



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, October 8, 2019

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Mary Margaret Jackson and David Handwork

Absent 2 - Dennis Zolper and Jim Scurlock

3. Approval of minutes

[MIN-19:099](#)

MINUTES: Tuesday, September 24, 2019

Attachments: [Meeting Minutes from September 24, 2019](#)

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

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

Absent: 2 - Dennis Zolper and Jim Scurlock

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-19-21](#)

FINAL SUBDIVISION: Sarah Crossing Phase 1

Mark Morris request MAPC Final Subdivision Approval for 39 Lots on 12.89 +/- Acres located West of Maple Valley and North of Hwy 49. This property is zoned R-1 Single Family Residential District.

Attachments: [Subdivision Application](#)
 [Staff Report](#)
 [Sarah Crossing Phase 1 with Sidewalks](#)
 [Sarah Crossing Phase 1- Revised Bond](#)
 [Sarahs Crossing Phase 1 - Preliminary](#)
 [Aerial View of Location](#)

Mark Morris request MAPC Final Subdivision Approval for 39 Lots on 12.89 +/- Acres located West of Maple Valley and North of Hwy 49. This property is zoned R-1 Single Family Residential District.

APPLICANT: Mark Morris stated he is seeking final approval on 39 lots.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Tracy McGaha stated the Planning Department approves this final approval for Sarah's Crossing, Phase One.

STAFF: Michael Morris stated they have a bond up for the second layer of asphalt and the sidewalks which is typical.

COMMISSION: Lonnie Roberts Jr. asked for commission comment. There were none.

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

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

Absent: 2 - Dennis Zolper and Jim Scurlock

7. Conditional Use

8. Rezoning

[RZ-19-14](#)

REZONING: 4301 E. Johnson

Rhodes Development Company, LLC on behalf of Estate of Mildred M. Mosier is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 1 acre +/- of land located at 4301 E. Johnson.

Attachments: [Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Preliminary Layout](#)
 [Warranty Deed](#)
 [USPS Certified Receipts](#)

Rhodes Development Company, LLC on behalf of Estate of Mildred M. Mosier is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 1 acre +/- of land located at 4301 E. Johnson.

APPLICANT: George Hamman from Civilogic stated Rhodes development is representing Plaza Tire Company. They plan to put a new location at that address. They want to go from a R-1 to a C-3 zoning. It is surrounded by C-3 existing and I-1.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Tracy McGaha stated the Planning Department staff finds in favor of the request and the following conditions are recommended:

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. This Property lies in the Overlay District and will have to comply with all the rules and regulations for that District.

COMMISSION: Lonnie Roberts Jr. asked for public comment. There were none.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments.

COMMISSION: Mary Margaret Jackson stated she is concerned about some of the things they were doing on the MAPC. In all of the rezoning decisions they are affecting the quality of life and making future changes to the city. She stated she wants to make sure they do so wisely. When you have moderate intensity developments side by side and each development has its own ingress and egress, curb cuts, and no shared parking, you will result in another Red Wolf Blvd. When you have a speed limit of 55 mph down Johnson Ave. you will have Arkansas State University warning students about the new crosswalks. She stated everything they are doing here is very serious and wants everyone to consider having a framework to look at future development in the city. The Future Land Use Plan was adopted in 2017. They acknowledge in this plan that because specialized expertise is needed for the amount of detailed analysis deserved, this committee forwards the following priority items to the MAPC and the city council. It states, the city, in the very near future, needs to consider contracting out a master parks and recreation plan. The city needs to begin individual neighborhood study plans starting with already established neighborhood association plans. What they are talking about is the beginning of a comprehensive plan. If we have separate plans looking at future comprehensive plans, that is fine. She stated in her opinion, they need to start now. Everything they do is changing the city. We saw the majority of our public is interested in the future of the city regardless of how they view quality of life. That needs to be taken seriously. On the city website it says the MAPC is responsible for ensuring the orderly development of the city through the adoption and periodic revision of the city of Jonesboro comprehensive plan which we do not have one right now. She stated they are changing the city every month with these rezonings. The city is going to continue to grow and expand and they need to think about what they are doing. The city is spending its reserves. She stated that they need all of the public involved to decide what we want our city to be and make those changes now. They do not have, as a body, the framework to make those decisions, but should consider moving forward to the next step.

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

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

Absent: 2 - Dennis Zolper and Jim Scurlock

9. Staff Comments

10. Adjournment