



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, June 27, 2017

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent 1 - Rick Stripling

3. Approval of minutes

[MIN-17:073](#)

Meeting Minutes from June 13, 2017 MAPC Meeting.

Attachments: [MAPC Meeting On June 13, 2017 Minutes](#)

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

Aye: 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 1 - Rick Stripling

4. Miscellaneous Items

5. Preliminary Subdivisions

PP-17-18

PRELIMINARY SUBDIVISION: Cypress Pointe Subdivision Phase 1

Mark Morris request MAPC approval of a Preliminary Subdivision - Cypress Pointe Subdivision Phase 1 for 24 lots on 8.5 acres for property Zoned R-1 Single Family Residential District located on Old Paragould Road south of Schagbark Lane and North of Cypress Springs Road.

Attachments: [Application](#)
 [Cypress Pointe Phase 1 Plans](#)
 [Staff Report](#)
 [Aerial View of Location](#)

APPLICANT: Mr. Mark Morris requested MAPC approval of a preliminary subdivision for Cypress Pointe Phase 1. This development will have 24 lots and sit on 8.5 acres. The land is zoned R-1 Single Family Residential.

STAFF: Mr. Derrel Smith from the Planning Department said the request met all of the cities subdivision standards. The city did recommend approval.

No Opposition.

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

Aye: 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 1 - Rick Stripling

6. Final Subdivisions

7. Conditional Use

CU-17-04

CONDITIONAL USE: CU 17-04 2826 E. Highland Drive

Justin Roberts of Sign-Tech of Paragould, LLC is requesting MAPC approval for property located at 2826 E. Highland for a Conditional Use for off-premise existing billboard signage going from Triaction Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

This was tabled in the MAY 23, 2017 Meeting.

Attachments: [Application](#)
 [Staff Summary](#)
 [Pictures of 2826 E. Highland Drive](#)
 [Letter](#)
 [Property Owner Notifications](#)
 [USPS Receipts](#)
 [Handouts](#)

APPLICANT: Mr. Justin Roberts of Sign-Tech requested MAPC approval for property located at 2826 E. Highland Drive for a Conditional Use for off-premise existing billboard signage going from Triaction Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

COMMISSION: Mr. Lonnie Roberts summarized the situation surrounding this request. The first time this request was before the MAPC it was pointed out the billboard was only given an on premise sign permit. At that time, Mr. Roberts gave the Commission several documents for them to review that showed the history of this on premise sign.

COMMISSION: Mr. Kelton made a motion to untable the request. Mr. Zolper seconded the motion.

STAFF: Mr. Derrel Smith said he spoke with the state. After speaking with the state and reviewing city records, city staff could only find documents showing where this sign had been permitted as an on premise sign. They were never given a billboard permit by the city or the state. Because of that reason, Mr. Smith felt like the city should not allow it to be changed to LED at this time.

PUBLIC: Mr. Tom Gibson was at the meeting to voice his opposition to this request. He presented the Commission with a letter from the State of Arkansas that showed they had no records of a billboard permit ever being issued for this location.

STAFF: Mr. Derrel Smith also pointed out the applicant would still have to get a state permit.

COMMISSION: Mr. Dennis Zolper wanted to make sure the applicant would have to go through the state even if the MAPC approves this request.

STAFF: Mr. Derrel Smith said the applicant would have to go through the state even if the MAPC approves the applicants' request. Mr. Smith went on the point out that he did not think the city could issue a permit for an off-premise sign when it was given a permit as an on premise sign.

COMMISSION: Mr. Lonnie Roberts asked if the sign would meet the cities off premise sign codes.

PUBLIC: Mr. Tom Gibson said it would not meet the cities off-premise sign codes.

COMMISSION: Mr. Ron Kelton asked Mr. Derrel Smith how long it had been since the city has reviewed the sign code ordinances.

STAFF: Mr. Derrel Smith said the city look at the sign codes around 2008 or 2009 but nothing recently.

APPLICANT: Mr. Justin Roberts stated that at the time his client applied for a permit the city did not have a billboard permit. His client did get a sign permit. Also, his client sent all the paperwork to the state and they told him he did not need a billboard permit from them. This was done in the 1990's.

COMMISSION: Mr. Dennis Zolper asked why his client wanted to change the face to a LED digital screen.

APPLICANT: Mr. Justin Roberts said it took less manual labor to change the face of the billboard.

COMMISSION: Mr. Jim Scurlock asked what the difference was between on premise and off premise sign permits.

APPLICANT: Mr. Justin Roberts said an on premise sign is a sign advertising for a business on the same property. An off premise sign is a sign advertising for a business at a different location. Mr. Roberts said the sign would stay in the same location.

COMMISSION: Mr. Ron Kelton said he was going to take the recommendation of the City Planner and vote against this request. He also felt like the City should review their sign codes regarding LED digital billboards.

COMMISSION: Mr. Jim Scurlock felt like the Commission should not decide between paper facing and digital facing on billboards.

COMMISSION: Mr. Denise Zolper agreed with Mr. Jim Scurlock. He would like to approve the request and let the State make the decision.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved. The motion **FAILED** with the following vote.

Aye: 3 - Jim Scurlock; Jimmy Cooper and Dennis Zolper

Nay: 4 - Ron Kelton; Jerry Reece; Kevin Bailey and Jim Little

Absent: 1 - Rick Stripling

8. Rezonings

[RZ-17-12](#)

REZONING: RZ 17-12: 1121 S. Main Street

Derek Spiegel buyer of Property on behalf of owner Sarah Russell is requesting of a Rezoning from R-2 Multi-Family Low Density District to C-2 Downtown Fringe Commercial District for .33 acres of land located at 1121 S. Main.

Attachments: [Application](#)
[Question Answers](#)
[Letter](#)
[Staff Summary](#)
[Signature sign in sheet for meeting](#)
[Minutes of Neighborhood Meeting held May 25](#)
[People within 200 ft](#)
[Property Owner Notifications](#)
[Rezoning Plat](#)
[Warranty Deed](#)
[Opposition](#)
[Aerial View of Location](#)

APPLICANT: Mr. Derek Spiegel is requesting a rezoning for property located at 1121 South Main Street. He would like to rezone the property from R-2 Multi-Family Low Density District to C-2 Downtown Fringe Commercial District. Mr. Spiegel would like to open a private practice at this location. The clients he would be seeing at this location would be individuals dealing with everyday problems. The clients would not have major mental disorders. He feels like he can connect better to his clients in a home setting.

STAFF: Mr. Derrel Smith asked if the applicant would like to request a limited use overlay with this request. Mr. Spiegel said he would like to rezone the property to C-2 Downtown Fringe Commercial District with a Limited Use Overlay. He would like to limit the use to general office use only. He wants to limit the use so the neighbors around this address would not have to worry about anything like a bed and breakfast or gas station moving into the location.

STAFF: Mr. Derrel Smith said he would recommend approval with the following conditions:

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 MAPC, 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 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. The property shall be limited to general office use only.

PUBLIC: Ms. Susan Hall asked Mr. Smith if there was any way this could be a home office.

STAFF: Mr. Derrel Smith said the applicant does not want to live at the location so the property will have to be rezoned to C-2. This cannot be home office because the applicant is not moving into the building.

COMMISSION: Mr. Reece wanted to make sure the owner did sign the rezoning application.

STAFF: Mr. Derrel Smith said the property owner did sign the rezoning application.

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

Aye: 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 1 - Rick Stripling

RZ-17-13

REZONING: RZ 17-13: Lot 1 of Jonesboro C.W. Post Addition and PT NW ¼ NE ¼ Sec 32-T14N-R5E between South of C.W. Post Road and between Nestle Road and Nordex Road

City, Water and Light is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 72.13 acres of land located at Lot 1 of Jonesboro C.W. Post Addition and PT NW ¼ NE ¼ Sec 32-T14N-R5E between South of C.W. Post Road and between Nestle Road and Nordex Road.

Attachments: [Application](#)
 [Staff Summary](#)
 [Warranty Deed](#)
 [Craighead Technology Park Map](#)
 [South of CW Post Plat](#)
 [Aerial View of Location](#)
 [Property](#)
 [USPS Receipts](#)
 [Adjoining Property Owner Signed](#)
 [Property Owner Notifications - signed - notofication](#)

APPLICANT: Mr. Terry Bare of Fisher Arnold and Kevan Imboden of City, Water and Light requested MAPC approval of a rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 72.13 acres of land. This property is located between Nestle Road and Nordex Road. Mr. Terry Bare said the applicant wants the rezoning so they can use the property for industrial recruitment.

STAFF: Mr. Derrel Smith recommended approval with the following conditions:

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 MAPC, 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 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.

No Opposition.

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

Aye: 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 1 - Rick Stripling

RZ-17-14

REZONING: RZ 17-14 Part of Lots 1 & 2 of Haag-Thrasher Addition and between Little Bay Ditch and Grisham Road

City, Water and Light is requesting MAPC approval of a Rezoning from C-3 General Commercial District to I-2 General Industrial District for 18.79 acres of land located at Part of Lots 1 & 2 of Haag-Thrasher Addition and between Little Bay Ditch and Grisham Road.

Attachments: [Application](#)
 [Staff Summary](#)
 [Craighead Technology Park](#)
 [Haag Thrasher Addition Plat](#)
 [Warranty Deed](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

APPLICANT: Mr. Terry Bare and Kevin Imboden of City, Water and Light requested MAPC approval of a rezoning from C-3 General Commercial District to I-2 General Industrial District for 18.79 acres of land located between Little Bay Ditch and Grisham Road. Mr. Terry Bare said the applicant would like to rezone the property so they can use the property for industrial recruitment.

STAFF: Mr. Derrel Smith recommended approval with the following conditions:

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 MAPC, 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 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.

No Opposition.

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

Aye: 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 1 - Rick Stripling

RZ-17-15

REZONING: RZ 17-15: Undeveloped Property NW of Barnhill Road / CW Post Drive Intersection on North of CW Post on Quality Way and Barnhill Road

City, Water and Light is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 20 +/- located at Undeveloped Property NW of Barnhill Road / CW Post Drive Intersection on North of CW Post on Quality Way and Barnhill Road.

Attachments: [Application](#)
 [Staff Summary](#)
 [Barnhill Road Plat](#)
 [Craighead Technology Park Map](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

APPLICANT: Mr. Terry Bare of Fisher Arnold and Mr. Kevin Imboden of City, Water and Light requested MAPC approval of a rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 20 acres. Mr. Terry Bare said his client would like the rezoning so they can use the property for industrial recruitment.

STAFF: Mr. Derrel Smith recommended approval with the following conditions:

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 MAPC, 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 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.

No Opposition.

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

Aye: 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 1 - Rick Stripling

RZ-17-16

REZONING: RZ 17-16 500 Block between Gladiolus and Brookstone Drive

Victor J. Ditta is requesting MAPC approval of a Rezoning from C-3 General Commercial District to RM-16 Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher located at the end of Gladiolus Drive in the 500 Block between Gladiolus and Brookstone Drive.

This has been pulled until MAPC July 11th Meeting.

Attachments:

[Application](#)

[Staff Summary](#)

[Rezoning Plat](#)

[Traffic Report](#)

[Property Owner Notifications](#)

[USPS Certified Return Cards](#)

[USPS Receipts](#)

[Aerial View of Location](#)

Withdrawn

9. Staff Comments

RZ-17-11

REZONING: RZ 17-11 Text Amendment Case: Proposed Master Street Plan

Request to Proposed Master Street Plan for Public Hearing with the review and approval of the planned documents to be recommended to City Council for Final Adoption.

This was Tabled.

Attachments: [2017 Master Street Plan to be Adopted](#)

Mr. Derrel Smith said the Proposed Master Street Plan needed to be untabled before the MAPC continued the discussion.

STAFF: Mr. Smith said the proposed plan has gone through the Master Street Plan Committee. The document is similar to the one that was proposed two years ago. There were a few changes to some of the cross sections in the document.

COMMISSION: Mr. Scurlock said some of the verbiage in the document scares him a little bit.

COMMISSION: Mr. Denise Zolper wanted to point out the document is not something carved in stone. It can be modified in the future.

PUBLIC: Mr. Rick Chester wanted to voice his concerns with the proposed Master Street Plan. He wanted to address the primary arterial that runs through Greensborough Village. He did not want the road running through this development because it is going to be a pedestrian friendly village.

ENGINEERING: Mr. Craig Light said the State Highway Department has several plans for this area. The City is not sure which one they will use. The Committee felt like it would be better to leave the plan as is rather than make changes to the document since no one is sure which plan the State is going to use. Mr. Light said if the MAPC wants to remove the line off the map city staff can do that.

PUBLIC: Mr. Rick Chester said why did they not include one of the ideas from the State since the City knows the road probably will not go through the Greensborough Village.

ENGINEERING: Mr. Craig Light said the Committees response to that was to wait until the State came out with one of their plans for public comment.

COMMISSION: Mr. Ron Kelton said the Plan needed to stay as is until the City knows what the State is going to do in that area.

No Opposition.

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

Aye: 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

Absent: 1 - Rick Stripling

10. Adjournment