



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, April 23, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent 1 - Paul Ford

3. Approval of minutes

[MIN-24:038](#) Minutes: April 9, 2024 MAPC Minutes

Attachments: [4.9.24 MAPC Minutes](#)

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

Aye: 7 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent: 1 - Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-24-08](#) Preliminary Subdivision: Twin Oaks Reserve

Brandon Wood is requesting preliminary subdivision approval for Twin Oaks Reserve; 15 lots on 17.2 acres. This site is located south of Jaxon Drive and zoned C-4 LUO, neighborhood commercial and C-3 LUO, general commercial.

Attachments: [Twin Oaks Reserve Application](#)
[Twin Oaks Reserve-PLAT](#)
[Staff Report](#)
[Full Set](#)

(Unable to transcribe)

Lonnie Roberts (Chair): Okay is that all you want to say at this time? Okay,

Monica any city comments?

Monica Percy (Planner): I do, this preliminary subdivision does meet all the city's requirements.

Lonnie Roberts: Okay, so I'll open up for any commissioner questions or discussions, you've seen this many times during the rezoning process.

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 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 1 - Paul Ford

6. Final Subdivisions

PP-24-09 Final Subdivision: Keller's Chapel Plaza at Southern Hills

Jeremy Bevill is requesting final subdivision approval for Keller's Chapel Plaza at Southern Hills; 3 lots on 4.34 acres. This site is located at 1903 Kellers Chapel Road and zoned C-3, general commercial.

Attachments: Application
Plat
Staff Report

Lonnie Roberts (Chair): The next item on the agenda which is PP 24-09 which is a final subdivision at Keller's Chapel Plaza, at Southern Hills, the applicant has asked for this to be tabled, I'll entertain a motion or tabling.

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 1 - Paul Ford

[PP-24-10](#) Final Subdivision: RLW Properties, LLC Replat

RLW Properties, LLC is requesting final subdivision approval for 4 lot on 0.63 acres. This site is located at 800 W. Washington Avenue.

Attachments: [Application](#)
[Plat](#)
[Staff Report](#)

Bob Warner (Proponent): I'm Bob Warner, I live at 1003 West Washington, this is Mary Ellen I think we know most everybody. So, we've own these lots on Washington at the corner of Olive for 20 years and we initially bought them because the developer cut down two really old oak trees, and was going to put an apartment complex there so we bought it to protect the property, and now it's an overlay and with some of the development, we think that there are

people who may be interested in these lots for single family housing, so there were two lots, on your agenda it said a 4 lot replat, lot 4 that's on the graphic up there is unchanged from this it's been on Monroe this whole time and the same size. So, we've replatted this through the surveyors and we've added an easement in the back you can see where the dotted lines are, with the intention that you could approach these lots from that side street and not try and back in off of Washington Avenue which everybody knows is really difficult. And so, we turned two lots into three, is what we're asking to do and I'm glad to answer questions, we brought some photographs the houses, to the west of this replat there are three there and they're all 50 foot wide lots, just like these are, so it will fit real well in the neighborhood, directly across from these lots is the west end community garden, so we're just asking to replat the two lots into three.

Lonnie Roberts (Chair): Okay, Monica do you have the city comments?

Monica Percy (City Planner): I do, we reviewed it and this subdivision plan does meet the city's requirements.

Lonnie Roberts: Okay so I will open up for any commissioner's questions or comments for the applicant or city staff.

Bob Warner: I didn't say this but if you know what Gary Harpole did, over on Jefferson by the voting annex that is kind of our vision for this, if you notice he put three houses in a row and it all fit quite well there and an much older example would be Phillip Jones's at Wit Street cause I know there is something similar there. But we plan to put in the comments that if we sell these properties they need to be for single family housing.

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 1 - Paul Ford

7. Conditional Use

8. Rezoning

[RZ-24-07](#)

Rezoning: 5500 C.W. Post Road

The Troutt Law Firm is requesting a rezoning on behalf of Karma Holdings, LLC, from R-1, single family medium density to C-3, general commercial district. This request is for 33.47 acres located at 5500 C.W. Post Road.

Attachments: [Rezoning Proposal](#)
[PROOF OF MAILING](#)
[Staff Summary](#)

Scott Trout (Proponent): It's Scott Troutt with the Troutt Law Firm, 247 South Main Street, and I am here on behalf of the owner Karma Holdings. Ladies and gentleman of the board let me start by apologizing, I know there was a pre-meeting for this property yesterday. My secretary had put down for today at 3 o' clock, I don't blame her, she has been brutally ill for the last week and a half and for some reason keeps coming into the office, and I can't explain it

but is what it is. What we're asking to do, these are the same owners, if you look to the right on this map, to the east, southeast. These are the same owners that have a parcel that is currently being developed into a truck stop, a TA truck shop, we were able to get an agreement with KFC they're working to get another agreement to place a restaurant in there. These same people own the property that is immediately to the northwest and that's the property we're here on today. The entirety of the 17.76 acres that's on the map displayed here has been zoned C-3 as has the 9.78, we're asking to do the same for the subject property which is currently zoned R-1. Now we'll say this does not comply and neither did the other property change, comply with the Master Site Plan but where this property is, first it's R-1 so it's not suitable for that area to begin with. But where this property sits, as close as it is to the highway, as close as it is relatively to the residential districts, and the mandarin which people are going to be coming into the industrial sector, we are confident that, that area can support additional commercial services, for the workers at the surrounding factories that will include restaurants my clients, how been in some degree of talks with a premium hotel company, to possibly put a small hotel there. Obviously we're going to go to the city before we do anything like that but, I believe the use that my clients are putting forward would be a major benefit to that immediate area it would not burden in any real way any of the adjoining property owners. It'll bring a little competition to that area, more so than what we already have with the gas station, and it would buttress the activities at the surrounding commercial properties that are mostly gas stations and a single restaurant, for the better, it would also and I provided an exhibit to my application, that's it, exhibit B. This is the publically available satellite imagery for the property and the surrounding areas from 1994 all the way up to June of 2023. That property for many decades has stood within an otherwise industrial sector as nothing, it's not very usable for crops and it's R-1, so I'm not even sure they could harvest off that even if they wanted to, this is all to say this gives the city an opportunity to take a piece of property that is non-functioning and non-producing in an area that is very valuable to this city, that brings jobs to the city, that brings commerce as a secondary benefit and it allows for development of that property and allows development in a matter that will be productive in relatively short order. So, we're asking for the MAPC to approve our request for changing the zoning and I am very much here for any questions that may be out there, and I apologize for the misunderstanding from yesterday.

Lonnie Roberts (Chair): Okay, I'll open up at this point for any staff comments, Monica do you have those ready?

Monica Pearcy (City Planner): If approved we would recommend the following conditions:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water 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.

Lonnie Roberts: Okay, so with this being a rezoning request, I'm going to open up for public comments, I actually had someone specifically ask to speak, so anyone here who would like to speak? Please state your name for the record.

Linda Wofford (Opposed): Yes, Linda Wofford I'm president of Engines

Incorporated, my husband Wood Wofford who is CEO and our son Cameron Wofford who is vice president and general manager of Engines Inc. We happen to be located at the end of CW Post Road, just beyond, where this property is located. For our tenure there it has always been farmed, productive crop farming and then I guess Karma Holdings has gotten a hold of that property and it has been farmed up until just recently. So I was looking in the paper and there was a nice article about what was going to happen at MAPC and we already knew and had been advised that this property was up for rezoning. Engines Incorporated we're a small big company, we're about an 86 million dollar company and our home headquarters is in Jonesboro, at CW Post Road and we have a tech center down on the other side of CW Post, at 6105 CW Post, so that's we're our engineering and tech center is. So the impact of additional traffic on CW Post, not to mention all the traffic that we're going to have from having 3 truck stops, the Exxon, Southern Chef, and now the TA Center, to our area where our employees have to cross, Martin Luther King Highway multiple times a day from CW Post, between the tech center and the main headquarters. We know there is to be a traffic light there and that's helpful but it's also going to be very congested with all the 18 wheelers coming off going into the 3 different truck stops, auto traffic and what have you. I guess, I would probably point to something that council said a moment ago, which was the approval of the property for the TA center, the first and foremost was consistency of the proposal with the Comprehension Use Map, and that was a big X on the city's amendment, it is also not in character with the surrounding area, on the other side of CW Post which is into the industrial area you have Best Manufacturing you have Post plant right there on the corner, you have multiple different industrial plants involved in that area, so to me it's not consistent to the use that's already out there in that area, most all of the map and you have that too but most everything out there is zoned industrial we're really opposed to and you can see there's not much C-3 out there, and we're really opposed to having any more traffic to that area unless it's industrial traffic, unless someone builds a warehouse there and it could have been Hytrol building their warehouse there instead of a little farther out. Could be any number of businesses coming in, and I'm not sure if that property has ever been promoted by Jonesboro Unlimited or JEDC, as industrial property but definitely it should be. We want our best face forward for Jonesboro we want our visitors to come into Jonesboro to an area where there's safety, restaurants, hotels, and that's what you have on Red Wolf and Caraway, it seems to me that we're building a bypass to alleviate the traffic on Caraway and Red Wolf, and now we're making congestive traffic on the new bypass as it comes into being. And so, if allowed more C-3 building out there it's just going to make that bypass as congested as Caraway and Red Wolf. So it kind of defeats the purpose, this being on CW Post Road, CW Post Road is a dead end, it dead ends at Engines Inc. so, there is a cul-de-sac if you will, down at the bottom at that street right before you enter our property we own the Engines Inc. property and then we own 7 acres adjacent to that. So we do have a little bit of a buffer but to build a hotel there when you have hotels in town, and you don't really have that captive retail market that you're looking for, you have that on Red Wolf, and then we have the new center that is being built just beyond the state police headquarters, so for me this is something that is detrimental to our employees to people who come to visit. We don't sell retail we're a manufacturer, and a packager. So, we don't have retail traffic, we have our employees, we have trucks, we have you know FedEx and stuff. To make CW Post, a dead end road at that end of it, to be a commercial district

is just not in our view, the best interest of Engines Inc. or anyone else in that area. Any questions for me? I think I covered everything let me make sure I covered everything that I wanted to say. I just think that we should subscribe and I know when the TA was being talked about there were people who wrote letters and really expanded the fact that, that is industrial property, it's the beginning of our industrial area and it should be kept as such.

Lonnie Roberts: Thank you for your comments. Anyone else here to give public comments on this particular proposal? If not I'll open up for commissioners, questions? Is there anything from yesterday that we specifically discussed on this? Anyone ready to make a motion?

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

Aye: 3 - Kevin Bailey;Jeff Steiling and Jim Little

Nay: 4 - Jimmy Cooper;Monroe Pointer;Stephanie Nelson and Dennis Zolper

Absent: 1 - Paul Ford

[RZ-24-08](#)

Rezoning: 4002 Mt. Carmel Road

Horizon Land Surveying, LLC is requesting a rezoning on behalf of Rick White, from R-1, single family medium density to C-3 LUO, general commercial district with a limited use overlay. This request is for 4.8 acres and is located at 4002 Mt. Carmel Road.

Attachments: [Application](#)
[Cert Mail Receipts](#)
[H24-041 White-4002 Mt Carmel-Rezoning Plat](#)
[Rick White Signs](#)
[COJ Rezoning - Adjoining Property Owner Notification](#)
[Staff Summary](#)

Michael Boggs (Proponent): Michael Boggs with Tralan Engineering. We're wanting to get this property rezoned from R-1 to C-3, it's in an area you got commercial to the north, properties across to Southwest Drive zoned commercial it's a major intersection there just sort of fits that area, so we're seeking a rezoning for this property.

Lonnie Roberts (Chair): Okay, Miss Monica do you have staff comments on this one?

Monica Percy (Planner): Yes, If approved we would recommend the following conditions:

1. 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. The site shall comply with all overlay district standards.
5. The limited use overlay shall limit the following uses:
- Cemetery

- Communication Tower
- Adult Entertainment
- Homeless Shelter
- Medical Marijuana Dispensary
- Billboard Advertisement

Lonnie Roberts: Alright, and is there anybody here who would like to give public comments on this rezoning request? If you would please come up and state your name for the record, and give us your address.

Jim Keller (Opposed): My name is Jim Keller, I live at 1709 Horn Drive, Jonesboro, and Keller Chapel Road is on my south side. You got one of the largest congested areas in Jonesboro, I'm against this that you approve of this, if you've been out there, couple things Mt. Carmel Road is not even a legal road. It doesn't meet the state standards. It's not wide enough, you've got multiple stop lights here at Southwest Drive. If you want to, you can just come out to my house about 7:30 in the morning and I'd be glad to show you what a congested area it is because on Keller Chapel Road, west is traffic all the way back beyond my fences, and this goes on for the next 30 to 45 minutes, and then there's the school buses that come there. Then you've got coming out of Mt. Carmel going north, you cut into Keller Chapel east, and it's so narrow you'd have to improve on Carol Caldwell's property over there on the north side. Also, Keller Chapel east is a dead end. So, there's no safe way for the people who live out there. Plus, if you're in business out there it would stop traffic in regards to that, hopefully you'll deny this approval.

Lonnie Roberts: Thank you for your comments, would someone else like to speak?

Patti Lack (Opposed): Patti Lack 4108 Forest Hill road. I was the pre-meeting yesterday and one of the things that I had said was that intersection is really dangerous and I know that Carol Caldwell said he agreed with me. That's what I thought we were talking about with his rezoning but this is really this rezoning piece of property. I know that Michael just said that this just fits this area, it does not. I think if you guys go out there, is that you know in that little U shape right there between Mt. Carmel and Keller's Chapel is that there's a church and it's a parking lot there, Keller's Chapel Road. Believe it or not, when we were going through all the Southern Hills and we were looking to put that road all the way through to Culberhouse, Keller's Chapel Road is actually on the Master Street Plan, for the street to go through. It was not Southern Ridge Road. So, at one point are we going to expand, also Keller's Chapel Road sometime? We don't know, but if you look at that, you guys, is that like the gentleman just said, Mount Carmel is a narrow, little road on there, you look at Keller's Chapel that is also a skinny little road and you're planning to put a business on there to allow that much more traffic and I think that the thing we tend to do is that we put the cart before the horse, you know maybe sometime in the future, this might be a good commercial property but what we do is we develop and then we look at the traffic problem later on. And I'm only quoting this because like in my neighborhood, we keep on building and I'm going to say apartments, and we look at the exit and entrance and what we do is we put little speed bumps, to control the traffic so they don't speed. So, I don't know what kind of business is going to be on here but, it's not that area the roads are not prepared to handle a commercial property right in here. Carol's property is because he's developing that towards regulations, but this little piece of property, I don't see how that would be a safe, easy exit for whatever type of business is on and then, including the traffic. So, I hope you vote this down.

Lonnie Roberts: Thank you for your comments. I'll open up for any commissioner questions of the applicant, city staff.

Michael Boggs: Can I say anything?

Lonnie Roberts: Oh, yes. You may.

Michael Boggs: If I remember correctly, yesterday in the meeting when we were discussing a series of bonds in place for improvements to the intersection of Southwest Drive and Keller's Chapel Road to widen, you know to do improvements for this traffic, make it three lanes across, and I forget but I think they might have said down to that, southern, that new road down there. I think that's what Michael said it was going to do. So, there is things in place for Keller's Chapel Road. This property does meet the Future Land Use Plan as far as high density development. That's what this property's, what the city's intent for this property to be. For their studies, so that's where it falls in line with being for what's needed for this area. At this time there are no plans for what's going there but we're just looking to get the property ready for something in the future.

Lonnie Roberts: Okay, does anyone have a question at this point? Craig do you have any comments on that road improvement? Not to call you out here by surprise but.

Craig Light (City Engineer): I believe the only improvements would be along the north side of the road along the Southern Hills property. If property along the south was developed, they would have to do their road improvements as well. But there is some intersection improvements and some improvements at the immediate intersection on both sides of the road, but as you go further east, those improvements would not carry on the Southside of the road. It would just be on the north side of the road.

Lonnie Roberts: Okay, thanks for your comments. Anyone have a question? Anyone ready with a motion?

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Jim Little and Dennis Zolper

Nay: 1 - Stephanie Nelson

Absent: 1 - Paul Ford

9. Staff Comments

10. Adjournment