



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, August 22, 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-17:097](#)

Meeting Minutes from July 25, 2017 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from July 25, 2017](#)

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, 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

[COM-17:058](#)

SPECIAL PRESENTATION: Presentation by Lamar Billboard on "Grandfather Clause as it pertains to Billboards".

Attachments: [Lamar's Presentation](#)

Mr. Tom Gibbons from Lamar Advertising made a presentation about the grandfather clause and how that impacts the number of billboards in Jonesboro. During his presentation, he proposed changing the sign code to where it eliminated the grandfather clause. He explained that once a nonconforming billboard is removed the city should not allow the owner to erect a new one in its place. Having fewer billboards in Jonesboro would provide more value to individuals who currently use billboards as a form of advertisement.

COM-17:059

SIDEWALK WAVIER: 3050 Stadium Blvd

Osment and Copeland, LLC is requesting consideration from the MAPC for a Sidewalk Wavier approval because this is a C-3 Limited Use Overlay for Car Lot being built at 3050 Stadium Blvd (See Application for Details/Justification). This was also on the Agenda 10/25/16.

Attachments: [Application - Sidewalk Wavier](#)
 [Minutes from October 25, 2016 MAPC Meeting](#)
 [Site Plan](#)
 [Letter from Arkansas Department of Transportation](#)
 [Car Choice Plans](#)
 [Aerial Veiw of Location](#)
 [Info from Kevin Bailey](#)

APPLICANT: Mr. Ray Osment requested a Sidewalk Waiver from the MAPC for property located at 3050 Stadium Blvd. The property is zoned C-3 Limited Use Overlay. The applicant is building a new commercial building on the property. Mr. Osment presented a letter from the State Highway Department saying they did not want sidewalks in that location. He went on to say that he was willing to pay money for sidewalks to be installed in other areas of town that really needed it but the city did not have a way for him to do that.

COMMISSION: Mr. Ron Kelton said the MAPC should waive the requirement since the State Highway Department did not want sidewalks in that area.

No Opposition.

A motion was made by Jerry Reece, 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

5. Preliminary Subdivisions

SP-17-05

SITE PLAN REVIEW: 4210 Southwest Drive

Travis Fischer of Tralan Engineering, on behalf of the Owner: Fire Protection of Arkansas, Inc is requesting MAPC site plan approval for 4210 Southwest Drive for a new building placement.

Attachments: [Site Plan](#)
 [Aerial View of Location](#)
 [Ordinance for Rezoning](#)

APPLICANT: Mr. Michael Boggs requested site plan approval for 4210 Southwest Drive. There will be a new commercial building on this property. This will be a new location for Fire Protection of Arkansas.

STAFF: Mr. Derrel Smith said the Planning Department had no issues with this request.

No Opposition.

A motion was made by Jimmy Cooper, seconded by Jerry Reece, 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

PP-17-20

FINAL SUBDIVISION: Prospect Hills

Travis Fisher of Tralane Engineering, LLC on behalf of Prospect Hills, LLC requests MAPC approval of a Final Subdivision Approval for 44 proposed lots on 15.07 acres, within the R-1 Single Family Residential District located on Aggie Road.

Attachments: [Prospect Hills Subdivision Plans](#)
 [Staff Report](#)
 [Plat](#)
 [Aerial View of Location](#)

APPLICANT: Mr. Michael Boggs requested MAPC approval of a Final Subdivision for 44 lots on 15.07 acres. The land is located on Aggie Road and zoned R-1 Single Family Residential.

STAFF: Mr. Derrel Smith said the city has reviewed the request and it does meet all of the cities subdivision requirements so he recommended MAPC approve the request.

No Opposition.

A motion was made by Dennis Zolper, seconded by Jerry Reece, 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

7. Conditional Use

CU-17-12

CONDITIONAL USE: CU 17-12: 3007 Prosperity Road

George Hamman of Civilogic on behalf of applicant Vineyard Development Group and owner Metro Builders Supply, Inc. is requesting MAPC approval for property located at 3007 Prosperity Road 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.

Attachments: [Application](#)
 [Staff Summary](#)
 [Letter](#)
 [Plat](#)
 [Returned Property Owner Notification](#)
 [Aerial View of Location](#)

APPLICANT: Mr. George Hamman requested MAPC approval for property located at 3007 Prosperity Road for a Conditional Use for off-premise existing billboard signage going to LED Digital Face on both sides. The property is zoned C-3 General Commercial. Mr. Hamman said the applicant is going to take the sign from a double-faced sign on both sides to one digital face per side.

STAFF: Mr. Derrel Smith presented staff comments. He recommended the following conditions:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) 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 time less than 8 seconds and maximum transition time between messages shall seem instantaneous to the human eye.
2. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

AUDIENCE: Mr. Tom Gibbons wanted to know if the request met the spacing requirements stated in the city ordinances.

APPLICANT: Mr. George Hamman said the request did met all of the spacing requirements.

COMMISSION: Mr. Jim Little asked if it would be an issue if the sign did not met the spacing requirements.

STAFF: Mr. Smith said it would not since the billboard already existed.

No Opposition.

A motion was made to approve the request with the recommended conditions

from the Planning Department.

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

CU-17-13

CONDITIONAL USE: CU 17-13: 2000 East Highland Drive

George Hamman of Civilogic on behalf of applicant Vineyard Development Group is requesting MAPC approval for property located at 2000 East Highland Drive 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.

Attachments: [Application](#)
 [Staff Summary](#)
 [Letter](#)
 [Plat](#)
 [Aerial View of Location](#)

APPLICANT: Mr. George Hamman requested MAPC approval of a Conditional Use for property located at 2000 E Highland Drive. The application would like to change the existing billboard to a LED Digital Face on both sides. The property is zoned C-3 General Commercial.

STAFF: Mr. Derrel Smith recommended the following conditions:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) 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 time less than 8 seconds and maximum transition time between messages shall seem instantaneous to the human eye.
2. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

No Opposition.

A motion was made to approve the request with the conditions recommended by the Planning Department.

A motion was made by Kevin Bailey, seconded by Jim Little, 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

CU-17-14

CONDITIONAL USE: CU 17-14: 3599 S. Caraway Road

George Hamman of Civilogic on behalf of applicant Vineyard Development Group is requesting MAPC approval for property located at 3599 S. Caraway Road 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.

Attachments: [Application](#)
 [Staff Summary](#)
 [Boundary Survey Book I @ Page 173 filed 11-7-07](#)
 [Letter](#)
 [Aerial View of Location](#)

APPLICANT: Mr. George Hamman requested MAPC approval of a Conditional Use for property located at 3599 South Caraway Road. The application would like to change the existing billboard to a LED Digital Face on both sides. The property is zoned C-3 General Commercial.

STAFF: Mr. Derrel Smith recommended the following conditions:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) 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 time less than 8 seconds and maximum transition time between messages shall seem instantaneous to the human eye.
2. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

AUDIENCE: Sign Tech from Paragould asked if the city would require a contractor's license for the installment of the billboards.

COMMISSION: Mr. Lonnie Roberts said the city would require a contractor's license for the installment of billboards.

No Opposition.

A motion was made to approve the request with the conditions recommended by the Planning Department.

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

8. Rezoning

RZ-17-23

REZONING: RZ 17-23: 3012 Parkwood Drive

Terry Bare of Fisher Arnold Engineering on behalf of Kristy Harvey is requesting of a Rezoning from C-3 General Commercial District Limited Use Overlay to C-3 General Commercial District for .17 acres of land located at 3012 Parkwood Drive.

Attachments: [Application and attachments](#)
[Staff Summary](#)
[Aerial View of Location](#)

APPLICANT: Mr. Terry Bare requested a rezoning for 3012 Parkwood Drive. He would like to rezone the property from C-3 LUO General Commercial to C-3 General Commercial. When his client purchased the property, she was not aware of the Limited Uses attached to the C-3 Commercial Zoning. She would like to open a new business on the property but the Limited Use only allows for a parking lot. She is planning on putting in a new beauty salon.

STAFF: Mr. Derrel Smith presented staff comments. The LUO limited this property to only a parking lot. The Planning Department 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 to approve the rezoning request with the recommended conditions from the Planning Department.

A motion was made by Dennis Zolper, 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

9. Staff Comments

10. Adjournment