down the middle with a cul-de-sac, because of the drainage structure in the rear.

**Mr. Harold Tensley** added that if you look at those pictures, the drainage ditch is larger north than it is from their property to Lost Creek Ditch. That is one reason why water backs up.

**Mr. Tate** reiterated comments about the lack of funding needed to improve Patrick Street and the time element to obtain that funding.



**Chairman Roberts closed public debate.**

**Commissioner's Deliberation:**

Mr. Bailey asked for a synopsis of North Patrick Roads improvements. Mr. Morris stated that Engineering has done some surveying on North Patrick and has determined the needs and priority of the work needed. It is on the list, but it is unknown about funding sources and timing.

Mr. Cooper asked the developer if he understands the stipulations being placed on him and does he agree to satisfy those?

Mr. Perry answer, "Yes, he understands, and he does agree". He stated that there will be sidewalks in front of the property.

Mr. Paul Hoelscher asked the developer related to the single family, does the rental policy allow rentals to two or more unrelated residents? Mr. Perry replied that all occupants have to be on the lease. He just dealt with this very same management issue, which is very serious in a development done a year ago. A full background search is done on the occupants, and if someone's moves in unknowingly, then it is a lease violation, resulting in eviction. There is a property manager that lives on the premises to monitor this. The new person is vetted by an additional background search.

Mr. Ron Kelton: Are you familiar with the federal and state Fair Housing Laws? And, will this be in compliance with both? Mr. Perry: Yes. Mr. Kelton asked will he provide the City with his letter from H.U.D. regarding the elderly housing limitation. Mr. Perry explained that he will obtain that letter from ADFA who receives that letter from H.U.D. The I.R.S. and the Tax Credit Program is administered by the Arkansas Development Finance Authority, of which he has a Fair Housing Certification, which he had to complete that course which is required in his application including the architect, engineer, Management Company, and other key personnel.

Mr. Reese: If this acreage were developed currently under the existing R-1 Zoning, how would the traffic affected by this type of proposal in comparison? Mr. Roberts calculated that at 5.6 units per acreage it would be 148 units approximately. Mr. Spriggs replied that with more homes, the impacts would be the same or worse because of the added households. Mr. Spriggs noted that the calculation is a gross density calculation which would be reduced by 15% to accommodate street and infrastructure improvements. With the elderly component, this development would be a less traffic impact than what is allowed today.

**Public Comment:**

Julia Lansford, Bennett Addition, stated that for 30 years she lived on Scott Street, that was engulfed with apartments, low income, and all kinds of different types of living. She moved to Bennett Addition with all that space, and she is concerned with the future of the area with the space left.

**Commission's Action:**

A motion was made by Kevin Bailey, to place Item RZ15-01 on the floor for consideration, a change from R-1 to RS-7 and RM-8, subject to the 4 conditions as read, seconded by Jimmy Cooper, that this matter be recommended to Council for approval. The motion PASSED with the following vote:

**Roll Call Vote:**

Mr. Scurlock- Aye (Commented that the people should have the right to do what they want with the land, as this is reasonable. He added that he would like the MAPC to make a resolution or comment to the City Council that N. Patrick need to be widened, and the ditches need to be cleaned, and we need to address the issue and not kick the ball down the road); Mr. Hoelscher- Aye; Mr. Perkins- Nay; Mr. Cooper- Aye; Reese- Aye; Kelton- Aye (Commented that he sees this as a Fair Housing issue; the demand for additional affordable housing for the elderly, based upon earlier statements, Government entities, or any political subdivision entities have the obligation under both the Federal and the Arkansas Fair Housing Act, to make reasonable accommodations for the needs of those who are disabled, those who are elderly, etc. He drove the road today and all of these people are right, that the road is a nightmare and needs to be a priority of the City); Mr. Bailey- Aye (agreeing with the previous comments, noting he grew up on Warren St., along Lost Creek, the City has to do with the road. For the reason we are limiting the use of the property and number of housing); Ms. Shrantz- Aye.

**7-1 Vote: Measure Passed.**

**Departmental/Agency Reviews:**

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information and pending pre-meeting reviews:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues reported to date.	
<b>Streets/Sanitation</b>	No issues reported to date.	
<b>Police</b>	No issues reported to date.	
<b>Fire Department</b>	No issues reported to date.	
<b>MPO</b>	No issues reported to date.	
<b>Jets</b>	No issues reported to date.	
<b>Utility Companies</b>	No issues reported to date.	
<b>School District</b>	No issues reported to date.	Staff t emailed agenda/ report and request for review.

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be approved, based on the above observations and criteria of Case RZ 15-01, a request to rezone property from “R-1” Single Family to “RS-7” L.U.O., Single Family” and “RM-8”, L.U.O. (Modified), Low Density Multi-Family” with the following conditions recommended:

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.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Daybreak Dr. and N. Patrick St. upon any future redevelopment of the site.  
The property shall be redeveloped under the RS-7 L.U.O., and the RM-8 L.U.O., District standards: Maximum 40 single family homes (families or doors), and a maximum of 50 attached single family/duplex style units (families or doors).

4. The owner agrees to perform agreed upon street right of way improvements including sidewalks for pedestrian safety along property frontage.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



View looking from of the property facing North.



View looking from front of the property facing East.



View looking from front of the property facing South down Patrick Street.



View looking from Patrick Street facing toward the property.



Looking at the front of the property.



In front of property looking South down Patrick.



Looking from Daybreak across from property.



Looking from Daybreak South down Patrick.



Looking from Jonathan south toward property.



Looking North from lot across from property.



**From:** Harold Perrin  
**Sent:** Monday, February 02, 2015 7:33 PM  
**To:** Julia Lansford  
**Cc:** Aldermen; LM Duncan  
**Subject:** Re: Rezoning on Patrick

On Feb 2, 2015, at 1:18 PM, Julia Lansford wrote:

Dear Mayor Harold Perrin,

Please accept my apology for "bothering" you with this. However I felt I needed to speak to the problems I feel will exist in just a matter of a few years with the rezoning of Patrick Street to allow the low-income housing that is to be voted on Tuesday evening. I am for all people having decent living quarters and also homes for the elderly, but I do not feel Patrick St. is the place for adding more apartments. Aside from the condition and situation of the street itself, the street joins with one of the most heavy laden areas of apartment dwellings. We lived on Scott St. for 30 years until we were totally engulfed with all kinds of apartments---low-income, two story, duplex and many dwellings so closely built to one another that I'm surprised the fire department okayed the building. Cap Eldridge built that area of homes on Scott St. and many were faculty. We liked the area due to being so close to ASU and made my drive to school very easy. However, as each new apartment complex was built, it was no time until another and another. Thus, now that I see all kinds of articles saying that area from Johnson to Belt is the most crime-ridden part of Jonesboro, I am concerned what is going to happen from Belt to perhaps even Thomas Green Rd. We live in the Bennett Addition. We like the spacious lots for the houses, the quiet atmosphere and all the empty land areas. Already one large apartment complex exists on Patrick and I truly feel with another one added it is only a matter of time that Patrick will be a big part of the "most crime-ridden" area of Jonesboro. Why is money spent on the study as to what to do with the northern area and then add to the area on Patrick that connects to the studied area? Is it not okay to have some empty spaces in the north part of Jonesboro as in areas across the bypass?

The sad part of the situation is that many people who own these types of housing complexes will have them built and then never to be seen again and they certainly wouldn't want to live anywhere in the area. Money plays such a big part in these situations. All I ask is that you and the City Council look at the entire picture-----the need, the street and the adjoining areas. I would be most happy that you share my email with the City Council members.

Thanks for all you do for the city of Jonesboro and to all council members for serving the city.

Sincerely,

Julia Lansford

Patrick Street development rezoning request.

I want to comment on the matter of the proposed development and rezoning requests of the two 12.84 acre tracts on N. Patrick.

My sister, Bonnie Goad is the owner of the northern tract. I am Gayle Gambill, the owner of the southern tract. I am requesting my tract be rezoned to allow duplexes for the elderly to be built there, with the already agreed on limit of 25 duplex buildings. A permanent restriction.

My parents owned and lived on the original 60 acre tract for over 65 years. I grew up on this land. A lot of these roads in this area were named by and for some of my grandparents and great grandparents. I have always had in my heart and head a concern for a good future for this area.

My sister, Bonnie Willett Goad, and I inherited these two tracts of land. I have had a blessed life, as I am sure all of you have. However, sadly, not all the people who live in this general and nearby areas have been so fortunate, especially when it comes to the housing they have been limited to living in because of the lack of available safe, clean and affordable rental properties.

I don't feel, and I think, in your heart, you don't either, that elderly people, some with serious disabilities, should continue to be denied new, safe and attractive housing at an affordable rent because a relatively lightly traveled street is narrow at this time. Also, residents in this area have the option of traveling west on Johnathan to N. Church as a means of getting to Johnson. Certain City officials have acknowledged that hundreds have been on long, long waiting lists, some in homes that should be condemned, and would be if there were a place for them to go.

My rezoning request, with the reduced density limitations agreed to by the developer, will actually result in fewer families (and automobiles) living on that land than could be if it were developed with the current single family housing zoning.

I don't believe that the logical order of developing an area is for streets to be widened before development begins. Rather, developments actively being built should lead to streets being improved.

Please don't put the cart before the horse.

Please approve the rezoning requests.

Help North Jonesboro!

Respectfully,

Gayle Gambill  
870-761-2066



## Legislation Details (With Text)

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**File #:** COM-15:010    **Version:** 1    **Name:** Airport Commission financial statements for January, 2015  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 2/10/2015    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Jonesboro Airport Commission financial statements for month ended January 31, 2015  
**Sponsors:** Municipal Airport Commission  
**Indexes:** Airport financial statements  
**Code sections:**  
**Attachments:** [Financial Statements](#)

Date	Ver.	Action By	Action	Result
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Jonesboro Airport Commission financial statements for month ended January 31, 2015

**Jonesboro Airport Commission  
Financial Statements  
For the One Month Ended January 31, 2015 and 2014**

Orr, Lamb & Fegtly, PLC  
PO Box 1796  
Jonesboro, AR 72403

Accountant's Compilation Report

Jonesboro Airport Commission  
Jonesboro, Arkansas

We have compiled the accompanying statement of assets, liabilities, and equity-modified cash basis of Jonesboro Airport Commission as of January 31, 2015, and the related statement of revenues and expenses-modified cash basis for the one month and 1 Month ended January 31, 2015 and 2014. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the modified cash basis of accounting.

Management is responsible for the preparation and fair presentation of financial statements in accordance with the modified cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are not material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the modified cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Commission's assets, liabilities, equity, revenue and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Jonesboro Airport Commission.

Orr, Lamb & Fegtly, PLC  
Certified Public Accountants

February 6, 2015

**Jonesboro Airport Commission  
Statement of Assets, Liabilities, and Equity  
Modified Cash Basis  
January 31, 2015**

**ASSETS**

**CURRENT ASSETS**

Cash - Centennial Bank	\$ 691,936.86	
Cash-Centennial Bank-Project Acct	<u>160.58</u>	
<b>Total Current Assets</b>		<b>\$ 692,097.44</b>

**PROPERTY AND EQUIPMENT**

**OTHER ASSETS**

Rice Growers Stock	\$ <u>928.25</u>	
<b>Total Other Assets</b>		<b><u>928.25</u></b>
<b>TOTAL ASSETS</b>		<b><u>\$ 693,025.69</u></b>

See accountants' compilation report.

**Jonesboro Airport Commission  
Statement of Assets, Liabilities, and Equity  
Modified Cash Basis  
January 31, 2015**

**LIABILITIES AND EQUITY**

**CURRENT LIABILITIES**

Fica Taxes Payable	\$ 594.65
FWH Taxes Payable	365.44
SWH Taxes Payable	205.57
State Unemployment Payable	<u>54.43</u>

**Total Current Liabilities** \$ 1,220.09

**EQUITY**

Beg Retained Earnings	\$ 615,606.88
YTD Net Income(Loss)	<u>76,198.72</u>

**Total Equity** 691,805.60

**TOTAL LIABILITIES & EQUITY** \$ 693,025.69

See accountants' compilation report.

**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses-Modified Cash Basis**  
**For the 1 Month and 1 Month Ended January 31, 2015 and 2014**

	1 Month Ended <u>January 31, 2015</u>		1 Month Ended <u>January 31, 2014</u>		1 Month Ended <u>January 31, 2015</u>		1 Month Ended <u>January 31, 2014</u>	
		%		%		%		%
<b>Revenues</b>								
Grant Revenue-City of Jonesboro	\$ 70,000.00	69.55	\$ 0.00	0.00	\$ 70,000.00	69.55	\$ 0.00	0.00
T-Hanger Lease #2/#3	0.00	0.00	2,000.00	10.74	0.00	0.00	2,000.00	10.74
Hanger Revenue - FBO	15,745.00	15.64	6,440.97	34.60	15,745.00	15.64	6,440.97	34.60
Revenue-Sharp Aviation	2,105.80	2.09	2,035.00	10.93	2,105.80	2.09	2,035.00	10.93
Revenue-Gate Card Fees	100.00	0.10	250.00	1.34	100.00	0.10	250.00	1.34
T Hanger Leases	0.00	0.00	2,000.00	10.74	0.00	0.00	2,000.00	10.74
Fuel Flowage	6,961.50	6.92	1,830.24	9.83	6,961.50	6.92	1,830.24	9.83
HANGER-FOWLER FOODS	858.78	0.85	858.78	4.61	858.78	0.85	858.78	4.61
HANGER-LANDRY	0.00	0.00	300.00	1.61	0.00	0.00	300.00	1.61
HANGER-Pinnacle Operating Corp	1,600.00	1.59	1,600.00	8.60	1,600.00	1.59	1,600.00	8.60
HANGER-Goldeneye	500.00	0.50	500.00	2.69	500.00	0.50	500.00	2.69
Auto Rental Agency & Land Lease	300.00	0.30	300.00	1.61	300.00	0.30	300.00	1.61
HANGER-HYTROL	300.00	0.30	300.00	1.61	300.00	0.30	300.00	1.61
Terminal Building Leases-AIR CH	(27.72)	(0.03)	0.00	0.00	(27.72)	(0.03)	0.00	0.00
Other Income	2,204.43	2.19	200.00	1.07	2,204.43	2.19	200.00	1.07
<b>Total Revenues</b>	<u>100,647.79</u>	<u>100.00</u>	<u>18,614.99</u>	<u>100.00</u>	<u>100,647.79</u>	<u>100.00</u>	<u>18,614.99</u>	<u>100.00</u>
<b>Cost of Revenues</b>								
Grounds	1,890.61	1.88	60.28	0.32	1,890.61	1.88	60.28	0.32
Hanger Expense-FBO	395.81	0.39	303.70	1.63	395.81	0.39	303.70	1.63
Terminal Building Expense-	14,997.96	14.90	1,538.70	8.27	14,997.96	14.90	1,538.70	8.27
Terminal Building Expense	395.81	0.39	0.00	0.00	395.81	0.39	0.00	0.00
Fire Rescue Building Expense	470.76	0.47	31.95	0.17	470.76	0.47	31.95	0.17
Sharp Aviation Expense	395.81	0.39	0.00	0.00	395.81	0.39	0.00	0.00
Old Terminal Bldg - CAP	92.65	0.09	0.00	0.00	92.65	0.09	0.00	0.00
<b>Total Cost of Revenues</b>	<u>18,639.41</u>	<u>18.52</u>	<u>1,934.63</u>	<u>10.39</u>	<u>18,639.41</u>	<u>18.52</u>	<u>1,934.63</u>	<u>10.39</u>
<b>Gross Profit</b>	<u>82,008.38</u>	<u>81.48</u>	<u>16,680.36</u>	<u>89.61</u>	<u>82,008.38</u>	<u>81.48</u>	<u>16,680.36</u>	<u>89.61</u>
<b>General &amp; Administrative Exp.</b>								
Insurance - Medical	536.10	0.53	1,544.51	8.30	536.10	0.53	1,544.51	8.30
Janitorial	0.00	0.00	650.00	3.49	0.00	0.00	650.00	3.49
Office Expense	0.00	0.00	35.71	0.19	0.00	0.00	35.71	0.19
Payroll Taxes	351.73	0.35	449.89	2.42	351.73	0.35	449.89	2.42
Postage	98.00	0.10	180.00	0.97	98.00	0.10	180.00	0.97
Rent Expense	92.00	0.09	0.00	0.00	92.00	0.09	0.00	0.00
Salaries - Manager	3,833.34	3.81	3,833.34	20.59	3,833.34	3.81	3,833.34	20.59
Salaries - Other	288.00	0.29	166.19	0.89	288.00	0.29	166.19	0.89
Telephone	283.98	0.28	331.92	1.78	283.98	0.28	331.92	1.78
Meals/Entertainment	0.00	0.00	109.11	0.59	0.00	0.00	109.11	0.59
Utilities	0.00	0.00	165.84	0.89	0.00	0.00	165.84	0.89
Legal & Accounting	500.00	0.50	615.00	3.30	500.00	0.50	615.00	3.30
<b>Total G &amp; A Expenses</b>	<u>5,983.15</u>	<u>5.94</u>	<u>8,081.51</u>	<u>43.41</u>	<u>5,983.15</u>	<u>5.94</u>	<u>8,081.51</u>	<u>43.41</u>
<b>Revenues from Operations</b>	<u>76,025.23</u>	<u>75.54</u>	<u>8,598.85</u>	<u>46.19</u>	<u>76,025.23</u>	<u>75.54</u>	<u>8,598.85</u>	<u>46.19</u>
<b>Other Revenue (Expenses)</b>								
Interest Income	173.49	0.17	125.34	0.67	173.49	0.17	125.34	0.67
<b>Total Other Revenue (Exp.)</b>	<u>173.49</u>	<u>0.17</u>	<u>125.34</u>	<u>0.67</u>	<u>173.49</u>	<u>0.17</u>	<u>125.34</u>	<u>0.67</u>
<b>Net Earnings</b>	<u>\$ 76,198.72</u>	<u>75.71</u>	<u>\$ 8,724.19</u>	<u>46.87</u>	<u>\$ 76,198.72</u>	<u>75.71</u>	<u>\$ 8,724.19</u>	<u>46.87</u>

See accountants' compilation report.



**Jonesboro Airport Commission**  
**Statement of Revenues & Expenses-Modified Cash Basis**  
**For the 1 Month and 1 Month Ended January 31, 2015 and 2014**

<u>1 Month Ended</u> <u>January 31, 2015</u>	<u>%</u>	<u>1 Month Ended</u> <u>January 31, 2014</u>	<u>%</u>	<u>1 Month Ended</u> <u>January 31, 2015</u>	<u>%</u>	<u>1 Month Ended</u> <u>January 31, 2014</u>	<u>%</u>
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See accountants' compilation report.

**Jonesboro Airport Commission  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
	<b>1020</b>	<b>Cash - Centennial Bank</b>	615,687.92		
01/31/15	1	Cash Disbursements		(20,721.03)	
01/31/15	2	SEE ADJUSTING ENTRIES		15,745.00	
01/31/15	2	SEE ADJUSTING ENTRIES		858.78	
01/31/15	2	SEE ADJUSTING ENTRIES		1,600.00	
01/31/15	2	SEE ADJUSTING ENTRIES		300.00	
01/31/15	2	SEE ADJUSTING ENTRIES		500.00	
01/31/15	2	SEE ADJUSTING ENTRIES		450.00	
01/31/15	2	SEE ADJUSTING ENTRIES		300.00	
01/31/15	2	SEE ADJUSTING ENTRIES		1,854.43	
01/31/15	2	SEE ADJUSTING ENTRIES		2,105.80	
01/31/15	2	SEE ADJUSTING ENTRIES		6,961.50	
01/31/15	2	SEE ADJUSTING ENTRIES		173.48	
01/31/15	2	SEE ADJUSTING ENTRIES		(919.54)	
01/31/15	2	SEE ADJUSTING ENTRIES		70,000.00	
01/01/15	P89	Payroll Journal Entry		(2,959.48)	
				<u>76,248.94</u>	<u>691,936.86</u>
	<b>1034</b>	<b>Cash-Centennial Bank-Project Acct</b>	160.57		
01/31/15	2	SEE ADJUSTING ENTRIES		0.01	
				<u>0.01</u>	<u>160.58</u>
	<b>2530</b>	<b>Rice Growers Stock</b>	928.25		
				<u>0.00</u>	<u>928.25</u>
	<b>3040</b>	<b>Fica Taxes Payable</b>	(573.54)		
01/31/15	2	SEE ADJUSTING ENTRIES		573.54	
01/01/15	P89	Payroll Journal Entry		(594.65)	
				<u>(21.11)</u>	<u>(594.65)</u>
	<b>3050</b>	<b>FWH Taxes Payable</b>	(346.00)		
01/31/15	2	SEE ADJUSTING ENTRIES		346.00	
01/01/15	P89	Payroll Journal Entry		(365.44)	
				<u>(19.44)</u>	<u>(365.44)</u>
	<b>3060</b>	<b>SWH Taxes Payable</b>	(200.21)		
01/09/15	9995 V	Dept. of Finance & Administration 12/14		200.21	
01/01/15	P89	Payroll Journal Entry		(205.57)	
				<u>(5.36)</u>	<u>(205.57)</u>
	<b>3080</b>	<b>State Unemployment Payable</b>	(50.11)		
01/13/15	9996 V	Department of Workforce Services 4TH QTR		50.09	
01/01/15	P89	Payroll Journal Entry		(54.41)	
				<u>(4.32)</u>	<u>(54.43)</u>
	<b>5030</b>	<b>Beg Retained Earnings</b>	(615,606.88)		
				<u>0.00</u>	<u>(615,606.88)</u>
	<b>6001</b>	<b>Grant Revenue-City of Jonesboro</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(70,000.00)	
				<u>(70,000.00)</u>	<u>(70,000.00)</u>

**Jonesboro Airport Commission  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		<b>6010 Hanger Revenue - FBO</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(15,745.00)	
				<u>(15,745.00)</u>	<u>(15,745.00)</u>
		<b>6011 Revenue-Sharp Aviation</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(2,105.80)	
				<u>(2,105.80)</u>	<u>(2,105.80)</u>
		<b>6012 Revenue-Gate Card Fees</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(100.00)	
				<u>(100.00)</u>	<u>(100.00)</u>
		<b>6015 Fuel Flowage</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(6,961.50)	
				<u>(6,961.50)</u>	<u>(6,961.50)</u>
		<b>6016 HANGER-FOWLER FOODS</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(858.78)	
				<u>(858.78)</u>	<u>(858.78)</u>
		<b>6018 HANGER-Pinnacle Operating Corp.</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(1,600.00)	
				<u>(1,600.00)</u>	<u>(1,600.00)</u>
		<b>6019 HANGER-Goldeneye</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(500.00)	
				<u>(500.00)</u>	<u>(500.00)</u>
		<b>6020 Auto Rental Agency &amp; Land Lease</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(300.00)	
				<u>(300.00)</u>	<u>(300.00)</u>
		<b>6021 HANGER-HYTROL</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(300.00)	
				<u>(300.00)</u>	<u>(300.00)</u>
		<b>6030 Terminal Building Leases-AIR CHOICE</b>	0.00		
01/20/15	10003 V	Lowes Business Accounts		27.72	
				<u>27.72</u>	<u>27.72</u>
		<b>6060 Other Income</b>	0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(350.00)	
01/31/15	2	SEE ADJUSTING ENTRIES		(1,854.43)	
				<u>(2,204.43)</u>	<u>(2,204.43)</u>
		<b>7010 Grounds</b>	0.00		
01/20/15	10003 V	Lowes Business Accounts		36.18	
01/27/15	10011 V	Dacus Fence Co. Inc. 166821 FENCE		1,854.43	
				<u>1,890.61</u>	<u>1,890.61</u>

**Jonesboro Airport Commission  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		<b>7030 Hanger Expense-FBO</b>	0.00		
01/20/15	10004 V	Northeast Arkansas Termite & Pest 1/2015-12/2015		395.81	
				<u>395.81</u>	<u>395.81</u>
		<b>7040 Terminal Building Expense-</b>	0.00		
01/20/15	10002 V	Greg Moore		650.00	
01/20/15	10004 V	Northeast Arkansas Termite & Pest 1/2015-12/2015		395.81	
01/20/15	10006 V	PAYPAL SMART CONNECT		33.85	
01/20/15	10007 V	Pope Lawn Care 1/2015-12/2015		13,822.63	
01/20/15	10009 V	Suddenlink		95.67	
				<u>14,997.96</u>	<u>14,997.96</u>
		<b>7041 Terminal Building Expense</b>	0.00		
01/20/15	10004 V	Northeast Arkansas Termite & Pest 1/2015-12/2015		395.81	
				<u>395.81</u>	<u>395.81</u>
		<b>7051 Fire Rescue Building Expense</b>	0.00		
01/20/15	10004 V	Northeast Arkansas Termite & Pest 1/2015-12/2015		395.81	
01/20/15	10008 V	Suddenlink		74.95	
				<u>470.76</u>	<u>470.76</u>
		<b>7052 Sharp Aviation Expense</b>	0.00		
01/20/15	10004 V	Northeast Arkansas Termite & Pest 1/2015-12/2015		395.81	
				<u>395.81</u>	<u>395.81</u>
		<b>7053 Old Terminal Bldg - CAP</b>	0.00		
01/20/15	10000 V	Dixie Contractors Inc. 12329		92.65	
				<u>92.65</u>	<u>92.65</u>
		<b>8110 Insurance - Medical</b>	0.00		
01/02/15	9992 V	Arkansas Blue Cross Blue Shield 10846817		829.62	
01/01/15	P89	Payroll Journal Entry		(293.52)	
				<u>536.10</u>	<u>536.10</u>
		<b>8160 Payroll Taxes</b>	0.00		
01/01/15	P89	Payroll Journal Entry		351.73	
				<u>351.73</u>	<u>351.73</u>
		<b>8170 Postage</b>	0.00		
01/20/15	10010 V	U. S. Postal Service P.O. BOX 1293		98.00	
				<u>98.00</u>	<u>98.00</u>
		<b>8180 Rent Expense</b>	0.00		
01/20/15	10010 V	U. S. Postal Service P.O. BOX 1293		92.00	
				<u>92.00</u>	<u>92.00</u>
		<b>8200 Salaries - Manager</b>	0.00		
01/01/15	P89	Payroll Journal Entry		3,833.34	
				<u>3,833.34</u>	<u>3,833.34</u>

**Jonesboro Airport Commission  
General Ledger**

<b>Date</b>	<b>Reference T</b>	<b>Description</b>	<b>Beginning Balance</b>	<b>Current Amount</b>	<b>YTD Balance</b>
	<b>8210 Salaries - Other</b>		0.00		
01/01/15	P89	Payroll Journal Entry		288.00	
				<u>288.00</u>	<u>288.00</u>
	<b>8240 Telephone</b>		0.00		
01/20/15	9997 V	AT & T		146.86	
01/20/15	9998 V	AT&T MOBILITY		137.12	
				<u>283.98</u>	<u>283.98</u>
	<b>8280 Legal &amp; Accounting</b>		0.00		
01/20/15	9999 V	Cahoon & Smith Law Office		250.00	
01/20/15	10005 V	Orr, Lamb & Fegtly		250.00	
				<u>500.00</u>	<u>500.00</u>
	<b>9010 Interest Income</b>		0.00		
01/31/15	2	SEE ADJUSTING ENTRIES		(173.49)	
				<u>(173.49)</u>	<u>(173.49)</u>
Current Profit/(Loss)		<u>76,198.72</u>	YTD Profit/(Loss)		<u>76,198.72</u>
Number of Transactions		62			
			The General Ledger is in balance		<u>0.00</u>

**Jonesboro Airport Commission  
Transaction Listing**

Date	Reference	T	Account	Description	Amount	Reference Total
01/31/15	1		1020	Cash Disbursements	(20,721.03)	(20,721.03)
01/31/15	2		1020	SEE ADJUSTING ENTRIES	15,745.00	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	858.78	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	1,600.00	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	300.00	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	500.00	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	450.00	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	300.00	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	1,854.43	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	2,105.80	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	6,961.50	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	173.48	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	(919.54)	
01/31/15	2		1020	SEE ADJUSTING ENTRIES	70,000.00	
01/31/15	2		1034	SEE ADJUSTING ENTRIES	0.01	
01/31/15	2		3040	SEE ADJUSTING ENTRIES	573.54	
01/31/15	2		3050	SEE ADJUSTING ENTRIES	346.00	
01/31/15	2		6001	SEE ADJUSTING ENTRIES	(70,000.00)	
01/31/15	2		6010	SEE ADJUSTING ENTRIES	(15,745.00)	
01/31/15	2		6011	SEE ADJUSTING ENTRIES	(2,105.80)	
01/31/15	2		6012	SEE ADJUSTING ENTRIES	(100.00)	
01/31/15	2		6015	SEE ADJUSTING ENTRIES	(6,961.50)	
01/31/15	2		6016	SEE ADJUSTING ENTRIES	(858.78)	
01/31/15	2		6018	SEE ADJUSTING ENTRIES	(1,600.00)	
01/31/15	2		6019	SEE ADJUSTING ENTRIES	(500.00)	
01/31/15	2		6020	SEE ADJUSTING ENTRIES	(300.00)	
01/31/15	2		6021	SEE ADJUSTING ENTRIES	(300.00)	
01/31/15	2		6060	SEE ADJUSTING ENTRIES	(350.00)	
01/31/15	2		6060	SEE ADJUSTING ENTRIES	(1,854.43)	
01/31/15	2		9010	SEE ADJUSTING ENTRIES	(173.49)	
01/02/15	9992	V	8110	Arkansas Blue Cross Blue Shield 10846817	829.62	829.62
01/01/15	9993		Payroll	McDonald, Ellis	74.89	
01/01/15	9994		Payroll	Gibson, Lanny	166.06	
01/09/15	9995	V	3060	Dept. of Finance & Administration 12/14	200.21	200.21
01/13/15	9996	V	3080	Department of Workforce Services 4TH QTR	50.09	50.09
01/20/15	9997	V	8240	AT & T	146.86	146.86
01/20/15	9998	V	8240	AT&T MOBILITY	137.12	137.12
01/20/15	9999	V	8280	Cahoon & Smith Law Office	250.00	250.00
01/20/15	10000	V	7053	Dixie Contractors Inc. 12329	92.65	92.65
01/01/15	10001		Payroll	JACKSON, GEORGE K	2,718.53	
01/20/15	10002	V	7040	Greg Moore	650.00	650.00
01/20/15	10003	V	6030	Lowe's Business Accounts	27.72	
01/20/15	10003	V	7010	Lowe's Business Accounts	36.18	63.90
01/20/15	10004	V	7030	Northeast Arkansas Termite & Pest 1/2015-12/2015	395.81	
01/20/15	10004	V	7040	Northeast Arkansas Termite & Pest 1/2015-12/2015	395.81	
01/20/15	10004	V	7041	Northeast Arkansas Termite & Pest 1/2015-12/2015	395.81	
01/20/15	10004	V	7051	Northeast Arkansas Termite & Pest 1/2015-12/2015	395.81	
01/20/15	10004	V	7052	Northeast Arkansas Termite & Pest 1/2015-12/2015	395.81	1,979.05
01/20/15	10005	V	8280	Orr, Lamb & Fegtly	250.00	250.00
01/20/15	10006	V	7040	PAYPAL SMART CONNECT	33.85	33.85
01/20/15	10007	V	7040	Pope Lawn Care 1/2015-12/2015	13,822.63	13,822.63
01/20/15	10008	V	7051	Suddenlink	74.95	74.95
01/20/15	10009	V	7040	Suddenlink	95.67	95.67
01/20/15	10010	V	8170	U. S. Postal Service P.O. BOX 1293	98.00	

**Jonesboro Airport Commission  
Transaction Listing**

<u>Date</u>	<u>Reference</u>	<u>T</u>	<u>Account</u>	<u>Description</u>	<u>Amount</u>	<u>Reference Total</u>
01/20/15	10010	V	8180	U. S. Postal Service P.O. BOX 1293	92.00	190.00
01/27/15	10011	V	7010	Dacus Fence Co. Inc. 166821 FENCE	1,854.43	1,854.43
01/01/15	P89		1020	Payroll Journal Entry	(2,959.48)	
01/01/15	P89		3040	Payroll Journal Entry	(594.65)	
01/01/15	P89		3050	Payroll Journal Entry	(365.44)	
01/01/15	P89		3060	Payroll Journal Entry	(205.57)	
01/01/15	P89		3080	Payroll Journal Entry	(54.41)	
01/01/15	P89		8110	Payroll Journal Entry	(293.52)	
01/01/15	P89		8160	Payroll Journal Entry	351.73	
01/01/15	P89		8200	Payroll Journal Entry	3,833.34	
01/01/15	P89		8210	Payroll Journal Entry	288.00	
					Transaction Balance	<u>0.00</u>

Total Debits 126,962.64      Total Credits 126,962.64      A/C Hash Total 309775.000

Number of Transactions      65

**Jonesboro Airport Commission  
Trial Balance**

Account	T	Account Description	1 Month Ended Jan 31, 2015	1 Month Ended Jan 31, 2015
1020	A	Cash - Centennial Bank	76,248.94	691,936.86
1034	A	Cash-Centennial Bank-Project Acct	0.01	160.58
2530	A	Rice Growers Stock	0.00	928.25
3040	L	Fica Taxes Payable	(21.11)	(594.65)
3050	L	FWH Taxes Payable	(19.44)	(365.44)
3060	L	SWH Taxes Payable	(5.36)	(205.57)
3080	L	State Unemployment Payable	(4.32)	(54.43)
5030	L	Beg Retained Earnings	0.00	(615,606.88)
6001	R	Grant Revenue-City of Jonesboro	(70,000.00)	(70,000.00)
6010	R	Hanger Revenue - FBO	(15,745.00)	(15,745.00)
6011	R	Revenue-Sharp Aviation	(2,105.80)	(2,105.80)
6012	R	Revenue-Gate Card Fees	(100.00)	(100.00)
6015	R	Fuel Flowage	(6,961.50)	(6,961.50)
6016	R	HANGER-FOWLER FOODS	(858.78)	(858.78)
6018	R	HANGER-Pinnacle Operating Corp.	(1,600.00)	(1,600.00)
6019	R	HANGER-Goldeneye	(500.00)	(500.00)
6020	R	Auto Rental Agency & Land Lease	(300.00)	(300.00)
6021	R	HANGER-HYTROL	(300.00)	(300.00)
6030	R	Terminal Building Leases-AIR CHOICE	27.72	27.72
6060	R	Other Income	(2,204.43)	(2,204.43)
7010	E	Grounds	1,890.61	1,890.61
7030	E	Hanger Expense-FBO	395.81	395.81
7040	E	Terminal Building Expense-	14,997.96	14,997.96
7041	E	Terminal Building Expense	395.81	395.81
7051	E	Fire Rescue Building Expense	470.76	470.76
7052	E	Sharp Aviation Expense	395.81	395.81
7053	E	Old Terminal Bldg - CAP	92.65	92.65
8110	E	Insurance - Medical	536.10	536.10
8160	E	Payroll Taxes	351.73	351.73
8170	E	Postage	98.00	98.00
8180	E	Rent Expense	92.00	92.00
8200	E	Salaries - Manager	3,833.34	3,833.34
8210	E	Salaries - Other	288.00	288.00
8240	E	Telephone	283.98	283.98
8280	E	Legal & Accounting	500.00	500.00
9010	R	Interest Income	(173.49)	(173.49)
		Total	<u>0.00</u>	<u>0.00</u>
		Period Profit/(Loss)	<u>76,198.72</u>	<u>76,198.72</u>



**Jonesboro Airport Commission  
Payroll Journal**

Pay Description	Hours	Amount	Withholdings	Amount	Deduction Desc.	Amount
<b>5 - Ellis McDonald Check #9993 01/01/15</b>						
Gross Pay #5	0.0000	108.00	FICA-SS W/H	6.70		
			FICA-Med W/H	1.57		
			Federal W/H	19.44		
			State W/H	5.40		
<b>TOTALS</b>	<u>0.0000</u>	<u>108.00</u>		<u>33.11</u>		<u>0.00</u>
Number of Periods: 1					<b>NET PAY:</b>	<b>74.89</b>
Company Expenses:		FICA-SS: 6.69	FICA-Med: 1.57	FUTA: 0.00		
		AR SUTA: 1.51				
<b>15 - Lanny Gibson Check #9994 01/01/15</b>						
Gross Pay #5	0.0000	180.00	FICA-SS W/H	11.16		
			FICA-Med W/H	2.61		
			Federal W/H	0.00		
			State W/H	0.17		
<b>TOTALS</b>	<u>0.0000</u>	<u>180.00</u>		<u>13.94</u>		<u>0.00</u>
Number of Periods: 1					<b>NET PAY:</b>	<b>166.06</b>
Company Expenses:		FICA-SS: 11.16	FICA-Med: 2.61	FUTA: 0.00		
		AR SUTA: 2.52				
<b>16 - GEORGE K. JACKSON Check #10001 01/01/15</b>						
Gross Pay #5	0.0000	3,833.34	FICA-SS W/H	223.11	Ins 125	234.72
			FICA-Med W/H	52.18	Insurance	58.80
			Federal W/H	346.00		
			State W/H	200.00		
<b>TOTALS</b>	<u>0.0000</u>	<u>3,833.34</u>		<u>821.29</u>		<u>293.52</u>
Number of Periods: 1					<b>NET PAY:</b>	<b>2,718.53</b>
Company Expenses:		FICA-SS: 223.11	FICA-Med: 52.18	FUTA: 0.00		
		AR SUTA: 50.38				

**Jonesboro Airport Commission  
Payroll Journal**

Pay Description	Hours	Amount	Withholdings	Amount	Deduction Desc.	Amount
<b>Company Totals</b>	<b>Number of Checks: 3</b>					
Gross Pay #5	0.0000	4,121.34	FICA-SS W/H	240.97	Ins 125	234.72
			FICA-Med W/H	56.36	Insurance	58.80
			Federal W/H	365.44		
			State W/H	205.57		
<b>TOTALS</b>	<u>0.0000</u>	<u>4,121.34</u>		<u>868.34</u>		<u>293.52</u>
					<b>NET PAY:</b>	<b>2,959.48</b>

Company Expenses: FICA-SS: 240.96 FICA-Med: 56.36 FUTA: 0.00  
AR SUTA: 54.41



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-15:012    **Version:** 1    **Name:** 2015 State of the City Address  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 2/11/2015    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** State of the City Address presented by Mayor Harold Perrin  
**Sponsors:** Mayor's Office  
**Indexes:** State of the City Addresses  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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State of the City Address presented by Mayor Harold Perrin