



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 13, 2016

5:30 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 August 23, 2016.

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

4. Preliminary Subdivisions

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Site Plat Approval: Wood Springs Road - 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.

This was withdrawn by the Applicant.

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Withdrawn

Preliminary Subdivision: The Villas at Sage Phase III - Brandon Winters

Carlos Wood of Wood Engineering on behalf of Applicant / Agent / Owner: Brandon Winters requests MAPC Preliminary Approval for 64 lots on 20.09 Acres located on Macedonia Road North of Sage Meadows within the RS-7 Single Family Residential District.

The Applicant called and requested this be pulled and placed on the Tuesday, September 27, 2016 meeting due to meeting with Sage Meadows this week to work out some issues on this site plan before bringing in front of the Commission.

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Withdrawn

5. Final Subdivisions

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6. Conditional Use

[play video](#)

Conditional Use: CU 16-15 313 Madison Street - Innovative Investments, LLC

Jim Little of Little and Associates representing owners Innovative Investments, LLC are requesting MAPC approval of a Conditional Use for Multi-Family Apartment Units to be located at 313 Madison Street on Ground and Upper lever floors within the C-1 Downtown Core Commercial District. Six units are proposed.

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APPLICANT: Mr. Jim Little requested MAPC approval of a Conditional Use for Multi-Family Apartment Units located at 313 Madison Street. This property is located within a C-1 Downtown Core Commercial District. Mr. Little explained the request presented is to allow for residential units to be on the first floor instead of commercial units. He told the Committee about the properties surrounding this location. Because of the surrounding residential houses, Mr. Little felt like it would be better use for them if they were allowed to put residential on the first floor.

PUBLIC: Mr. Wade Roberson wanted to know exactly which lot Mr. Little was talking about. He also wanted to see some sort of drawing of the project that was going to be built on the lot.

APPLICANT: Mr. Little showed him the lots and explained to him they would use the parking at the Hispanic Center.

COMMISSION: Mr. Reece asked if the property was surrounded by residential homes.

APPLICANT: Mr. Little responded by telling him about the residential homes on the south side of the lot.

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

7. Rezonings

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Rezoning: RZ 16-18 623 West Parker Road - Ralph & Mary Taylor

George Hamman of Civilogic, LLC representing owners Ralph and Mary Taylor are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for .44 Acres of land located at 623 West Parker Road.

This has been tabled and moved to the next meeting on Tuesday, September 27, 2016 at 3 pm due to the amount of time that the Signs were placed on the property. The purpose of the notification signs is to advise neighboring and nearby property owners about the pending Rezoning Petitions considered by the Planning Commission.

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Withdrawn

Rezoning: RZ 16-19 1718 Airport Road - Mr. Chao Ni

Michael Doyle representing owner Chao Ni are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for .955 Acres of land located at 1718 Airport Road.

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APPLICANT: Mr. Michael Doyle requested MAPC approval of a rezoning for 1718 Airport Road. The applicant requested to change the zoning from R-1 Single Family Residential to C-3 General Commercial District. Mr. Doyle explained to the Committee what the property owner wanted to do. If rezoned, the owner would like to build a strip mall consisting of 3 units. One of those units would be the new location for one of his Hong Kong Restaurants.

PUBLIC: Ms. Williams showed up to the meeting in opposition to the rezoning request. She explained that this rezoning would only make the flooding worse in their neighborhood.

COMMISSION: Mr. Kelton asked Mr. Morris from Engineering how long the drainage pipe had been in place.

ENGINEERING: Mr. Morris said that it had been there longer than he has worked for the city.

COMMISSION: Mr. Reece said that the developer put the pipe in.

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

Rezoning: RZ 16-20 1803 Mitizi Lane - Daniel Munoz

Daniel Munoz is requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to RM-8 Residential Multifamily Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .25 Acres of land located at 1803 Mitzi Lane.

This was tabled at the last meeting due to applicant not being at the meeting.

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APPLICANT: The applicant for this rezoning request did not show up to the meeting. Because of this the Committee voted to table this request until the next meeting. However, there was a public comment period held for this request.

There were five individuals who showed up to the meeting to voice their opposition to this rezoning request.

PUBLIC: Mr. Harold Tinsley explained to the Committee that he has a Bill of Assurance that prevents this type of development from coming into their neighborhood.

PUBLIC: Mr. Donald Tinsley wanted to voice his opposition to this request.

COMMISSION: Mr. Kelton asked Mr. Harold Tinsley to bring back a copy of the Bill of Assurance to the next meeting so the Committee would have a copy of that for the record.

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

Rezoning: RZ 16-21 3710 East Johnson Avenue - P & H Investments

George Hamman of Civilogic, LLC representing owners P & H Investments, LLC are requesting MAPC approval of an Rezoning from C-3 General Commercial District Limited Use Overlay to C-3 General Commercial District Limited Use Overlay for 1.31 Acres of land located at 3710 East Johnson Avenue.

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APPLICANT: Mr. Rob Hester requested MAPC approval of a Rezoning from C-3 General Commercial District Limited Use Overlay to C-3 General Commercial District Limited Use Overlay for the property located at 3710 East Johnson Ave. The applicant explained the request is just to change the uses allowed on the property. The main changes they wanted to make was to change the Daycare limited to a Daycare general as well as to add the use of retail and service in their buildings. He explained to the Committee that their business has had to turn potential renters away because their business did not fit into the allowed uses for the property. As a result, the building has been sitting empty for around 3 years.

COMMISSION: Mr. Reece asked if the MAPC had issues with this development before. Several members of the Committee responded yes.

STAFF: Mr. Smith presented the staff comments on behalf of the Planning Department. He explained the Planning Department recommended this rezoning be approved with several conditions attached to it. No one in the audience showed up in opposition to this request.

COMMISSION: Mr. Ron Kelton wanted to make sure the Committee would not be in contempt of court by approving this request.

CITY ATTORNEY: Ms. Carol Duncan responded by saying the Committee

would not be in contempt of court by approving the request.

COMMISSION: Mr. Reece wanted to make sure the applicant agreed to screen their dumpster. The applicant agreed to do so.

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

8. Staff Comments

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9. Adjournment

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