



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, June 26, 2018

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

Absent 2 - Jerry Reece and David Handwork

3. Approval of minutes

[MIN-18:061](#)

MINUTES: June 12, 2018

Meeting Minutes from June 12, 2018 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from June 12, 2018.pdf](#)

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

Aye: 5 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 3 - Jerry Reece; David Handwork and Mary Margaret Jackson

4. Miscellaneous Items

[COM-18:044](#)

STREET: 1221 Princeton Drive - Cul-De-Sac

Kevin and Ashlyn Weaver is requesting where Princeton Drive meets 1221 Princeton Drive to place a private driveway instead of a cul-de-sac placement. They are wanting Princeton Drive to terminate at their property line since this is going to be a single family residential property. The applicants state that if this land was every to be subdivided they would be required to place the cul-de-sac their before permits would be issued. The property has been serviced by Princeton Drive for over 25 years and has ended in a dead end at this location. This is an R-1 Single Family Residential District Lot.

Attachments: [Letter.pdf](#)
 [Lots.pdf](#)
 [Boundary Survey.pdf](#)
 [1221 Princeton Dr.pdf](#)
 [Fire Access Road.pdf](#)

Kevin and Ashlyn Weaver is requesting where Princeton Drive meets 1221 Princeton Drive to place a private driveway instead of a cul-de-sac placement. They are wanting Princeton Drive to terminate at their property line since this is going to be a single family Residential property. The applicants state that if this land was ever to be subdivided they would be required to place the cul-de-sac their before permits would be issued. The property has been serviced by Princeton Drive for over 25 years and has ended in a dead end at this location. This is an R-1 Single Family Residential District Lot.

APPLICANT: Ms. Ashlyn Weaver said she purchased land on 1221 Princeton Drive. They are planning to put a private drive on the property to preserve the look of the property. Additionally, the previous owner did not put a Cul-De-Sac on the property. If this is approved, she said she will not replat the lots and wants to preserve the land and only build a single-family residential house.

STAFF: Mr. Michael Morris of Engineering said the fire code stems the Cul-De-Sac rule. There needs to be a Cul-De-Sac, hammerhead or some sort of turn around, for a fire truck, mail truck or Garbage truck to make a turn. Mr. Morris added that the city has done this on other locations. The property needs to meet fire code.

BOARD: Chairman Mr. Lonnie Roberts asked the applicant if they know something that is workable in the vicinity of the property.

APPLICANT: Ms. Ashley Weaver she wants to deter people and the traffic in that area.

BOARD: Chairman Mr. Lonnie Roberts asked the distance from the Kraft lane to 1221 Princeton Drive.

APPLICANT: Ms. Ashley Weaver said it is 294 ft.

STAFF: Mr. Michael Morris of Engineering said you couldn't subdivide Tract B as there is no frontage for Tract B.

BOARD: Mr. Jim little asked if there room on the Right of way to go into someone else's property and if fire code can be waived.

STAFF: Mr. Michael Morris said he doesn't know if fire code can be lifted, but Cul-De-Sac can be waived.

BOARD: Mr. Dennis Zolper said he doesn't think it is good policy to waive fire code, but he does not have a problem with waiving the Cul-De-Sac after talking to an engineer with more expertise regarding the matter.

BOARD: Mr. Kevin Bailey said we don't need to consider fire codes.

BOARD: Mr. Dennis Zolper said he motions to approve the waiver for a Cul-De-Sac, but don't waive any other requirements from the state as in the Fire Code.

Cul-De-Sac has been waived.

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

Aye: 6 - Jim Scurlock;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper and Mary Margaret Jackson

Absent: 2 - Jerry Reece and David Handwork

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-18-13](#)

REZONING: 920 Union Street

John Easley for Associated Engineering on behalf of First United Methodist Church is requesting a Rezoning from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District for .13 acres +/- of land located at 920 Union Street.

This was Tabled at the MAPC June 12 Meeting.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [Warranty Deed and Transfer.pdf](#)
 [USPS Receipts.pdf](#)

John Easley for Associated Engineering on behalf of First United Methodist Church is requesting a Rezoning from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District for .13 acres +/- of land located at 920 Union Street.

This was Tabled at the MAPC June 12 Meeting.

MAPC voted to untable this rezoning.

APPLICANT: Mr. John Easley with Associated Engineering on behalf of First United Methodist Church said that all the adjacent property owners have been notified and wants to take this to City Council.

STAFF: Mr. Derrel Smith said this site meets all the six requirements that are on the zoning checklist. We would recommend that we approve the rezoning with the requirement after rezoning the development must meet all city requirements.

The following stipulations will apply:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.

BOARD: Mr. Lonnie Roberts asked if there are any public comments.

PUBLIC: No Opposition.

A motion was made by Kevin Bailey, seconded by Jim Little, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 6 - Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

Absent: 2 - Jerry Reece and David Handwork

9. Staff Comments

10. Adjournment