



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, July 24, 2018

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little; Dennis Zolper and David Handwork

**Absent** 2 - Jimmy Cooper and Mary Margaret Jackson

### 3. Approval of minutes

[MIN-18:070](#)

MINUTES: July 10, 2018

**Attachments:** [Meeting Minutes from July 10, 2018 MAPC Meeting.pdf](#)

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

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little; Dennis Zolper and David Handwork

**Absent:** 2 - Jimmy Cooper and Mary Margaret Jackson

### 4. Miscellaneous Items

[SP-18-08](#)

SITE PLAN REVIEW: 2603 Moore Road

James Best of Best and Best Leasing requests Site Plan Review and Approval for a New Manufacturing Facility to be located at 2603 Moore Road that will be in I-1 Limited Industrial District if City Council approves the rezoning on August 7th. The development exceeds the 75,000 square feet, thus requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 100,000 square feet for the new building.

**Attachments:**     [Application.pdf](#)  
                              [Overall Site Layout Plan.pdf](#)  
                              [Plans.pdf](#)  
                              [Plan.PDF](#)  
                              [Overall Landscape Plan.pdf](#)  
                              [Elevation Certification 2018.pdf](#)  
                              [Flood Permit.pdf](#)  
                              [Pictures of Area.pdf](#)

James Best of Best and Best Leasing requests Site Plan Review and Approval for a New Manufacturing Facility to be located at 2603 Moore Road that will be in I-1 Limited Industrial District if City Council approves the rezoning on August 7th. The development exceeds the 75,000 square feet, thus requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 100,000 square feet for the new building.

**APPLICANT:** Mr. Carlos Wood represented James Best of Best leasing. James Best was also present. Mr. Wood said he is seeking a site plan approval.

**STAFF:** Mr. Derrel Smith said that Planning Department has reviewed and engineering have a couple of comments regarding the flood plain and flood-way. Mr. Smith said the proponent meets the requirements of the Planning Department

**STAFF:** Mr. Michael Morris said the applicant has taken care of all the flood-way regulations. The only thing Mr. Morris said was that this Site Plan is dead-ending Kruger Drive, and there is no Cul-De-Sac. He further said that it does meet fire code, and the other owner can abandon that portion of the land, if they wanted to. There is enough room to turn in their driveway.

**STAFF:** Mr. Derrel Smith suggested to amend the motion, which added subject to the rezoning of the property.

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

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little; Dennis Zolper and David Handwork

**Absent:** 2 - Jimmy Cooper and Mary Margaret Jackson

[SP-18-09](#)

SITE PLAN REVIEW: 3707 Harrisburg Road

Matt Silas of Matt Silas Architect on behalf of Central Baptist Church request Site Plan Review and Approval for a new Administration Wing Addition of 29,778 square foot to be located at 3707 Harrisburg Road withing the R-1 Single Family Residential District. The development exceeds the 75,000 square feet, thus requiring MAPC Site Plan Approval and Square Footage Approval. Total Square footage is 195,643 square feet for the Central Baptist Church.

**Attachments:**

[APPLICATION.pdf](#)

[18-031 Central Baptist Church Expansion - Plan Set \(5\).pdf](#)

[CBC Admin Wing.pdf](#)

[Building.pdf](#)

[Structural Plans.pdf](#)

[Aerial View of Location.pdf](#)

Matt Silas of Matt Silas Architect on behalf of Central Baptist Church request Site Plan Review and Approval for a new Administration Wing Addition of 29,778 square foot to be located at 3707 Harrisburg Road withing the R-1 Single Family Residential District. The development exceeds the 75,000 square feet, thus requiring MAPC Site Plan Approval and Square Footage Approval. Total Square footage is 195,643 square feet for the Central Baptist Church.

**APPLICANT:** Mr. Matt Silas represented Central Baptist Church. Mr. Silas said he did a rough calculation of the parking spaces and this is just a formality to get the site plan approved.

**STAFF:** Mr. Derrel Smith during reviewing the site plan they came across a traffic study, there has not been a recent traffic study, so the proponent needs to turn in an updated traffic study. Ernie Peters was the person who did the original study that study can also be turned in as long as it meets the current requirements. Additionally, on the next expansion will add the sidewalks if it goes over 20%.

**BOARD:** Mr. Dennis Zolper said that should we put it on hold until the traffic study is turned in.

**STAFF:** Mr. Derrel Smith said they can approve the site plan pending the study.

**STAFF:** Ms. Carol Duncan said we can approve the site plan pending the traffic study, an existing one or a new one would work. If anything does not meet the requirement on the study then the applicant will be dealing with the State Highway Department.

**APPLICANT:** Mr. Matt Silas said they are not increasing the congregation area, the number of attendees should not increase following the additions to the Church, as this is an administration building.

**STAFF:** Ms. Carol Duncan said that the traffic may not be impacted as the administration and Church service will not take place simultaneously.

**BOARD:** Mr. Dennis Zolper said we should not allow the construction until the traffic study has been turned in and reviewed.

**BOARD:** Mr. David Handwork asked what the control mechanism is to not issue a foundation permit before the traffic report.

**STAFF:** Mr. Derrel Smith said it goes to two departments, one issues the foundation permit and the other issues the building permit.

**STAFF:** Ms. Carol Duncan said we might want to rearrange that order.

**BOARD:** Mr. Dennis Zolper motioned for the vote with the following stipulation attached: That the applicant turns in the traffic study, with subject to approval from the Planning and Engineering Department.

A motion was made by Dennis Zolper, seconded by David Handwork, 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

**Nay:** 1 - Dennis Zolper

**Absent:** 2 - Jimmy Cooper and Mary Margaret Jackson

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

**7. Conditional Use**

**8. Rezoning**

**9. Staff Comments**

**10. Adjournment**