



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, May 23, 2017

3:00 PM

Municipal Center

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### **1. Call to order**

[play video](#)

### **2. Roll Call**

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**Present** 7 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent** 2 - Ron Kelton and Rick Stripling

### **3. Approval of minutes**

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### **4. Miscellaneous Items**

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### **5. Preliminary Subdivisions**

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### **6. Final Subdivisions**

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### **7. Conditional Use**

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[CU-17-03](#)

CONDITIONAL USE: CU 17-03 6701 E. Johnson Avenue

Justin Roberts of Sign-Tech of Paragould, LLC is requesting MAPC approval for property located at 6701 E. Johnson Avenue for a Conditional Use for off-premise existing billboard signage going from Static Panels to LED Digital Face on both sides located within an C-3 General Commercial District.

[play video](#)

**Attachments:**    [Application](#)  
[Staff Summary](#)  
[Pictures of Billboard from East Johnson](#)  
[Letter](#)  
[USPS Receipts](#)  
[Owners Notifications and Signature](#)

**APPLICANT:** Mr. Justin Roberts of Sign-Tech requested MAPC approval for property located at 6701 E. Johnson Ave. for a Conditional Use for off-premise exiting billboard signage going from Static Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

**APPLICANT:** Mr. Justin Roberts told the Committee their sign company would like to reduce the billboard in size. It would go from 576 square feet per side down to 375 square feet per side. There will be no height changes to the billboard. The structure of the billboard will stay the same. The billboard will be LED on both sides so the State will have to approve this as well.

**STAFF:** Mr. Derrel Smith presented staff comments. The Planning Department recommended approval with the following requirements:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) meter.

All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

No sign message shall be displayed for a period of time less than 8 seconds

2. 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.

A motion was made by Jimmy Cooper to approve the request with the conditions attached by the Planning Department, seconded by Jim Scurlock, that this matter be Approved. The motion **PASSED** with the following vote.

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

**Absent:** 2 - Ron Kelton and Rick Stripling

[CU-17-04](#)

CONDITIONAL USE: CU 17-04 2826 E. Highland Drive

Justin Roberts of Sign-Tech of Paragould, LLC is requesting MAPC approval for property located at 2826 E. Highland for a Conditional Use for off-premise existing billboard signage going from Triaction Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

This was tabled in the MAY 23, 2017 Meeting.

[play video](#)

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Pictures of 2826 E. Highland Drive](#)  
                              [Letter](#)  
                              [Property Owner Notifications](#)  
                              [USPS Receipts](#)  
                              [Handouts](#)

**APPLICANT:** Mr. Justin Roberts of Sign-Tech requested MAPC approval for property located at 2826 E. Highland Drive for a Conditional use for off-premise exiting billboard signage going from Triaction Panels to LED Digital Face on both sides located within a C-3 General Commercial District. Mr. Justin Roberts said there were issues brought to his attention regarding this billboard. The Planning Department told them the billboard was only approved an on-premise sign. Mr. Justin Roberts brought documentation showing where the owner had sent paperwork to the State for their approval of the billboard but they were told at that time they did not need the States approval since the billboard was not within 300 feet of Red Wolf Blvd. He also pointed out when the owner purchased the city permit there was not a billboard permit for him to buy. However, he did pay for a sign permit.

**APPLICANT:** Mr. Justin Roberts passed out several documents to the Committee. The first paper they looked at showed where the owner had been refunded because a permit was not needed. The second form is the permission statement. All of the papers were dated 07-22-1999. The next paper showed where he bought the city permit. Mr. Justin Roberts also showed them the original billboard application that was sent in to the state. It was stamped by the state. Mr. Justin Roberts said he has spoken with the State. The State told him they would go along with the city requirements. He also pointed out the State, when the owner first applied for the billboard license, told him he could still sell advertising on it.

**COMMISSION:** Mr. Lonnie Roberts said he would like to see this request tabled so the Committee could review the documents provided to them.

**COMMISSION:** Mr. Bailey made a motion to table the request. Mr. Scurlock seconded the motion.

The request will be moved to the first meeting in June.

A motion was made by Kevin Bailey, seconded by Jim Scurlock, that this

matter be Tabled. The motion PASSED with the following vote.

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

**Absent:** 2 - Ron Kelton and Rick Stripling

[CU-17-05](#)

CONDITIONAL USE: CU 17-05 3333 E. Highland Drive

George Hamman of Civilogic on behalf of Vineyard Development Group is requesting MAPC approval for property located at 3333 East Highland Drive for a Conditional Use for off-premise existing billboard signage going from Static Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

[play video](#)

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Letter](#)  
                              [Pictures of Billboard at 3333 E Highland Drive](#)  
                              [Plat](#)  
                              [Property Owner Notificaitons with signatures](#)  
                              [Receipt](#)  
                              [USPS Returned Cards](#)

**APPLICANT:** Mr. George Hamman requested MAPC approval for property located at 3333 E. Highland Drive for a Conditional Use for off-premise existing billboard signage going from Static Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

**APPLICANT:** Mr. Hamman said there would be no height change but it will reduce the total size of the sign.

**STAFF:** Mr. Derrel Smith presented staff comments. The Planning Department recommends the following conditions be attached to this request:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) meter.

All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

No sign message shall be displayed for a period of time less than 8 seconds.

2. 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.

**COMMISSION:** Mr. Scurlock made a motion to approve the request with the conditions attached that were recommended by the Planning Department. Mr. Cooper seconded the motion.

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

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

**Absent:** 2 - Ron Kelton and Rick Stripling

[CU-17-06](#)

CONDITIONAL USE: CU 17-06 2307 Race Street

George Hamman of Civilogic on behalf of Vineyard Development Group is requesting MAPC approval for property located at 2307 Race Street for a Conditional Use for off-premise existing billboard signage going from Static Panel on West Side to LED Digital Face on that side only located within a C-2 Downtown Fringe Commercial District.

[play video](#)

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Letter](#)  
                              [Plat](#)  
                              [Receipt](#)  
                              [USPS Returned Cards](#)

**APPLICANT:** Mr. George Hamman requested MAPC approval for property located at 2307 Race Street for a Conditional use for off-premise existing billboard signage going from Static Panel on the West side to LED Digital Face on that side only located within a C-2 Downtown Fringe Commercial District.

**APPLICANT:** Mr. Hamman said this is the same situation as their request for the one billboard on Highland. They will not be changing the height of the billboard. They will reduce the size of the billboard. They are only changing on side of the sign.

**STAFF:** Mr. Derrel Smith from the Planning Department recommended the following conditions be attached to approval of this request:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) meter.

All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

No sign message shall be displayed for a period of time less than 8 seconds.

2. 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.

**PUBLIC INPUT:** Mr. Danny Rainwater voiced his concerns with this request. His company, Lamar Advertising, already has an existing digital billboard within 440 feet of this proposed digital change. They feel like having another digital billboard 440 feet away will not be good for their billboard or for motorist traveling in the area. If this was the State they would not allow another digital billboard for at least another 1,000 feet. Even though the signs are on two different streets, drivers will be able to view both signs at the same time.

**STAFF:** Mr. Derrel Smith pointed out the City does not have any distance regulations in our current ordinance.

**COMMISSION:** Mr. Scurlock asked if both the billboards existed and were grandfathered in.

**PUBLIN INPUT:** Mr. Rainwater said both billboards were grandfathered in.

**COMMISSION:** Mr. Jim Little asked where the Lamar billboard was located at.

**APPLICANT:** Mr. Hamman said it was toward the North side of the gateway of their property.

**COMMISSION:** Mr. Reece made a motion to approve the request with the conditions attached that were recommended by the Planning Department. Mr. Scurlock seconded the motion.

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

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

**Absent:** 2 - Ron Kelton and Rick Stripling

[CU-17-07](#)

CONDITIONAL USE: CU 17-07 3709 East Johnson Avenue

George Hamman of Civilogic on behalf of Vineyard Development Group is requesting MAPC approval for property located at 3709 East Johnson Avenue for a Conditional Use for off-premise existing billboard signage going from Static Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

[play video](#)

**Attachments:**    [Application](#)  
[Staff Summary](#)  
[Letter](#)  
[Plat](#)  
[Property Owner Notifications Signed and from State](#)  
[Receipt](#)  
[USPS Returned Cards](#)

**APPLICANT:** Mr. George Hamman requested MAPC approval for property located at 3709 E. Johnson Ave. for a Conditional Use for off-premise existing billboard signage going from Static Panels to LED Digital Face on both sides located within a C-3 General Commercial District.

**APPLICANT:** Mr. Hamman this request is going to change both sides of the sign. The surface area of the sign will be reduced.

**STAFF:** Mr. Derrel Smith presented staff comments. He recommended the following conditions be attached to the approval of this request:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) meter.

All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

No sign message shall be displayed for a period of time less than 8 seconds.

2. 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.

**COMMISSION:** Mr. Cooper made a motion to approve the request with the recommended conditions attached by the Planning Department. The motion was seconded.

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

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

**Absent:** 2 - Ron Kelton and Rick Stripling

[CU-17-08](#)

CONDITIONAL USE: CU 17-08 2216 Wilkins Avenue

George Hamman of Civilogic on behalf of Vineyard Development Group is requesting MAPC approval for property located at 2216 Wilkins Avenue for a Conditional Use for off-premise existing billboard signage going from Static Panel on the South to LED Digital Face on that side only. Approval is needed for the plat with the setbacks approved for the acquiring of this Billboard sign after being relocated within this lot. This is located within a C-3 General Commercial District.

[play video](#)

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Letter](#)  
                              [Plat](#)  
                              [Property Owner Notification Signed](#)  
                              [Minor Plat](#)  
                              [USPS Returned Cards](#)

**APPLICANT:** Mr. George Hamman requested MAPC approval for property located at 2216 Wilkins Ave. for a Conditional Use for off-premise existing billboard signage going from Static Panel on the South to LED Digital Face on that side only. Approval is needed for the plat with setbacks approved for the acquiring of this Billboard sign after being relocated within this lot. This is located within a C-3 General Commercial District.

Mr. Hamman said this billboard would be relocated a few from its current location. The owner is going to move it 8 feet west and 8 feet south from where it is currently located. They are doing this because the main support structure is almost right up against the building that sits on the lot. They want to move it away from the building. It will also be raised a little bit.

**STAFF:** Mr. Derrel Smith presented staff comments. He recommended the following conditions be attached to this request:

1. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) meter.

All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

No sign message shall be displayed for a period of time less than 8 seconds.

2. 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.

**STAFF:** Ms. Tracy McGaha pointed out this sign did have a previous variance.

**APPLICANT:** Mr. Hamman did not know that. Mr. Hamman said they were not going to go any higher than 50 feet. The current height is around 30 feet at the most.

**COMMISSION:** Mr. Bailey asked if the Engineering Department had any issues with the relocation.

**ENGINEERING:** Mr. Michael Morris said they did not have any issues with this relocation.

**COMMISSION:** Mr. Cooper made a motion to approve the request with the conditions attached by the Planning Department. Mr. Bailey seconded the motion.

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

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

**Absent:** 2 - Ron Kelton and Rick Stripling

## **8. Rezoning**

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[RZ-17-09](#)

REZONING: RZ 17-09: 2814 Wood Street

Joe Haynie of First Baptist Church is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to C-4 Neighborhood Commercial District Limited Use Overlay for 1.52 acres of land located at 2814 Wood Street.

[play video](#)

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Letter](#)  
                              [Rezoning Plat](#)  
                              [Quit Claim Deed](#)  
                              [USPS Receipts](#)

**APPLICANT:** Mr. Joe Haynie requested MAPC approval of a Rezoning from R-1 Single Family Residential District to C-4 Neighborhood Commercial District Limited Use Overlay for 1.52 acres of land located at 2814 Wood Street.

**APPLICANT:** Mr. Gramling, representing Mr. Haynie and the church, said this property was before the MAPC for a rezoning request in 2015. At that time the request was being made to change it from R-1 Single Family Residential to C-3 LUO General Commercial. It was approved at that time at the MAPC level. At that time the church held a community meeting which allowed the surrounding neighbors to voice their concerns with this request. After hearing their concerns, the church decided to change their request to C-4 LUO so they almost limit the land use to office buildings. The Land Use Map does show this area to be a high intensity growth sector.

**STAFF:** Mr. Derrel Smith presented staff comments. The Planning Staff recommended approval with the following conditions:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
3. The following uses are not allowed:
  - ATM Machine
  - Carwash
  - Convenience Store
  - Hospital
  - Nursing Home
  - Restaurant

**PUBLIN INPUT:** Mr. Eric Kriner was at the meeting to voice his opposition to this request. His back yard adjoins 2814 Wood Street. According to Mr. Kriner, he was told by the church they had no intentions of developing the property.

They only wanted to maximize their revenue. He said they want to maximize their revenue at his neighborhoods expense. He went on to say he would be less opposed if the church already had a buyer who had plans they could look at that would show how the property was going to be developed.

Mr. Eric Kriner had the following concerns in regards to how this rezoning would impact his neighborhood:

- Quality of life
- Property values would go down
- Highway noise
- Light noise
- Oder pollution
- They need a buffer zone
- He would like to see the State Highway department review entrance and exit points on Alexander Drive
- He would also like to exclude communication towers, retail service, service station, off-premise signage and vehicle repair from developing on this property.

**PUBLIC INPUT:** Ms. Janet Harding was at the meeting to voice her opposition to this request. She voiced her support for everything Mr. Kriner voiced in his opposition to this request.

**PUBLIC INPUT:** Mr. Gary Rogers said there is no need for additional commercial development in that area. He pointed out there are already several developed commercial buildings and lot now that are being sold and the signs have been up for a long time.

**PUBLIC INPUT:** Ms. Robin Crisp was at the meeting to voice her opposition to this request. She does not want to live in a commercial area.

**APPLICANT:** Mr. Gramling said it would be better for the neighborhood to approve the C-4 LUO instead of them having to sell the property off to someone who will want to rezone it in the future to C-3 and something less restrictive. He also asked the Committee to not limit their access to just Alexander Drive. The former Planner, Otis Spriggs, recommended against that in 2015 when the property was first brought before the Planning Commission.

**STAFF:** Mr. Derrel Smith also asked the Commission to not restrict access to the property because there was no plan for the property at this time.

**COMMISSION:** Mr. Zolper asked if the buffer zone could be left at 30 feet and the existing vegetation be left alone. He would also like to see a privacy fence in addition to the buffer.

**APPLICANT:** Mr. Gramling said he felt like the church has gone above and beyond to please the surrounding neighborhood by limiting their request the way they have. He did not want to agree to the additional buffer zone because they did not have plans to develop the property at the time of the rezoning.

**STAFF:** Mr. Derrel Smith said the Commission could make this a requirement for when the property develops rather than when the applicant is asking for the property to be rezoned.

**COMMISSION:** Mr. Bailey asked if the applicant would be okay with just limiting the development to just offices.

**APPLICANT:** Mr. Gramling felt like they had limited the request already.

**COMMISSION:** Mr. Jim Little asked if the property was already zoned C-3 why the applicant would need to come back and ask for a rezoning to C-4.

**STAFF:** Mr. Derrel Smith said it was withdrawn and the request never went before the City Council.

**PUBLIC INPUT:** Mr. Gary Rogers wanted to point out there was an offer made to the church for someone to use this lot for residential use.

**COMMISSION:** Mr. Zolper moved to approve the request with the additional stipulation attached by the Planning Department. Mr. Little seconded the motion. There were 4 votes for approval and 2 votes against the approval. The motion failed because rezoning request need at least 5 votes to pass.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Recommended to Council. The motion Failed with because of the lack of 5 votes to pass a rezoning with the following vote:

**Aye:** 4 - Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Nay:** 2 - Jerry Reece and Jim Scurlock

**Absent:** 2 - Ron Kelton and Rick Stripling

## **9. Staff Comments**

[play video](#)

## **10. Adjournment**

[play video](#)