



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, March 13, 2018

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

3. Approval of minutes

[MIN-18:025](#)

MINUTES: Meeting Minutes from February 27, 2018 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from February 27, 2018.pdf](#)

Approved

Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezonings

[RZ-18-03](#)

REZONING: RZ 18-03: 3313 E. Parker Road

Dave McGehee of Diamond Towers V, LLC on behalf of owner Elizabeth Moore of MOBEME, LLC is requesting a Rezoning from R-1 Residential Single Family Medium Density Residential District to C-3 General Commercial District for .92 +/- acres of land located at 3313 E. Parker Road.

Attachments:

[Application.pdf](#)

[Zoning Questions Answered.pdf](#)

[Staff Summary.pdf](#)

[Legal Description for Survey.pdf](#)

[Property Owner Notification.pdf](#)

[Tower Survey.pdf](#)

[Site Plan.pdf](#)

APPLICANT: Dave McGehee of Diamond Towers V, LLC on behalf of owner Elizabeth Moore of MOBEME, LLC is requesting a Rezoning from R-1 Residential Single Family Medium Density Residential District to C-3 General Commercial District for .92 +/- acres of land located at 3313 E. Parker Road. This is a parcel that has been subdivided and is adjacent to a similar size property not exactly, but similar size to the property to its West that is also zoned C-3. The property to the West - Honda Dealership is C-3. Further East is all Industrial Zoned. This property owner owns the great parcel that is all behind this acreage and on all sides. This was originally zoned Agricultural and now it is R-1. We are just requesting a subdivided just under an acre for this rezoning.

STAFF: Derrel Smith stated that it does meet all the criteria for the rezoning and our zoning chapter so we would recommend approval with the following stipulations:

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 on the property.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Staff, prior to any redevelopment of the property.
3. Any change of use shall be subject to the Planning Staff 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 Planning Staff prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Any improvements required by the Planning Department, Engineering Department, Inspection Department and Fire Department should be completed prior to any C.O. being issued.

COMMISSION: Jerry Reece stated I know it will come out on the site plan but where are you going to locate that tower on the lot.

APPLICANT: David McGehee stated that it is approximately centered on that

lot. The larger square is approximately .92 acres and the smaller is .29 acres that box in the middle. Is the proposed.

COMMISSION: Jerry Reece stated middle of the lot.

APPLICANT: David McGehee stated yes.

COMMISSION: Jeb Spencer stated that this area is a High Intensity Growth Sector right Derrel.

STAFF: Derrel Smith stated yes sir.

COMMISSION: Jeb Spencer stated I think I asked this before in the pre-meeting what is a good example that already exist or mature in a High Intensity Growth Sector.

STAFF: Derrel Smith read off the uses from the staff summary: Regional Shopping Centers, Automotive Dealerships, Outdoor Display Retail, Fast Food Restaurants, Multi-Family, Service Stations, Commercial and Office, Call Centers, Research and Development, Medical, Banks, Big Box Commercial and Hotels.

COMMISSION: Jeb Spencer stated so something like Caraway / Stadium. I am trying to consider this tower in the future. How tall will the tower be Mr. McGehee?

APPLICANT: David McGehee stated that it had been proposed at 100 ft.

COMMISSION: Jeb Spencer stated that 150 ft. was the limit for High Intensity.

APPLICANT: David McGehee stated that it is lower than what they usually propose.

A motion was made by Jerry Reece with the stipulations stated by the Planning Department, seconded by Kevin Bailey, that this matter be Recommended to Council. The motion PASSED with the following vote.

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

Nay: 1 - Jeb Spencer

[RZ-18-04](#)

REZONING: RZ 18-04: 415 E. Oak Avenue

Ted Herget with MATH Investments is requesting a Rezoning from R-2 Multi-Family Low Density District to C-1 Downtown Core Commercial District Limited Use Overlay for 1.1 +/- acres of land located at 415 E. Oak Avenue.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Plat.PDF](#)
 [Property Owner Notifications.pdf](#)
 [Cherry and Cobb - Marketing Site Plan.pdf](#)

APPLICANT: Ted Herget with MATH Investments is requesting a Rezoning from R-2 Multi-Family Low Density District to C-1 Downtown Core Commercial District Limited Use Overlay for 1.1 +/- acres of land located at 415 E. Oak Avenue. Going to mirror what we did across the street. Same Zoning West and the product worked really well and trying to get that wrapped up. Honestly it may take a while to get rolling but just want to build one or two of these at a time.

STAFF: Derrel Smith stated this does meet all criteria for approval and we do recommend approval with the following stipulations:

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. The following use: Residential Only on both floors with no Commercial for the Limited Use Overlay.
4. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.

PUBLIC: No Opposition.

A motion was made by Dennis Zolper with the stipulations stated by the Planning Department, seconded by Jerry Reece, that this matter be Recommended to Council. The motion **PASSED** with the following vote.

Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

9. Staff Comments

10. Adjournment