



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, January 23, 2018

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Jeb Spencer

**Absent** 2 - Jerry Reece and Dennis Zolper

### 3. Approval of minutes

[MIN-18:008](#)

MINUTES: Meeting Minutes from January 9, 2017 MAPC Meeting.

**Attachments:** [MAPC Meeting Minutes from January 9, 2018.pdf](#)

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

**Aye:** 6 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Jeb Spencer

**Absent:** 2 - Jerry Reece and Dennis Zolper

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

SP-18-01

PLAT APPROVAL: Replat of lot 3 of Revised Replat of lot 5R-2 and lot 9R of FloyRed Commons

Travis Fischer of Tralan Engineering on behalf of Storyline Development, LLC requests MAPC Approval of a replat for lot 3 of FloyRed Commons containing 10.34 Acres located on Parkwood, South of Academy Sports and West of Tacos for Life Resturant. This is part of the Old Fairground Property. This Property is zoned C-3 General Commercial District.

Attachments:     [Replat of Lot 3.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Michael Boggs requested MAPC approval of a replat for lot 3-B of FloyRed Commons containing 10.34 acres. This area is located on Parkwood, South of Academy Sports and West of Tacos for Life. The property is zoned C-3 General Commercial. Mr. Boggs explained there was some discussion at the pre-meeting held on Monday about limiting the number of access points off Parkwood and Fairpark Blvd. After talking that over with their clients, they are okay with limiting the number of access points off Fairpark to three but they would like three access points off Parkwood.

**STAFF:** Mr. Derrel Smith presented staff comments. The reason staff would like to limit the access points to three off Fairpark and two on Parkwood is the curves on Parkwood. Fairpark is an arterial street and Engineering felt comfortable allowing three access points. Mr. Smith said he recommended having Craig Light, the City Engineer; look at the plat before the Commission approves it.

**ENGINEERING:** Mr. Michael Morris said they were going to have shared access so they can access every lot while minimizing the total number of curb cuts. Mr. Morris recommended limiting the number of access points on Parkwood.

**APPLICANT:** Mr. Boggs said they would like to not have that two access point limitation just in case something were to happen where they would need three access points.

**ENGINEERING:** Mr. Michael Morris said city code requires access points to be 80 feet from an intersection with no signal.

**STAFF:** Mr. Derrel Smith said if this were the highway department, they would only allow two access points.

**APPLICANT:** Mr. Michael Boggs said if they were to subdivide this property into the minimum lot width for commercial properties, they would have a driveway every 50 feet for each lot.

**ENGINEERING:** Mr. Michael Morris said they want to limit the number of access points because these are Minor Arterials and Collector streets that the city knows will have more traffic on them.

**COMMISSIONER:** Mr. Kevin Bailey wanted to ensure the MAPC was being consonant with their decision-making in regards to approving replats. He wanted to know if this was going to set a precedent for future replats in the

city.

**COMMISSIONER:** Mr. David Handwork said he understood Mr. Boggs concerns but he also felt like the Planning Commission should also consider traffic safety when making decisions.

**STAFF:** Mr. Derrel Smith said that if Mr. Boggs wanted to add additional access points, he would like Mr. Light to at least look over the plat before the Planning Commission makes any decisions.

**COMMISSIONER:** Mr. Jeb Spencer supported the idea of having Mr. Light review the plat before they make any decision.

**APPLICANT:** Mr. Michael Boggs said he would accept two access points off Parkwood rather than have the Commission table the issue so Mr. Light could review the request. His client needs to get the plat approved.

A motion was made to approve the replat limiting the number of access points on Parkwood to two and limit the number of access points on Fairpark to three.

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

**Aye:** 6 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Jeb Spencer

**Absent:** 2 - Jerry Reece and Dennis Zolper

## **6. Final Subdivisions**

**PP-18-02**

FINAL SUBDIVISION APPROVAL: Willow Pointe Phase 2 - 28 Lots on 6.7 Acres

Carlos Wood of Woodn Engineering on behalf of Applicant / Owner: Mark Morris of Morris Real Estate Holding, LLC requests MAPC Final Subdivision Approval for 28 Proposed Lots on 6.7 Acres, located on Airport Road and South of Countrywood Subdivision within the R-1 Single Family Residential District.

**Attachments:**     [Application.pdf](#)  
                              [Staff Report.pdf](#)  
                              [Plans.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Brandon Wood requested final subdivision approval by the MAPC for Willow Pointe Subdivision Phase 2. This development will have 28 proposed lots and will sit on 6.7 acres. The property is currently zoned R-1 Single Family Residential.

**STAFF:** Mr. Derrel Smith presented staff comments. Planning recommends approval.

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

**Aye:** 6 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Jeb Spencer

**Absent:** 2 - Jerry Reece and Dennis Zolper

**7. Conditional Use**

**8. Rezoning**

**9. Staff Comments**

**10. Adjournment**