



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 3 - Draft Metropolitan Area Planning Commission

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Tuesday, November 8, 2016

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 9 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

### 3. Approval of minutes

Approval of the MAPC Meeting Minutes for the October 25, 2016 meeting.

**Attachments:** [MAPC Meeting Minutes from October 25, 2016](#)

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

**Aye:** 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

### 4. Preliminary Subdivisions

Site Plan Approval: Greensborough Village Commercial Site Plan

John Easley on behalf of Associated Engineering request MAPC Site Plan / Master Plan approval for Greensborough Village located at Johnson Avenue and HWY 49 within a (TC-O) Town Center Overlay District.

**Attachments:** [Site Plan](#)  
[Greensborough Village Design Pattern Book](#)  
[Greensborough Village Master Plan](#)  
[Aerial View of Location](#)

**APPLICANT:** Mr. John Easley requested site plan approval for Greensborough Village located at Johnson Avenue and Highway 49. He explained the only major change made to the original site plan was the main road that ran through it. They changed the layout of the main boulevard and put in a traditional "T" intersection. Other than changing the layout of some roads nothing else had changed. The percentage of commercial to residential was staying the same.

**COMMISSION:** Mr. Kevin Bailey asked the developer about the building phases of this project.

**APPLICANT:** The developer explained the phases would work from Johnson Ave toward Greensboro Road. The property would develop from the South toward the North end of the property.

**STAFF:** Mr. Derrel Smith asked the developer to present an updated traffic report since the layout of the roads changed.

**COMMISSION:** The developer was also asked if they were planning on putting traffic lights on Johnson.

**APPLICANT:** Mr. Easley said they planned on putting one on Johnson at their main intersection.

**Public Comments**

**PUBLIC:** Mr. Chester voiced his concern about the road changes made to the Greensboro Village. He has concerns about the traffic on Hwy 351. He wanted to make sure someone from the city ensures the roads line up. He also had an issue with the traffic light being installed in front of the firehouse at the developments main intersection.

**COMMISSION:** Mr. Kelton asked the Commission if they had approved a development on Hudson Drive. The Commission responded that a rezoning was approved, but not a development.

**PUBLIC:** Ms. Chester had concerns about the Greensboro Village Development. She questioned the process by which different stages of this development had been approved. She explained to the Commission that the City Council had to approve certain aspects of this development and that had not been done yet. She thought certain plans had to be approved by the City Council before final plans could be reviewed by the MAPC. There were several questions that she had but the Commission did not have answers for her at that time. They requested she email her questions to Planning and set up a meeting so Planning could answer all of her questions.

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

**Aye:** 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

Final Site Plan Approval: Ridgepointe Patio Homes - Carrol Caldwell

George Hamman of Civilogic, Inc. on behalf of Applicant / Agent / Owner Carrol Caldwell request MAPC Site Plan approval for Ridgepointe Patio Homes that is located on Woodsprings Road. Ten units are proposed.

**Attachments:**     [RidgePointe Patio homes PUD set](#)  
                              [Aerial Map of Location](#)  
                              [Bylaws](#)  
                              [Plat](#)

**APPLICANT:** Mr. Carrol Caldwell requested MAPC approval for Ridgepointe Patio Homes located on Woodsprings Road. This development would have 10 units. Mr. Caldwell mentioned they were still working on drainage. The

approval would be dependent on the city engineer approving their drainage plan. The Ridgpointe Country Club wants him to help drain the water from his development into a pond on their golf course.

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

**Aye:** 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

## **5. Final Subdivisions**

## **6. Conditional Uses**

Conditional Use: CU 16-18: 1000 Congress Cove - Congress Cove Properties. LLC

Congress Cove Properties is requesting MAPC approval of Conditional Use to allow this site to be the new location for storage units for rent for property that is located at 1000 Congress Cove. This lot is zoned as C-3 General Commercial District.

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Site Plan](#)  
                              [1000 Congress - Aerial View](#)  
                              [USPS Returned Cards](#)  
                              [Receipt for Charges](#)  
                              [Receipt](#)

**APPLICANT:** Mr. George Hamman requested MAPC approval of a Conditional Use to allow this site to be the new location for storage units for rent. The property is located at 1000 Congress Cove and is zoned as C-3 General Commercial District. The owner would like to add 15 units of storage on the south side of the lot. They also agreed to pave the gravel on this project since the units will be rented.

**STAFF:** Mr. Derrel Smith said this request met all the Planning requirements for this conditional use.

**COMMISSION:** There were certain stipulations attached to the request if approved by the MAPC.

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

**Aye:** 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Brant Perkins; Jimmy Cooper and Rick Stripling

**Abstain:** 1 - Kevin Bailey

## **7. Rezoning**

Rezoning: RZ 16-23: 1007 and 1103 Commerce Drive - Debbie Veteto

Debbie Veteto is requesting MAPC approval of an Rezoning from R-2 Multi Family Low Density District to RM-12 Residential Multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for 2.98 Acres of land located at 1007 and 1103 Commerce Drive. This is coming back to ONLY VERIFY that the Zoning Application was complete per City Council.

**Attachments:**     [Application with Questions](#)  
                              [Rezoning Plat](#)  
                              [Staff Summary](#)  
                              [Staff Summary - 1007 and 1103 Commerce Drive](#)  
                              [Aerial View of Location](#)

**ATTORNEY:** Ms. Carol Duncan explained this rezoning request to the MAPC. She told the Commission this was only coming back to the MAPC to verify the zoning application was completed when they first reviewed and approved for it to be sent to City Council. She went on to explain that someone at the City Council meeting thought the application was turned in incomplete. Shortly after the meeting this was found to be incorrect but the City Council had already recommended the rezoning be set back to MAPC. The Commission is reviewing this rezoning to verify if the application is complete.

**COMMISSION:** Mr. Kelton said the answers to the questions were found on page 3. This was a completed application when they approved it and set the request on to City Council for their consideration.

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

**Aye:** 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

Rezoning: RZ 16-26: 3611 and 3637 East Johnson Avenue - P & H Investments

George Hamman of Civilogic Engineering representing P & H Investments, LLC is requesting MAPC approval of an Amendment to an Ordinance for Rezoning of C-3 General Commercial District Limited Use Overlay for revisions to the list of permitted uses for property located at 3611 and 3637 East Johnson Avenue.

**Attachments:**     [Staff Summary](#)  
                              [Application](#)  
                              [Rezoning Plat](#)  
                              [Aerial View of Location](#)

**APPLICANT:** P & H Investments requested rezoning approval from the MAPC for property located at 3611 and 3637 East Johnson Ave. This request is only for revisions to the list of permitted uses for the property. The property will remain zoned C-3 LUO. The MAPC is reconsidering this request because the first application that was approved had an incorrect address.

**STAFF:** Mr. Derrel Smith said this request does meet all of Planning's criteria for a rezoning request.

**COMMISSION:** There were stipulations attached to this request if approved by the MAPC.

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

**Aye:** 8 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins; Jimmy Cooper and Rick Stripling

## **8. Staff Comments**

Ordinance Review: Sidewalk and Rezoning Ordinance Discussion

Derrel Smith is presenting changes to the wording of the ordinances for Sidewalks and Rezoning. Feedback and recommendations are welcomed from the MAPC.

**Attachments:**     [Sidewalk Bond](#)  
                              [Sec 117 \(Rezoning Changes\)](#)

### **Sidewalks**

**STAFF:** Mr. Derrel Smith, the Planning Director for the City of Jonesboro, presented changes to the wording of the ordinances for Sidewalks and Rezoning. After presenting the changes he welcomed feedback and recommendations from the MAPC.

**COMMISSION:** Dr. Rick Stripling and Mr. Kelton both had a question about allowing sidewalk waivers.

**STAFF:** Mr. Smith explained to both of them that the proposed ordinance did not allow for sidewalk waivers.

**COMMISSION:** Mr. Perkins asked Mr. Smith if all changes to commercial, residential and industrial developments would require sidewalks.

**STAFF:** Mr. Smith said if they change the footprint of their building they would be required to put in sidewalks. The MAPC would review the sidewalks when the developer brought their site plan before the Commission for review.

**COMMISSION:** Mr. Perkins asked if the city had the ability to require a developer to build a sidewalk outside of the right-of-way.

**STAFF:** Mr. Smith explained to Mr. Perkins that developers are doing this already. Sidewalks are being built in private property already and it would be their responsibility to maintain those.

**COMMISSION:** Mr. Hoelscher asked if we could just make it to where all sidewalks had to be placed in a public right-of-way.

**STAFF:** Mr. Derrel Smith said there would be times, not often, when the developer simply cannot place the sidewalks in public right-of-way and this new proposed ordinance addresses that. If they put the sidewalk outside of public right-of-way they would either need to dedicate an easement so the city could maintain it or maintain the sidewalk themselves.

**ATTORNEY:** Ms. Carol Duncan explained to the Commission that if the sidewalk is private then the owner would be liable for maintaining it. If the owner does not want a sidewalk on their property or the responsibility of maintaining a sidewalk then they can dedicate an easement for it so the city can take care of it. Another option would be for them to give the sidewalk money to the sidewalk fund and allow the city to build sidewalks elsewhere.

**COMMISSION:** Dr. Stripling asked Mr. Smith why the MAPC was looking at this.

**STAFF:** Mr. Smith explained to him the mayor and city council asked him to review several different ordinances when he was first hired. He went on to explain he is also reviewing this because there are several people in the community who want sidewalks. This is an issue that should have addressed

many years ago.

STAFF: Mr. Smith explained that the sidewalk fund was only being used for building sidewalks. Engineering puts together a list every year of areas where they want to build sidewalks. This is done every year for budgeting purposes. The money generated from the sidewalk fund would be used for these projects.

COMMISSION: Mr. Reece wanted to point out that no matter what the MAPC decides this will still have to be approved by the City Council.

COMMISSION: Mr. Kevin Bailey said he is not against sidewalks but it will be difficult to tell developers to build them. There will be several issues that come from doing this.

COMMISSION: The Commission pointed out that in some situations building sidewalks may not make sense. They thought there needed to be room for common sense in the new ordinance.

PUBLIC: Mr. Carter said the city needed forward thinking planning in order to fix the sidewalk issues. He liked the nominal fee when it comes to charging developers who would rather put money into the sidewalk fund rather than build the sidewalk themselves.

#### Rezoning

COMMISSION: Mr. Jimmy Cooper asked Mr. Smith why the MAPC would want to notify the president of the school board. He thought it would be better to notify the superintendent of the school.

COMMISSION: Mr. Bailey said he would like to only require applicants to notify individuals within 200 feet of their property. That way it stays consistent with the conditional uses.

COMMISSION: Mr. Perkins also suggested the requirement be changed from received to mail. This would eliminate any errors the applicant may run into because of the mailing system.

STAFF: Mr. Derrel Smith said they have to send it.

Filed - This was to review and look at for the next meeting on November 29, 2016.

#### 9. Adjournment