



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, October 13, 2020

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson and Paul Ford

Absent 2 - David Handwork and Kevin Bailey

3. Approval of minutes

[MIN-20:094](#)

MINUTES: MAPC Minutes from September 22nd, 2020 Meeting

Attachments: [MAPC Minutes from September 22th, 2020 Meeting](#)

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson and Paul Ford

Absent: 2 - David Handwork and Kevin Bailey

4. Miscellaneous Items

[SP-20-03](#)

SITE PLAN REVIEW: 3200 Nestle Road

Jason MacDonald of Fisher Arnold Engineering on behalf of Camfil is requesting Site Plan Review and Approval for a new proposed facility located at 3200 Nestle Road that will be in I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thru requiring MAPC Site Plan Approval and Square Footage approval for a 254,000 sq. ft. building.

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

Jason MacDonald of Fisher Arnold Engineering on behalf of Camfil is requesting Site Plan Review and Approval for a new proposed facility located at 3200 Nestle Road that will be in I-2 General Industrial District. The Development exceeds the 75,000 sq. ft. thru requiring MAPC Site Plan Approval and Square Footage approval for a 254,000 sq. ft. building.

APPLICANT: Jason MacDonald states that he doesn't have anything more to add to the case. Jason MacDonald add that they have some landscaping showing and they will met the landscaping ordinance.

COMMISSION: Lonnie Roberts asked City Planner asked if there any staff comments.

STAFF: Derrel Smith stated we had reviewed and we would recommend approval that if forward through staff review when we get final plans in.

COMMISSION: Lonnie Roberts ask for Commissioner's comments regarding this approval.

COMMISSION: Paul Ford ask will this be one of those issue with the Sidewalk down the road.

STAFF: Derrel Smith states that on the plans the Engineer's has showed a sidewalk along Nestle Road that is required by Ordinance.

COMMISSION: Lonnie Roberts asked was there anymore comments for City Staff, Engineer's

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

Aye: 5 - Jerry Reece; Jimmy Cooper; Dennis Zolper; Mary Margaret Jackson and Paul Ford

Absent: 3 - Jim Little; David Handwork and Kevin Bailey

5. Preliminary Subdivisions

[PP-20-16](#)

PRELIMINARY SUBDIVISION APPROVAL: Creekwood Addition

Jeremy Bevill of Fisher and Arnold on behalf of Jackson Rentals and Investments request MAPC approval of a Preliminary Subdivision for Creekwood Addition being west of Roleson and Quail Drive and North of Covey Drive for 40 lots on 15.25 acres +/- within the R-1 Single Family Residential Zoning District.

THIS HAS BEEN PULLED.

Attachments:

[Application](#)

[Creekwood Subdivision - Revised 10.8.20](#)

[Subdivision Plans](#)

[Staff Report](#)

[Letter of Opposition](#)

[Creekwood Sub-division](#)

[Aerial View of Location](#)

Withdrawn

6. Final Subdivisions

[PP-20-21](#)

FINAL SUBDIVISION: Southbound Subdivision Phase II

Jeremy Bevill of Fisher Arnold Engineers on behalf of Stephan Southard - SH & B Investments, LLC requests MAPC approval of a Final Subdivision - Southbound Subdivision Phase II located 804 thru 904 Commerce Drive. Property is currently zoned R-2 Low Density Multi-Family with 6 lots on 4.33 acres.

Attachments: [Plat](#)
 [Civil Plan Set](#)
 [Plans](#)

Jeremy Bevill of Fisher Arnold Engineers on behalf of Stephan Southard – SH & B Investments, LLC requests MAPC approval of a Final Subdivision – Southbound Subdivision Phase II located 804 thru 904 Commerce Drive. Property is currently zoned R-2 Density Multi-Family with 6 lots on 4.33 acres.

APPLICANT: Jeremy Bevill with Fisher Arnold states that we're requesting final subdivision plat approval.

COMMISSION: Lonnie Roberts asked for Staff Comments

STAFF: Derrel Smith stated he didn't see any sidewalk installed on the property. He also ask how many phases of this development are there.

APPLICANT: Jeremy Bevill stated the sidewalks is installed on the site plans. The sidewalks are along the entire frontage.

STAFF: Derrel Smith stated since that be said about the sidewalk, we would recommend approval of the final plat.

COMMISSION: Lonnie Roberts open up for any Commissioner's comments or question.

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson and Paul Ford

Absent: 2 - David Handwork and Kevin Bailey

7. Conditional Use

[CU-20-11](#)

CONDITIONAL USE: 2424 E. Matthews, Suites D & E

Kenneth Stallings on behalf of Neil Stallings Properties, LLC is requesting MAPC Approval for a Conditional Use to place a barbershop in two of the rental spaces on this property that is located at 2424 E Matthews, Suites D and E, which is required for Retail Space within Section 117-139 of the Code. This is within an I-1 Limited Industrial District.

Attachments: [Application](#)
 [Staff Summary](#)
 [Letter](#)
 [Location](#)
 [PAK MAIL RECEIPTS](#)
 [Pictures](#)
 [Pictures of Conditional Use Signs](#)

Kenneth Stallings on behalf of Neil Stallings Properties, LLC is requesting MAPC Approval for a Conditional Use to place a barbershop in two of the rental spaces on this property that is located at 2424 E Matthews, Suites D & E, which is required for Retail Space with Section 117-139 of the Code. This is within I-1 Limited Industrial District.

APPLICANT: Kenneth Stallings stated that's no other comments that he would like to add to the request.

COMMISSION: Lonnie Roberts asked for any Staff Comments

STAFF: Derrel Smith states we would recommend the approval of the Conditional Use permit with the following requirements. That upon issuing Zoning Permit approval and all other buildings Permits and other permits, provided local and statewide be applied for and obtained by the applicant. This would require an inspection for a Certificate of Occupancy for the existing building.

COMMISSION: Lonnie Roberts open up to the public for any comments since this is a Conditional Use.

COMMISSION: Lonnie Roberts asked for any Commissioner's comments or question

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson and Paul Ford

Absent: 2 - David Handwork and Kevin Bailey

8. Rezonings

[RZ-20-16](#)

REZONING: 3216 Moore Road

George Hamman of Civilogic on behalf of John C. Stuckey are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “I-1” Limited Industrial District for 2.88 +/- acres of land located at 3216 Moore Road.

Attachments:

[Application](#)

[Staff Summary](#)

[Layout 1](#)

[Layout 2](#)

[Rezoning Plat](#)

[Minutes of Community Meeting](#)

[Pictures of Area](#)

[USPS Receipts](#)

Withdrawn

[RZ-20-18](#)

REZONING: 604 E Highland

Tom Haynes on behalf of Pilgrim Lutheran Church are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “C-4” Neighborhood Commercial District Limited Use Overlay for 2.05 +/- acres of land located at 604 E Highland Drive.

Attachments: [Application](#)
 [Answers to Rezoning Questions](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Minutes from Community Meeting](#)
 [Property Owner Notifications](#)
 [USPS Receipts](#)
 [Warranty Deed for Existing Property](#)
 [Sentor and Co Addition](#)
 [Signed Notifications](#)

Tom Haynes on behalf of Pilgrim Lutheran Church are requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-4 Neighborhood Commercial District Limited Use Overlay for 2.05+/- acres of land located at 604 E Highland Drive.

APPLICANT: Thomas Haynes states he would like to note few things. Since the city obtain some of the property the plans have change. So now we have a home that's located there and has been vacant for more than a Three Year Period and it is not suitable for residential usage and better suited for commercial zoning. Thomas states it has been very difficult to sell the property since it zone as R-1 because no one is looking to buy it and live there.

COMMISSION: Lonnie Roberts ask for any Staff Comments

STAFF: Derrel Smith stated they have reviewed this application and would recommend approval 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, Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
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 Limited Use Overlay will permit only the following:
Animal Care Limited, Automated Teller Machine, Bank or Financial Institution,
Church, Government Service, Medical Service / Office, Museum, Office,
General, Post Office, Restaurant, fast food, Restaurant, General, School,
Elementary, Middle and High.

COMMISSION: Lonnie Roberts ask for any public comments. He also stated
there's a letter that came in to be read from Robert and Joy Stewart.

COMMISSION: Lonnie Roberts ask for any Commissioner comments or
questions

COMMISSION: Mary Margaret Jackson stated this area is changing to
commercial and having a lot of development. It's a highly residential area so
while I understand the church need to sell the land, but I hope in the future
you could work with the people interested in buying the land and to save some
of those trees.

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson
and Paul Ford

Absent: 2 - David Handwork and Kevin Bailey

9. Staff Comments

STAFF: Derrel Smith stated that Mrs. Duncan wants to explain the changes
bylaws to everyone.

STAFF: Carol Duncan states with Mary Margaret changes to the bylaws. I think
the original motion was to put it in Roman numeral #5 which is actually the
paragraph that talks about amending the bylaws. So I ask and I hope
everybody is okay with this. I made an executive decision to ask to put that it
in language in section Article 3 Meetings Section A4 B. It just seem like that if
you were looking for what are the rules for getting something on the agenda
and what's my time line you would look under the section involvement
meetings and notices and that type of things more so then you would look at
that last section. Do that make sense? It reads the same as the motion the only
difference we placed it in a different spot in the bylaws.

COMMISSION: Lonnie Roberts ask for any Commissioner's comments

COMMISSION: Dennis Zolper stated have we seen from Carol the final
language

COMMISSION: Lonnie Roberts stated we have received a copy of the bylaws
the ones that's present in the room.

COMMISSION: Dennis Zolper stated can he get a copy.

COMMISSION: Lonnie Roberts asked for other Question or Comments

10. Adjournment