



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, May 24, 2016

3:00 PM

Municipal Center

1. Call to order

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2. Roll Call

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3. Approval of minutes

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Approval of the MAPC Meeting Minutes for May 10, 2016.

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

4. Preliminary Subdivisions

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Site Plan Approval: Hotel and Convention Center - Browns Lane Access

John Easley of Associated Engineering is requesting Site Plan approval by the MAPC of layout for the Hotel and Convention center that is located on Browns Lane Access road that is zoned C-3 General Commercial District.

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John Easley represented the builders for this case. The applicant was asking for site plan approval for a Hyatt Place Hotel and 2 out parcels. Mr. Easley said there were questions raised in a previous meeting regarding sidewalks. He handed out sketches of the proposed sidewalks highlighting where the sidewalks would be located on the proposed build site. He also explained that any development outside of the Hyatt Hotel, Convention Center, and 2 out parcels would be done with the guidance of the Planning Department and the MAPC.

Mr. Otis Spriggs explained that the applicant had satisfied all requirements in

regards to parking. Mr. Spriggs also explained there were questions raised regarding transportation and traffic flow on Browns Lane. To address these questions, Mr. Spriggs explained that the applicant is willing to submit some form of traffic analysis to determine the overall impact of future developments on surrounding streets.

A member of the council asked if the city had any plans to place a bus stop at this location. Mr. Spriggs explained there were no current plans for one but it may be an issue that will need to be addressed in the future. He also explained that the need for one may be explained in the future traffic study that will be done before Phase 2 of this development begins.

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

Replat Approval: Mr. Michael Tyer of Tyer Construction request MAPC approval of a Replat for property located on Lawson Road for 7 lots and splitting 2 lots for a total of 9 without going through a full subdivision submittal. All lots front on Lawson Road with improved City right of ways.

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The applicant, Mr. Michael Tyer, was not at the meeting.

Mr. Otis Spriggs presented the staff comments. He explained that the plat presented was at the Southern boundary of Jonesboro on Lawson Road. As it showed on the plat, parcels one through six overlapped the city boundary. These lots did not have to go through a subdivision review. Mr. Spriggs went on to explain that now there is additional subdividing of the land. It is now in violation of the cities subdivision ordinances. He also went on to explain that City, Water, and Light would require their frontage requirements on the water meters. These lots are not serviced with trash pickup or electric.

The board asked Mr. Spriggs a few questions regarding these lots. One council member asked if the houses would be within the city limits if they were built toward the front of the lots. Mr. Spriggs explained that they would. Another member asked if the city would be able to have any control over these properties. Mr. Spriggs explained that the State does allow the city some control over areas outside of the city limits. However, the city does not exercise this authority.

Another council member asked if it would be better to move this case to new business. Mr. Spriggs explained that he felt like the board could address this plat and then if the board wanted city staff to do additional homework that could be addressed during the new business portion of the meeting.

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

Minor Subdivision Replat: Blessed Sacrament

John M. Easley, PE, PS, Associated Engineering, LLC, representing St. Barnards: Regarding the right-of-way on Church Street and Jackson Avenue per the Master Street Plan, St. Barnards would like to request a waiver of the requirements for additional right-of-way. The bed tower project has been in progress for the last 2 - 3 years and any change or revision now would be difficult at best.

The adopted Master Street Plan recommends for Church Street a Right of Way (R.O.W.) of 40 ft. from street centerline and Jackson St. at 30 ft. from centerline of street.

Board members Mr. Cooper and Mr. Scurlock withdrew their votes for this case because of personal connections. Mr. John Easley represented the applicant in this case. The applicant was asking for a waiver of the Master Street Plan in regards to Church Street and Jackson Street.

Mr. Otis Spriggs presented the staff comments. City staff had no issues with this request for the variance. Mr. Craig Light from city engineering did state that he had some concerns with any future widening of the roads.

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

5. Final Subdivisions

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6. Conditional Use

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Conditional Use: CU 16-10 300 W. Nettleton Avenue

Bonnie Carruth is requesting MAPC approval of a Conditional Use for a proposed in home daycare for the purpose of caring for 8 children or less within the R-1 Single Family Residential Design located at 300 W. Nettleton Avenue.

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Bonnie Carruth was requesting MAPC approval for a Conditional Use for a proposed daycare in their home. She went on to explain that she has enough room for up to 8 vehicles to park on her property. She is also in the process of getting her state license for her daycare.

Mr. Otis Spriggs presented the staff comments. He said that staff had some concerns with the dropping off of children on Nettleton. City staff later found out that there was an alleyway that would lend right of way passage for this property so the general public could drop off their children.

There were individuals at the meeting who were against this request. Ruth Baker was concerned that this daycare would end up hurting the areas property value. The property manager for the apartment complex next door said the owner was concerned about traffic for this daycare blocking the main exit for his apartment complex.

There were additional questions from the board regarding the parking for this daycare. However, after looking at the map, the board came to the conclusion that there was already parking on the lot so the applicant would not need to add additional parking.

Mr. Spriggs did say, and then proceeded to read, the conditions attached to this request if the Conditional Use is approved.

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

7. Rezoning

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8. Staff Comments

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Mr. Kelton said that he feels like the time has come for the city to start exercising the rights given to the city by the state to start enforcing subdivision regulations on those properties connecting to the city of limits of Jonesboro. The Chairman stated that his only concern with doing this is the city's ability to know when development was occurring outside the city limits since those developments are not required to apply for permits through the city. A suggestion was made that the city should try to zone these areas outside the city limits. Mr. Spriggs said that we could not do this but we could provide minimum standards for these prosperities.

Mr. Otis Spriggs suggested that the MAPC create a subcommittee responsible for drafting some type of language or study to deal with the developments in the county that connect to the Jonesboro city limit boundaries. The board agreed with the creation of this subcommittee.

9. Adjournment

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