



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, June 11, 2019

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent 2 - Dennis Zolper and Mary Margaret Jackson

3. Approval of minutes

[MIN-19:058](#)

MINUTES: May 28, 2019

Meeting Minutes from Tuesday, May 28, 2019.

Attachments: [Meeting Minutes from May 28, 2019.pdf](#)

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

Aye: 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little and David Handwork

Absent: 3 - Jimmy Cooper; Dennis Zolper and Mary Margaret Jackson

4. Miscellaneous Items

[COM-19:038](#)

MINOR PLAT APPROVAL: 716 North Patrick Street

George Hamman of Civilogic on behalf of owner Southern Properties of Arkansas is requesting plat approval to construct a single parcel with one single family home. This plan creates three additional lots for a total of four lots. This is within an R-1 Single Family Residential District.

Attachments: [Request Preliminary and Final Letter.pdf](#)
[Howard Hills Plans.pdf](#)
[Hydrology Report.pdf](#)
[SWPPP.pdf](#)
[Aerial View of Location.pdf](#)

George Hamman of Civilogic on behalf of owner Southern Properties of Arkansas is requesting plat approval to construct a single parcel with one single family home. This plan creates three additional lots for a total of four lots. This is within an R-1 Single Family Residential District.

APPLICANT: George Hamman of Civilogic stated he prepared the plans. There are no infrastructure requirements for this. We don't need to build any streets. There are no major utility extensions. In years gone by, this would have been called a minor plat. Definitions have changed a little so we did have to do a detention pond. That's the only infrastructure item that is required.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated there are two things they are going to require. You have to have sidewalks along Patrick and we need to see a tree preservation plan. We need more information than what is provided. Other than that, we would recommend approval.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments.

COMMISSION: David Handwork stated he is familiar with this site development. On that north plot, there is an existing asphalt driveway that goes to a house to the east. It looks like it is going to be land locked, but I see on your plans you have a dedicated 30 ft. right-of-way. Are you relocating that driveway?

APPLICANT: George Hamman stated it's actually not relocating the driveway, that's actually the old easement for them to be able to get to this. It is a landlocked piece of property as it is today. That driveway just did not get built on the easement. That's why instead of five lots we went to four. He wouldn't have to relocate this driveway.

PUBLIC: No comment.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

[SP-19-02](#)

PRELIMINARY SITE PLAN REVIEW: Thorn Street Duplex Project

Jeremy Bevill of Fisher Arnold on behalf of Mary Louise Simmons is requesting MAPC Approval of a preliminary site plan for the lot widths and required setbacks for this project that do not meet the minimum requirements. This is within an R-2 Multi Family Low Density District.

THIS HAS BEEN PULLED.

Attachments:

[Application.pdf](#)

[Site Plan Concept.pdf](#)

[Ordinance 13-040 - 5% within Compliance.pdf](#)

[Lot Width at Setback.pdf](#)

[Duplex typical.pdf](#)

[Duplex L Shape.pdf](#)

[3D Rendering.pdf](#)

Postponed Temporarily

5. Preliminary Subdivisions

[PP-19-11](#)

PRELIMINARY SUBDIVISION APPROVAL: Wolf Meadows Phase 3

Josh Hurd of McAlister Engineering on behalf of WMPOF, LLC is requesting MAPC Preliminary Subdivision Approval for 54 proposed lots on 12.11 acres +/- located on the south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District: minimum 5,445 ft. lot required.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Wolf Meadow Phase 3 Plans.pdf](#)
 [Wolf Meadows and Prospect Farms Connection.pdf](#)
 [Aerial View of Location.pdf](#)
 [Legislation Sidewalk Details.pdf](#)
 [Ordinance.pdf](#)
 [All Phases of Wolf Meadows.pdf](#)

Josh Hurd of McAlister Engineering on behalf of WMPOF, LLC is requesting MAPC Preliminary Subdivision Approval for 54 proposed lots on 12.11 acres +/- located on the south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District: minimum 5,445 ft. lot required.

APPLICANT: Josh Hurd of McAlister Engineering on behalf of WMPOF, LLC stated this is just a continuation of the Wolf Meadows subdivision that is being constructed right now off of Aggie Road. The one thing that held this phase up is because we hit our 30 lot maximum on the fire code requirements. We have since then been able to resolve getting a connector street on the southeast portion of the property. It would connect into Prospect Farms Phase IV subdivision. We have secured a contract that guarantees that as a temporary construction easement at this point and requires that it be dedicated to the city upon completion of that road.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated it does meet all the requirements for the zoning district. For approval, we would make the requirement that you resubmit showing sidewalks. We need the sidewalks shown before we can issue any permits.

APPLICANT: Josh Hurd stated that's fine and that they still have to come back for a final subdivision here. We'll get it shown on that one.

PUBLIC: No comment.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

6. Final Subdivisions

[PP-19-10](#)

REPLAT APPROVAL: CENTRE PARK ADDITION REPLAT

John Easley of Associated Engineering on behalf of Centreline, LLC is requesting a MAPC Approval for 1, 2 and 3 that was lot 5 of Centre Park Addition Replat. It does meet all requirements, but due to three lots it requires MAPC Approval. This is within C-3 General Commercial District.

Attachments: [Centre Park Addition Replat.pdf](#)

John Easley of Associated Engineering on behalf of Centreline, LLC is requesting a MAPC Approval for 1, 2 and 3 that was lot 5 of Centre Park Addition Replat. It does meet all requirements, but due to three lots it requires MAPC Approval. This is within C-3 General Commercial District.

APPLICANT: John Easley of Associated Engineering on behalf of Centreline, LLC stated this is the area around the old Hyatt Hotel service center on McClellan Drive. Centerline, LLC own the remainder of what was the tract. About six months ago we replatted it into four lots, five a through five d. Now the owners are requesting a replat of lot five d into three separate lots. The owners intend to build the proposed street off of McClellan into a hammerhead turn around for fire department with right-of-way, utilities and sidewalk. What we're asking is that lots 1, 2, and 3 take care of their own storm water drainage, sidewalks, and landscaping. We'll also ask that lots one and three each have one curb cut off of McClellan Drive. That was there will not be multiple cuts along McClellan. As part of the plat process, we'll add the appropriate verbiage stipulating requirements for each lot.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated we do want you to place a note on the plat that shows we will only allow one access point on McClellan Drive on lot one and lot three. Sidewalks shall be built during the commercial site plan approval process. Make sure you show that easement on lot two. With those, we would recommend approval.

PUBLIC: No Comment.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

7. Conditional Use

[CU-19-05](#)

CONDITIONAL USE: 621 Gordon Street

Jonathan Harris is questing MAPC Approval for a Conditional Use to have an Automotive Repair Shop within an I-1 Limited Industrial District. This is located at 621 Gordon Street.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Picutres of Area.pdf](#)
 [USPS Receipts.pdf](#)

Jonathan Harris is questing MAPC Approval for a Conditional Use to have an Automotive Repair Shop within an I-1 Limited Industrial District. This is located at 621 Gordon Street.

APPLICANT: Jonathan Harris stated he is requesting to use this building for a mechanics shop.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they would recommend approval with the following conditions. All future alterations will be subject to the planning department's approval in the future. A final site plan illustrating compliance with site requirements for parking, parking lots, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted to the planning department prior to any redevelopment. Prior to any issuance of a certificate of occupancy, permission from the fire department on all aspects of life safety shall be signed off on. Prior to any issuance of a CO all permits shall be acquired and final occupancy shall be achieved within a one year time limit.

COMMISSION: Lonnie Roberts Jr. asked for public input and there was none. He then asked for commissioner comment.

A motion was made by Jim Little to approve the request with stipulations, seconded by David Handwork, that this matter be Approved. The motion PASSED with the following vote.

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

[CU-19-06](#)

CONDITIONAL USE: 1409 E. Parker Road

Danny Rainwater of Lamar Advertising of Jonesboro is requesting MAPC Approval for a Conditional Use for off-premise existing billboard signage going to LED Digital Face on both sides located within a C-3 General Commercial District. This is located at 1409 E. Parker Road.

Attachments: [Application.pdf](#)
[Letter.pdf](#)
[Staff Summary.pdf](#)
[Plat of Survey.pdf](#)
[Billboard Plans.PDF](#)
[Current and Purposed Pictures.pdf](#)
[Easement Information.pdf](#)
[Aerial View of Billboard.pdf](#)

Danny Rainwater of Lamar Advertising of Jonesboro is requesting MAPC Approval for a Conditional Use for off-premise existing billboard signage going to LED Digital Face on both sides located within a C-3 General Commercial District. This is located at 1409 E. Parker Road.

APPLICANT: Danny Rainwater of Lamar Advertising stated the sign is one sided, the side facing to the northwest. It's typical of what we've done in the past. It's a re-facing of the existing billboard structure by our office. From a 14 x 48 billboard on both sides to a 12 x 25 digital on the northwest side and a 10.6 x 36 standard static billboard on the other side which is similar to what we did at Caraway and Nettleton.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they would recommend approval with the following stipulations. Sign should utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so at no times shall the sign should exceed the brightness level of 3/10 foot candles above ambient light as measured using a foot candle meter. All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions. No sign message shall be displayed for a period of sign less than 8 seconds and a maximum transition time between messages shall seem instantaneous to the human eye. Upon issuance of a zoning permit, all other building permits and licenses required locally and state wide be applied for and obtained by the applicant.

COMMISSION: Lonnie Roberts Jr. asked for public input and there was none. He then asked for commissioner comment.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

8. Rezoning

[RZ-19-07](#)

REZONING: 5410 Harrisburg Road

Joshua Hurd of McAlister Engineering on behalf of owner Kevin Meredith is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to I-1 Limited Industrial District for 10.498 Acres +/- of land located at 5410 Harrisburg Road.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [Plat.pdf](#)
 [Picture of Rezoning Sign.pdf](#)

Joshua Hurd of McAlister Engineering on behalf of owner Kevin Meredith is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to I-1 Limited Industrial District for 0.498 Acres +/- of land located at 5410 Harrisburg Road.

APPLICANT: Joshua Hurd of McAlister Engineering stated Mr. Meredith is currently the owner of the lot next to it. It's got a privacy fence around it with the chatted area. It's basically an overflow for Stadium Auto Body and occasionally an impounded vehicle will be towed there by the Jonesboro city police. It doesn't see a whole lot of public visiting there other than to pick up an impounded vehicle. They see two to four tops entrances and exits as it is. He has purchased the lot that is adjacent to this and is going to construct a small office with associated parking.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated we would recommend approval. It is already existing in the area and we have never had a complaint since it has been in existence. We would recommend rezoning with the following stipulations: The proposed site shall satisfy all requirements of city engineering, all requirements of the storm water drainage design manual and flood plain regulations regarding new construction, 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 include parking, signage, landscaping, fencing, sidewalks, buffering, etc. and any change of use shall be subject to planning commission approval in the future.

COMMISSION: Lonnie Roberts Jr. asked for public input and there was none. He then asked for commissioner comment.

PUBLIC: No public comments.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

[RZ-19-08](#)

REZONING: 5403 E Nettleton - Fred Street - Part of Block D of Dudley's Subdivision

Jerry Stephens is requesting MAPC Approval for a Rezoning from C-3 General Commercial District to RS-7 Single Family Residential District with minimum 6,222 sq. ft. lot required for .77 acres +/- of land located at 5403 E. Nettleton and on Fred Street - Part of Block D of Dudley's Subdivision.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Lynn Turner Block D Replat.pdf](#)
 [Rezoning Plat.pdf](#)
 [Property Owners.pdf](#)
 [Letter from Nettleton Schools.pdf](#)
 [Email.pdf](#)
 [Aerial View of Location.pdf](#)

Postponed Temporarily

[RZ-19-09](#)

REZONING: 5307 E. Highland Drive

SAI Real Estate, LLC is requesting MAPC Approval for a Rezoning from AG-1 Agricultural District to I-1 Limited Industrial District for 12.90 Acres +/- of land located at 5307 E. Highland Drive.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [Warranty Deed.pdf](#)
 [People 200 FT .pdf](#)
 [Receipts and Green Cards.pdf](#)
 [Pictures of Rezoning Sign.pdf](#)

SAI Real Estate, LLC is requesting MAPC Approval for a Rezoning from AG-1 Agricultural District to I-1 Limited Industrial District for 12.90 Acres +/- of land located at 5307 E. Highland Drive.

APPLICANT: Jim Grambling from SAI Real Estate, LLC stated this property is right next to Thomas & Betts. It is currently zoned AG-1. We're asking for I-1 for the purpose of putting some mini-storage units and a service station. If this is approved, full disclosure, my client will probably be back asking for a conditional use for a convenience store, but we also recognize that this is the overlay district so those requirements may or may not change that. For now, we're just asking for the rezoning to I-1.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does follow our growth map. We would recommend approval with the following stipulations. The proposed site shall satisfy all requirements of city engineering, all requirements of the storm water drainage design manual and flood plain regulations regarding new construction, a final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, etc. will be submit to the planning department prior to any redevelopment. This property is along Highland Drive which is in our overlay district. They will require additional buffer, design elements, landscaping, and signage.

COMMISSION: Lonnie Roberts Jr. asked for public input and there was none. He then asked for commissioner comment.

PUBLIC: No public comments.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 2 - Dennis Zolper and Mary Margaret Jackson

9. Staff Comments

10. Adjournment