



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, January 10, 2017

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

[play video](#)

Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent 1 - Rick Stripling

3. Approval of minutes

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MIN-17:001

Approval of the MAPC Minutes from the December 13, 2016 meeting.

[play video](#)

Attachments: [MAPC Meeting Minutes December 13, 2016](#)

A motion was made by Jerry Reece, 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; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 1 - Rick Stripling

4. Preliminary Subdivisions

[play video](#)

PP-17-03

Sidewalk Wavier Request: 907 Congress Circle - John Drum

Josh Hurd of McAlister Engineering on behalf of John Drum is requesting consideration from the MAPC for a Sidewalk wavier for the new warehouse building / office area on 907 Congress Circle. This is located in a C-3 General Commercial District (See Application for Details / Justification).

[play video](#)

Attachments: [Sidewalk Wavier Application](#)
 [Application - Grading](#)
 [Site Plan](#)
 [Aerial View of Site](#)

APPLICANT: Mr. Josh Hurd requested a sidewalk waiver for a new warehouse building and office area located at 907 Congress Circle. This development is located in a C-3 General Commercial District. Mr. Hurd explained the reason for their request. The area is off of Washington Avenue and feels highly commercial and industrial. There are no sidewalks in the area and there is no foot traffic.

STAFF: Mr. Derrel Smith presented staff comments. He asked the Commission to not approve this request. The Planning Department would like for all sidewalk waiver request to be tabled until after the City Council approves the Sidewalk Committee. Mr. Smith would like to give that Committee a chance to meet before any decisions are made regarding sidewalks. There is also an opportunity to get the developer to potentially pay the sidewalk fee and that money could be used to put sidewalks in somewhere else.

COMMISSION: Mr. Perkins asked Mr. Smith if the Commission waived other requests in this area.

STAFF: Mr. Smith said there have been two sidewalk waiver request granted in this area.

COMMISSION: Mr. Kelton asked Mr. Smith what would happen with this request if the Commission decides not to grant waivers until after the Sidewalk Committee meets.

STAFF: Mr. Smith explained the developer could start developing the project. The Sidewalk Committee would need to have a recommendation back to the MAPC by March. Because the sidewalks would have to be in before the developer can get a C.O. there should not be any problems proceeding with this project.

APPLICANT: Mr. Hurd implied that he felt like making him wait so the City could potentially make money was not good.

STAFF: Mr. Smith explained that he wanted the developer to make sure they paid their fair share in regards to sidewalks.

ATTORNEY: Ms. Carol Duncan said there were a couple of cases where the Committee decided to hold off on granting a sidewalk waiver because of the ordinance being reviewed and the eventual formation of the Sidewalk Committee.

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

Aye: 6 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey and Jimmy Cooper

Nay: 1 - Brant Perkins

Absent: 1 - Rick Stripling

5. Final Subdivisions

[play video](#)

PP-17-01

Final Subdivision: Centre Park Addition Phase 2 - 2 Lots on 27.53 Acres

John Easley of Associated Engineering on behalf of Centerline, LLC is requestins Final Subdivision Approval by the MAPC located at Browns Lane Access Road containing 2 lots on 27.53 acres that is zoned C-3 General Commercial District.

[play video](#)

Attachments: [Application](#)
 [Staff Report](#)
 [Centre Park Addition Phase 2](#)
 [Aerial View of Site](#)

APPLICANT: Mr. John Easley requested final subdivision approval for 2 lots on 27.53 acres that is zoned as C-3 General Commercial District. He explained this is a two lot subdivision.

STAFF: Mr. Smith presented staff comments. He explained this does meet the subdivision codes and he recommended approval.

ENGINEERING: Mr. Michael Morris explained the developer is providing a city street. The street is what caused the lot split. That is why the developer has the request.

A motion was made by Jimmy Cooper, 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; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 1 - Rick Stripling

PP-17-02

Final Subdivision: Greensborough Village Phases 1 and 1A - 36 Lots on 107.34 Acres

John Easley on behalf of Associated Engineering request MAPC Final Subdivision Approval for Greensborough Village Phases 1 and 1A located at Johnson Avenue and HWY 49 within a (TC-O) Town Center Overlay District.

[play video](#)

Attachments: [Staff Report](#)
 [Application](#)
 [Aerial View of Location](#)
 [Updated Traffic study](#)
 [Plans](#)
 [Site Plan Phase 1 Hardscape Plans](#)
 [Site Plan Phase 1A Hardscape Plans](#)
 [Aerial View of Site](#)

APPLICANT: Mr. John Easley requested final approval for Greensborough Village Phase 1 and 1A.

ATTORNEY: Ms. Carol Duncan explained why this request was presented again before the MAPC. At the last meeting the MAPC had a discussion about 1 and 1A. The 1A is what caused some confusion. There had originally been Phases 1 through 5. When that was first presented to the City Council they approved Phases 1 through 5. The City Council went on to say as long as there were no increases above 30% in the multi-family percentage any changes to the plan can be made at the MAPC level. As long as any of the Phases do not increase the multi-family percentage of the project the City Council does not want to see it again.

STAFF: Mr. Derrel Smith presented staff comments. It does meet the criteria for subdivisions so he recommended 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: 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 1 - Rick Stripling

PP-17-05

Final Subdivision: Southbound Subdivision - 2nd Addition - 6 lots on 2.98 Acres

Kevin Scrape of Benchmark Land Surveying, Inc. on behalf of Stephen Southard, Owner requests MAPC approval of a Final Subdivision - Southbound Subdivision - 2nd Addition located on Commerce Drive, North of Rees Drive on West side of road. Property is currently zoned R-2 Low Density Multi-Family with 6 lots on 2.98 Acres.

[play video](#)

Attachments: [Application](#)
 [Plat](#)
 [Aerial View of Site](#)

APPLICANT: Mr. Michael Boggs requested Preliminary Subdivision approval for Southbound Subdivision 2nd addition. This development sits on 2.98 acres and consists of 6 lots. The property is currently zoned R-2 Low Density Multi-Family. This is a preliminary subdivision approval. They are following the R-2 guidelines for the replat.

STAFF: Mr. Derrel Smith presented staff comments. This does adhere to all the subdivision requirements so he recommended approval.

PUBLIC: Mr. Larry McElroy wanted to go on record that he is against this request. He thought the applicant could not legally do anything to this property because the applicant does not yet own the property. The applicant has only made an offer on the property. He explained he had this discussion with the City Council back in November 2016 and they voted it down 11 to 1. He does not think approving this is right. He is against this request and will go as far as he has to go to prevent this project from being developed.

STAFF: Mr. Derrel Smith said the plat has been signed.

COMMISSION: Mr. Perkins asked who currently owns the property.

APPLICANT: Mr. Boggs said the Ms. Debbie Veteto is the current owner.

COMMISSION: Mr. Hoelscher asked if there would be any legal issue with what the applicant is currently asking for.

ATTORNEY: Ms. Carrol Duncan explained the zoning is correct. This is not a rezoning – only a replat.

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 1 - Rick Stripling

6. Conditional Use

[play video](#)

7. Rezoning

[play video](#)

RZ-16-28

RZ 16-28: 1917 Keller's Chapel Road - R-1 and C-3 to PD-R for 1.67 Acres

George Hamman of Civilogic on behalf of Devon Scott is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District and C-3 General Commercial District to PD-R Residential Planned Development for 1.67 Acres of land located at 1917 Keller's Chapel Road.

[play video](#)

Attachments: [Application](#)
[Staff Summary](#)
[Rezoning Plat](#)
[Proposed Planned Development Site Plan - Second Plan](#)
[Proposed Planned Development Site Plan - First](#)
[Duplex Plans](#)
[Aerial View of Site](#)
[Receipt](#)

APPLICANT: Mr. George Hamman requested this rezoning be withdrawn from the agenda.

PUBLIC COMMENT: Mr. Don Roach wanted to speak about the request even though it was withdrawn from the meeting. He is against this request. He feels like there are too many units per acre on this development. He would like to only see one house per acre. He thinks this development will impact open space and traffic.

ATTORNEY: Ms. Carrol Duncan explained to him the application was withdrawn and anything new would have to go through the same public notification process.

Withdrawn

8. Staff Comments

[play video](#)

COM-17:003

Land Use Plan Recommendations and Revisions

Land Use Plan is up for revision as stated the Land Use and Master Street Plan will be rotated every other year by both committees for future updates to consider new growth trends. The Land Use Committee first meeting is Thursday, January 12, 2017 at 5:30 pm to start working on recommendations and revisions.

Attachments: [Land Use Booklet](#)
 [MAPC Record of Proceedings](#)

STAFF: Mr. Derrel Smith presented staff comments. He showed all the MAPC members the current Land Use Plan. He explained the Land Use Advisory Board has been formed to update this documents. MAPC members are welcome to attend those meetings. The Board would value their feedback.

The Master Street Plan is also going to be updated. These documents will be updated once every year.

Read

COM-17:004

Reclamation House Policy and Procedure Manual - 534 W. Washington Avenue

This is the Policy and Procedure Manual along with the Booklet that is kept in every room for the residents of the Reclamation House that is located at 534 W. Washington Avenue. This booklet was asked for at the Conditional Use Meeting.

Attachments: [Policy and Procedure Manual](#)
 [Booklet that is in Every Residents Room](#)
 [Staff Summary from March 22, 2016 MAPC Meeting](#)

STAFF: Mr. Smith explained the Commission had asked for this to be presented to them when they originally approved this back in March. This group will be coming back before the Commission again in March to see if everything is still working correctly over there. This is handed out to each person that lives in the house.

Read

Other Comments

PUBLIC COMMENTS: Ms. McElroy wanted to know if the development on Commerce Drive will go before the City Council. The Commission said that it would not go before the City Council. She did not know how he could legally go into a single family area and build apartments.

COMMISSION: Mr. Kelton wanted to nominate Mr. Lonnie Roberts as Chair of the MAPC. He also nominated Mr. Jim Scurlock as Vice Chair.

9. Adjournment

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