



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, September 24, 2019

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Jim Scurlock

Absent 1 - Dennis Zolper

3. Approval of minutes

[MIN-19:092](#)

MINUTES: Tuesday, September 10, 2019

Attachments: [Meeting Minutes from September 10, 2019](#)

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

Aye: 7 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Jim Scurlock

Absent: 1 - Dennis Zolper

4. Miscellaneous Items

[COM-19:063](#)

SIDEWALK REQUEST: 3305 Harrisburg Road

Sean Stem of Construction Network on behalf of Popeye's Chicken is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$3,318.45 instead of installing the sidewalks along 3305 Harrisburg Road. The total area of sidewalk is 575 square yards.

Attachments: [Letter](#)
 [Site Plans](#)
 [Civil Sheets and Survey](#)
 [Plat Sheet](#)

Sean Stem of Construction Network on behalf of Popeye's Chicken is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$3,318.45 instead of installing the sidewalks along 3305 Harrisburg Road. The total area of sidewalk is 575 square yards.

APPLICANT: Sean Stem stated they did not have any problem putting the sidewalk in, but the state said it is on their right-of-way. There is an email from Rick Carmack that states this.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this is one of the reasons that we came up with the in-lieu-of fee. We would recommend we accept the amount of \$3318.45.

COMMISSION: David Handwork asked, the highway department has plans to build a sidewalk here in the future, is that correct?

STAFF: Derrel Smith stated that is correct. The intersection will be improved as quickly as they can get it out to bid. There will be sidewalks there in the future.

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

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

Nay: 1 - Mary Margaret Jackson

Absent: 1 - Dennis Zolper

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-19-13](#)

REZONING: 1402 Highland Drive

Armor Bank is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 2.01 acres +/- of land located at 1402 Highland Drive.

Attachments: [Application](#)
 [Staff Summary](#)
 [Site Plan and Landscape](#)
 [Site Plan](#)
 [Rezoning Plat](#)
 [Overall](#)
 [Pictures of Building](#)
 [Mailing Receipts](#)
 [Returned and Signed Property Owner 1](#)
 [Returned and Signed Property Owner](#)
 [Returned and Signed School](#)

Armor Bank is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 2.01 acres +/- of land located at 1402 Highland Drive.

APPLICANT: Jim Grambling of Grambling Law Firm representing Armor Bank stated this property is to the West of Newks. It will be a relatively small bank branch, around 4500-5000 square feet on a two acre lot. He stated they had a Neighborhood Meeting and the minutes from that meeting are a part of the application packet. Seven or eight people showed up. They had questions, but no one voiced any objections. They seemed generally to be in favor of it as a compromise for that area. He sent notice to not just people within 200', but to all neighbors in the Highland Forest area. The bank asked for this to be transparent, open, and to be good neighbors. He also talked to the Superintendent of the school and she was in favor of the bank. One of the concerns at the Neighborhood Meeting was landscaping. He understands there are landscaping standards that the city has. There are several mature trees on the property. The client is committed to keeping as many of the mature trees on the property as possible. This will not be a high trafficked branch. This is more of a billboard for digital banking. As seen in the pictures, this looks almost like a house. It is a beautiful building that is residential in appearance. They are not trying to overfill the lot at all. He believes this is the best use of the land given where it is and the nature of this project.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does meet the city land use plan. We asked Mr. Grambling if he would add the limited use overlay since C-3 is a fairly broad zoning. He spoke with his client and they agreed to the limited use overlay. I will have a list of what will not be allowed there also. He stated they would recommend approval with the following requirements:

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. Any change of use shall be subject to Planning Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. The Property has to have a fence separating the Residential from the Commercial Zoning.
6. The Limited Use Overlay will not permit: Adult Entertainment, Auditorium or Stadium, Bed and Breakfast, Carwash, Cemetery, College or University, Communication Tower, Convenience Store, Day Care Limited, Day Care General, Funeral Home, Golf Course, Hospital, Hotel or Motel, Library, Medical Marijuana Dispensary, Nursing Home, Parks and Recreation, Pawn Shops, Recreational Vehicle Park, Safety Services, Service Station, Off-Premise Signs, Utility, Major, Vehicle and Equipment, Vehicle Repair General and Limited, Warehouse – Residential (mini-storage).

COMMISSION: Lonnie Roberts Jr. asked for public comment. There was none. He then opened for Commissioner comment.

COMMISSION: Mary Margaret Jackson stated she agrees that it is a very attractive design. She stated when you are doing the landscaping, she hopes that they may be able to keep some of the old growth trees in the area. That would be in keeping with the surrounding neighborhoods. It is heavily wooded. That would look more attractive and in line with what is already there.

APPLICANT: Jim Grambling stated his client intends to do exactly that.

COMMISSION: Jerry Reece commended Mr. Grambling for his neighborhood meeting. He stated this same property came up several years ago and those were the people in opposition then.

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

Aye: 7 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Jim Scurlock

Absent: 1 - Dennis Zolper

9. Staff Comments

10. Adjournment