



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, August 23, 2016

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

Approval of the MAPC Meeting Minutes for August 9, 2016.

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

4. Preliminary Subdivisions

Site Plan Approval: 1110 Belt Street - G Enterprises, LLC

George Hamman of Civilogic, Inc. on behalf of Applicant / Agent / Owner G Enterprises, LLC requests MAPC Site Plan approval per rezoning requirements for a duplex development that is located at 1110 Belt Street that is zoned RM-8 Limited Use Overlay - Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

APPLICANT: Mr. George Hamman requested site plan approval for a duplex development that is located at 1110 Belt Street. He explained the plans are in compliance with the rezoning that it went through around one year ago. There will be a maximum of 10 units at this location. Mr. Hamman also spoke with Mr. Craig Light from the Engineering Department about sidewalks with this development.

ENGINEERING: Mr. Michael Morris from the Engineering Department explained the sidewalk issue. According to his statement, the city requires developments of this size to put in sidewalks. Mr. Morris was worried this development would set the standard for how other developments could get out of building sidewalks for their projects.

COMMISSION: Mr. Scurlock suggested that the developer put money aside for the development of sidewalks so they can be put in at a later date. Mr. Hamman felt like his client would be okay with this requirement.

ATTORNEY: Ms. Carol Duncan advised the board members on their abilities to require the developer to set aside money for the future development of sidewalks. According to her the ordinance would need to be changed in order

to all the MAPC to put those type of requirements onto developers. She also asked Mr. Morris if the city had any plans to widen Belt Street.

ENGINEERING: Mr. Morris responded by saying that he did not know of any plans to widen this street in the near future.

COMMISSION: Mr. Kelton asked about the width of the street.

ENGINEERING: Mr. Morris also explained that the city is getting ready to put in sidewalks in that area along Belt Street.

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

Preliminary Subdivision: Airport Crossing Phase I - Morris-Kidd, LLC

Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Morris-Kidd, LLC requests MAPC Preliminary Approval for 30 proposed lots on 7.6 acres located on the east side of Airport road and south of Countrywood Subdivision within the R-1 Single Family Residential District.

APPLICANT: Mr. Carlos Wood requested MAPC Preliminary Approval for 30 proposed lots located on Airport Road.

PLANNING: Mr. Derrel Smith presented comments on behalf of the Planning Department. This proposal meets all the subdivision and zoning requirements.

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

Preliminary Subdivision: Red Wolf Meadows Phase 1 - Dean Tyrer

Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Dear Tyrer requests MAPC Preliminary Approval for 31 proposed lots on 6.7 acres located on south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District; minimum 5,445 sq. ft. lot required.

APPLICANT: Mr. Carlos Wood requested MAPC Preliminary Approval for 31 proposed lots located on the south side of Aggie Road and west of Prospect Farms Subdivision. Mr. Wood said they looked at the minutes from 2012 and tried to comply with all of those items listed during that meeting. This subdivision will end up having a total of 155 lots instead of the 160 which is allowed by the zoning code.

PLANNING: Mr. Smith from the Planning Department presented staff comments. This subdivision does meet all requirements placed to subdivisions.

ATTORNEY: Ms. Carol Duncan explained that the City Council has not voted on this issue since the Court ruled to rezone this property. She went on to say that the MAPC would be approving this subject to any action taken by the City Council regarding this property.

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

5. Final Subdivisions

6. Conditional Use

7. Rezoning

Rezoning: RZ 16-17 3308 S. Caraway - Craighead Commons - Cesar Islas

Cesar Islas is requesting MAPC approval of an Rezoning from C-3 Commercial (P.U.D.) Planned Unit Development District to C-3 Commercial (P.U.D.) Planned Unit Development District for 2.8 Acres of land located at 3308 S. Caraway - Craighead Commons. This was first approved for apartments on September 14, 1999 under the existing PUD. This additional P.U.D. is being increased with 7 new structures comprising 38 new dwelling units is the reason for this additional asking for rezoning.

APPLICANT: Mr. Josh Hurd requested MAPC approval of a rezoning from C-3 Commercial Planned Unit Development District to C-3 Commercial Planned Unit Development District for 2.8 acres of land located at 3308 South Caraway – Craighead Commons Development. This subdivision was previously approved for 96 units. Those units are almost completed and the owner has additional land that he would like to develop. He would like to be approved for 38 new dwelling units for a total of 134 units on the site.

PLANNING: Mr. Derrel Smith presented comments on behalf of the Planning Department. This request meets all requirements needed for this development.

PUBLIC: Mr. Moore was in attendance to voice his opposition to this request. He wanted to know if any detailed studies had been done on this new part of the project.

COMMISSION: Mr. Rick Stripling said that he felt like the MAPC should consider the overall larger impact their decisions had on areas. He agreed with Mr. Moore in regards to wanting to see more studies done about the impact this project will have on the area and the local school system.

COMMISSION: Mr. Brant Perkins asked the applicant if any of these studies had been done on the project in question.

APPLICANT: Mr. Hurd said that no studies were done at this point because they did not think it would be necessary for them to do so.

COMMISSION: Mr. Reece asked the applicant if they knew how many people would be moving into the apartments.

APPLICANT: Mr. Hurd said he did not know but would guess two adults for the one bedroom apartments and two or three adults for the two bedroom apartments.

COMMISSION: Mr. Kevin Bailey asked if there were any statistical information available for the Board to review before they made their decision.

COMMISSION: Mr. Lonnie Roberts presented them with some information and review it with them.

COMMISSION: Mr. Bailey said he felt like they should table this vote until they had more information for them to review.

COMMISSION: Mr. Ron Kelton asked the board members to clearly tell the applicant when information they would like to know so he could leave this meeting understanding what the board wants from him.

A motion was made by Kevin Bailey, seconded by Ron Kelton, that this matter be Tabled . The motion PASSED with the following vote.

8. Staff Comments

9. Adjournment