



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, December 10, 2019

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

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

**Absent** 1 - Kevin Bailey

### 3. Approval of minutes

[MIN-19:113](#)

MINUTES: MAPC Meeting - Tuesday, November 12, 2019

**Attachments:** [Meeting Minutes from November 12, 2019 MAPC Meeting](#)

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

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

**Absent:** 2 - Mary Margaret Jackson and Kevin Bailey

### 4. Miscellaneous Items

[SP-19-06](#)

SITE PLAN REVIEW: 5111 Krueger Drive

John Szopinski of Forcum Lannom Contractors, LLC on behalf of Kenney Manufacturing is requesting Site Plan Review and Approval for a new proposed Warehouse Addition to their existing facility located at 5111 Krueger Drive that will be in the I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thru requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 132,260 sq. ft.

**Attachments:**     [Plans](#)  
                                 [Aerial View of Location](#)

John Szopinski of Forcum Lannom Contractors, LLC on behalf of Kenney Manufacturing is requesting Site Plan Review and Approval for a new proposed Warehouse Addition to their existing facility located at 5111 Krueger Drive that will be in the I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thru requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 132,260 sq. ft.

**APPLICANT:** Daniel Ellis with Kenney Manufacturing stated Kenney has been in the community for over 30 years. To support growth, they are looking to expand on the 22 acres they have.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they would recommend approval. They will require it meets all city, state, and federal codes.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comment.

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

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

**Absent:** 2 - Mary Margaret Jackson and Kevin Bailey

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

**PP-19-27**

**FINAL SUBDIVISION: Fair Park Crossing**

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Final Subdivision Approval of four lots that include 5.14 acres +/- located at 2411, 2415, 2419, 2423 Race Street that is within the C-2 Downtown Fringe Commercial District that is going thru a rezoning request for C-3 General Commercial District.

**Attachments:** Plat  
Aerial View

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Final Subdivision Approval of four lots that include 5.14 acres +/- located at 2411, 2415, 2419, 2423 Race Street that is within the C-2 Downtown Fringe Commercial District that is going thru a rezoning request for C-3 General Commercial District.

**APPLICANT:** George Hamman stated Engineering is wanting an overall drainage plan for the entire 14 acres. He has no problem with that. He stated he is requesting the item be tabled until the next meeting to allow time to prepare a full drainage layout.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that this matter be Tabled. The motion **PASSED** with the following vote.

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

**Absent:** 2 - Mary Margaret Jackson and Kevin Bailey

**7. Conditional Use**

[CU-19-13](#)

CONDITIONAL USE: 406 Scott Street

Perry Walker, Sr. of Deliverance Family Worship Center is requesting MAPC Approval for a Conditional Use to allow a Daycare in the Deliverance Family Worship Center Church. Daycares are allowed in an R-2A Zoning Classification, with a Conditional Use Permit, which is required within Section 14.20.01 of the old code ordinances. This is located at 406 Scott Street.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Aerial View](#)  
                              [USPS Receipt](#)  
                              [Returned Property Owner Signature](#)

**Perry Walker, Sr. of Deliverance Family Worship Center is requesting MAPC Approval for a Conditional Use to allow a Daycare in the Deliverance Family Worship Center Church. Daycares are allowed in an R-2A Zoning Classification, with a Conditional Use Permit, which is required within Section 14.20.01 of the old code ordinances. This is located at 406 Scott Street.**

**APPLICANT: Dr. Perry Walker Sr. stated they are wanting to provide a daycare for the community. This is something that is needed and will employ some people from the church.**

**COMMISSION: Lonnie Roberts Jr. asked for staff comment.**

**STAFF: Derrel Smith stated they would recommend approval with the following condition:**

**1. 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.**

**APPLICANT: Perry Waler Sr. stated they have already done this.**

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

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

**Aye:**    7 -    Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork and Jim Scurlock

**Absent:**   1 -   Kevin Bailey

[CU-19-14](#)

CONDITIONAL USE: 3111 Rhonda Drive # B

John Travis is requesting MAPC Approval for a Conditional Use to have a temporary meeting place for a small church plant for no more than one year within an R-1 Single Family Medium District, which is required to have a Conditional Use Permit within Section 14.20.19 of the code. This is located at 3111 # B Rhonda Drive.

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Plat](#)  
                              [Property Owners Signatures](#)  
                              [USPS Receipts](#)

John Travis is requesting MAPC Approval for a Conditional Use to have a temporary meeting place for a small church plant for no more than one year within an R-1 Single Family Medium District, which is required to have a Conditional Use Permit within Section 14.20.19 of the code. This is located at 3111 # B Rhonda Drive.

**APPLICANT:** John Travis stated they have 8-12 people right now. They believe they can double that size and will outgrow that space. He stated they expect to be out of that space within a year at most. They currently have six parking space, two in the garage and four in the driveway. There is also a neighbor that has said people can park in his driveway if needed. He stated this is a simple meeting place. They are currently meeting in a conference room of a local business. There have been no complaints.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comment.

**STAFF:** Derrel Smith stated there are concerns about parking in the neighborhood and whether or not they have adequate parking for the amount of cars they are going to have. He stated if the commission considers this, the city asks 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.

**COMMISSION:** Lonnie Roberts Jr. asked for public comment.

**PUBLIC:** David Steinquist stated he lives two days away. He stated he wants assurances that if two months from now they have more people, parking on the street does not become a problem. Rhonda Drive is a two lane road with no shoulder parking space. People often use this street to get from Parker Road to places and back. He stated he has no problem with it if they park six cars on their property or if someone down the street says they can park in their driveway. He stated he wants to make sure that if they grow, the parking situation will not be swept under the rug. He stated there are other neighbors with the same concerns.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comment.

**COMMISSION:** Jim Little asked if he will have to get a building permit to have church in a house.

**STAFF:** Derrel Smith stated he will have to get a zoning occupancy. He will have to have a building and fire inspection.

**COMMISSION:** Dennis Zolper stated the goal appears to be to have a bigger church. He stated he does not see the house being suitable. There is going to be a parking issue no matter what.

**STAFF:** Derrel Smith stated you could add no on street parking would be allowed as a stipulation.

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

**Aye:** 4 - Jerry Reece; Jim Little; David Handwork and Jim Scurlock

**Nay:** 3 - Jimmy Cooper; Dennis Zolper and Mary Margaret Jackson

**Absent:** 1 - Kevin Bailey

## **8. Rezonings**

[RZ-19-18](#)

REZONING: 2750 Browns Lane lot adjacent south of 2606 Browns Lane

Eric Burch of Burch Homes, LLC is requesting MAPC Approval for a Rezoning from C-3 General Commercial District to CR-1 Commercial Residence Mixed Use District for 1.11 Acres +/- of land located at 2750 Browns Lane adjacent south of 2606 Browns Lane.

**Attachments:**     [Application](#)  
                              [Application Answers](#)  
                              [Staff Summary](#)  
                              [Rezoning Replat](#)  
                              [Replat](#)  
                              [Warranty Deed](#)  
                              [School Email](#)

Eric Burch of Burch Homes, LLC is requesting MAPC Approval for a Rezoning from C-3 General Commercial District to CR-1 Commercial Residence Mixed Use District for 1.11 Acres +/- of land located at 2750 Browns Lane adjacent south of 2606 Browns Lane.

**APPLICANT:** Eric Burch stated the property is currently zoned C-1. They are looking to do a roughly 10,000 square foot center there. They are looking for the opportunity to do some lofts above the center. ASU has quite a bit of property to the east zoned R-1. He stated he spoke to the property owner to the north, Mike Lankford. He has no issues with this. The owner to the south is in the middle of construction. They do not have any issues. To the north beside the Trim Gym, there is 8.5 acres of R-2 property. This will be a fringe from R-1, R-2, going into commercial.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they would recommend approval of this rezoning 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 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.
3. Any Change of use shall be subject to Planning Department approval in the Future.

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

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

**Aye:** 7 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork and Jim Scurlock

**Absent:** 1 - Kevin Bailey



[RZ-19-19](#)

REZONING: 600 East Oak, 908 Rains Street, 904 Rains Street and 902 Rains Street

Adam Bodeker of The Perkins Law Firm on behalf of TMS Lasers, LLC and EyeLife Properties, LLC are requesting MAPC Approval for Rezoning from R-2 Multi Family Low Density District to C-1 Downtown Core Commercial District for 1.08 Acres +/- of land located at 600 E Oak Road, 908 Rains Street, 904 Rains Street and 902 Rains Street.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Rezoning Plat](#)  
                              [Letter to Tracy McGaha](#)  
                              [USPS Receipts](#)  
                              [Warranty Deed](#)  
                              [Warranty Deed 2](#)  
                              [Warranty Deed 3](#)  
                              [Warranty Deed 4](#)  
                              [Warranty Deed 5](#)  
                              [School Email](#)  
                              [Property Owner Signatures](#)

Adam Bodeker of The Perkins Law Firm on behalf of TMS Lasers, LLC and EyeLife Properties, LLC are requesting MAPC Approval for Rezoning from R-2 Multi Family Low Density District to C-1 Downtown Core Commercial District for 1.08 Acres +/- of land located at 600 E Oak Road, 908 Rains Street, 904 Rains Street and 902 Rains Street.

APPLICANT: Adam Bodeker stated they are asking this be rezoned from R-2 to C-1 to allow the existing residential structure to be used as an office building.

COMMISSION: Lonnie Roberts Jr. asked for staff comment.

STAFF: Derrel Smith stated they 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.
2. 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.
3. Any Change of use shall be subject to Planning Department approval in the Future.

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

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

**Aye:** 7 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork and Jim Scurlock

**Absent:** 1 - Kevin Bailey

[RZ-19-20](#)

REZONING: 3420 Old Greensboro Road

Carlos Wood of Wood Engineering on behalf of C & O Enterprises, LLC is requesting MAPC Approval for Rezoning from C-3 General Commercial District to PD-RS 8 Units per acre for 1.84 Acres +/- of land located at 3420 Old Greensboro Road.

**Attachments:**

[Application](#)

[Staff Summary](#)

[Rezoning Plat](#)

[Conceptual Layout](#)

[Elevations](#)

[Map](#)

[Property Owner Notification Letter](#)

[Property Owner Notification List](#)

[USPS Receipts](#)

[School Email](#)

Carlos Wood of Wood Engineering on behalf of C & O Enterprises, LLC is requesting MAPC Approval for Rezoning from C-3 General Commercial District to PD-RS 8 Units per acre for 1.84 Acres +/- of land located at 3420 Old Greensboro Road.

**APPLICANT:** Carlos Wood stated he is asking to put 11 units on the last section of property in front of Sage Meadows. He stated they want to make this a gated community and have both entrances gated for safety reasons.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they 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.
2. 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.
3. Any Change of use shall be subject to Planning Department approval in the Future.
4. This is a Planned Unit Development and will have to comply with those standards.
5. This Development is in the Overlay District and will have to comply with those standards.

**COMMISSION:** Lonnie Roberts Jr. asked for public comment. There was none. He then asked for commissioner comments.

**STAFF:** Michael Morris asked about the gates blocking the road and access to the fire department.

**APPLICANT:** Carlos Wood stated they will have to have an exit for the people inside, emergency services, and sanitation.

**COMMISSION:** David Handwork asked if that would be exit only.

**APPLICANT:** Carlos Wood stated it could be exit only.

**COMMISSION:** David Handwork stated he would feel more comfortable if it was exit only due to the location.

**APPLICANT:** Carlos Wood stated they could put a sign up with a keypad off of 351. If you do not have an access code you will not be able to enter the gate.

**STAFF:** Michael Morris asked about the location of the gate due to a possible backup of traffic onto the highway.

**APPLICANT:** Carlos Wood stated the right-of-way is 40-50'. They could place the gate next to the first driveway of the residence.

**STAFF:** Derrel Smith stated the city has standards in the ordinance that will have to be met. This will still be reviewed.

**COMMISSION:** David Handwork stated the exit is on a very busy highway. There are speed issues there. With the code coming out of there, he stated he is concerned with safety. If someone comes in and does not have a code, they will have to back out. He stated he will not support this because of that safety reason.

**STAFF:** Derrel Smith stated this will be reviewed. This request is only for the zoning. This will be reviewed and it can change if they do not meet the city's separation requirements. He stated they are looking at land use, not designing the site at this time.

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

**Aye:** 6 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper and Jim Scurlock

**Nay:** 2 - Mary Margaret Jackson and David Handwork

**Absent:** 1 - Kevin Bailey

[RZ-19-21](#)

REZONING: 5201 Stadium Blvd

Carlos Wood of Wood Engineering on behalf of C & O Enterprises, LLC is requesting MAPC Approval for Rezoning from C-3 General Commercial District to PD-RS 8 Units per acre for 2.96 Acres +/- of land located at 5201 Stadium Blvd.

**Attachments:**

[Application](#)

[Staff Summary](#)

[Rezoning Plat](#)

[Map](#)

[Concept Layout](#)

[Property Owner Notification List](#)

[Deed](#)

[Returned Sign Property Owner](#)

[USPS Receipts](#)

[School Email](#)

Withdrawn

**9. Staff Comments**

[COM-19:079](#)

**MASTER STREET PLAN:** Master Street Plan Revised from 2017

The Master Street Plan Committee request MAPC review and approval of the Land Use Document to be recommended to City Council for Final Adoption.

**Attachments:**     [2019 MSP UPDATE - DRAFT](#)

The Master Street Plan Committee request MAPC review and approval of the Land Use Document to be recommended to City Council for Final Adoption.

**STAFF:** Derrel Smith stated they are not going to look at the Master Street Plan tonight. That will be set back up for the 14th of January for a public hearing.

**COMMISSION:** Dennis Zolper asked if there are any particular areas or sections that they need to pay special attention to.

**STAFF:** Derrel Smith stated there will be a presentation. There were some typos that did not get finished in time.

**COMMISSION:** Mary Margaret Jackson stated she wants to call attention to pages six and seven regarding a public hearing of the plan. She stated she would like for the draft to be placed on the website so the public can access it. She stated when they make the presentation, she is very interested in learning more about proposed arterials and collectors. That will effect a lot of the decision making they make for the future land use. She stated if you read the beginning of the plan, it places much of the onus on the planning commission to approve this plan. She stated she wants to learn more about the committee's thought process due to the responsibility in making a decision on it. She stated she also wants to learn how it is different from the complete streets going on in the country. There is a Complete Streets Act of 2019 in front of congress right now. That sets aside 5% of annual federal highway funds to support complete street projects. She stated we are always looking for funding and do not want to put ourselves at a disadvantage if there could be some tweaks that would make us eligible for that federal funding.

**Withdrawn**

[COM-19:080](#)

**SCHEDULE:** MAPC 2020 Public Meeting Schedule

Requesting that the MAPC approve the 2020 MAPC Public Meeting Schedule.

**Attachments:**     [MAPC Public Hearing Schedule 2020](#)

Requesting that the MAPC approve the 2020 MAPC Public Meeting Schedule.

**STAFF:** Derrel Smith stated that in front of you is the schedule for next year. We will need action on that so it can get published.

**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 - Jerry Reece;Jimmy Cooper;Jim Little;Dennis Zolper;Mary Margaret Jackson;David Handwork and Jim Scurlock

**Absent:** 1 - Kevin Bailey

**10. Adjournment**