



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, April 24, 2018

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

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

Absent 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

3. Approval of minutes

[MIN-18:040](#)

MINUTES: Meeting Minutes from April 10, 2018 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from April 10, 2018.pdf](#)

A motion was made by Dennis Zolper, seconded by Jerry Reece, 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: 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

4. Miscellaneous Items

[COM-18:023](#)

REPLAT APPROVAL: Stanton's Second Replat

Ken Scrape of Benchmark Land Surveying, Inc. on behalf of owner Stan Stanton is requesting MAPC Approval for replatting 8 lots and adjusting the width of some of the lots to place a house on lot 6R-1 located at 313 S. Hunter Lane. These lots are all in an R-1 Single Family Residential District.

Attachments: [Plat.pdf](#)
 [Residential Application.pdf](#)
 [Layout.pdf](#)
 [SWPPP.pdf](#)
 [Email from CWL.pdf](#)
 [Pictures of Area.pdf](#)

APPLICANT: Mr. Stan Staton said he wants to change the dimensions of the lots 6R-1, to accommodate a buyer and start construction of a house. The lot needs to be wider. That is why they changed the dimensions of the adjacent lots to accommodate such a change for lot 6R-1.

STAFF: Mr. Derrel Smith said this lot meets all the requirements of the sub-division code except it's an older sub-division, it still has the 50" feet right of way. The newer subdivisions have 60" feet right of way.

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: 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

[COM-18:024](#)

UPDATE: 3231 E. Matthews Avenue

The MAPC requested an update after two years for the Smoke Shop located at 3231 E. Matthews Avenue during the Conditional Use that was requested on the MAPC Agenda April 12, 2016.

Attachments: [Letter from Tobacco Control.pdf](#)
 [Application.pdf](#)
 [Dispatch Service Record.pdf](#)
 [Meeting from Minutes of April 12, 2016.pdf](#)
 [Staff Report.pdf](#)

APPLICANT: Mr. Tom is requesting the update.

STAFF: Mr. Derrel Smith said he did not have any complaints in the past two years and recommended that MAPC take the time limit off the Conditional Use permit.

A motion was made by Kevin Bailey to lift the time limit off this conditional use, 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: 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

5. Preliminary Subdivisions

[PP-18-15](#)

PRELIMINARY SUBDIVISION: Cypress Pointe Phase II

Mark Morris of Mark Morris Construction, LLC requests MAPC Consideration of a Preliminary Subdivision Review for Cypress Pointe Phase II with a total of 9.5 acres +/- acres and 27 proposed lots located for property Zoned R-1 Single Family Residential District located on Old Paragould Road south of Schagbark Lane and southwest of Cypress Pointe Lane.

Attachments: [Staff Report.pdf](#)
 [Cypress Pointe Plans.pdf](#)
 [Aerial View of Location.pdf](#)

Mark Morris of Mark Morris Construction, LLC requests MAPC Consideration of a Preliminary Subdivision Review for Cypress Pointe Phase II with a total of 9.5 acres +/- acres and 27 proposed lots located for property Zoned R-1 Single Family Residential District located on Old Paragould Road south of Shagbark Lane and southwest of Cypress Pointe Lane.

APPLICANT: Mr. Mark Morris said he is seeking preliminary approval for 27 lots.

STAFF: Mr. Derrel Smith said the lots meet the requirements of sub-division code and he would recommend approval.

A motion was made by Dennis Zolper, seconded by Jim Little, 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: 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

[PP-18-16](#)

PRELIMINARY SUBDIVISION: Willow Pointe Phase III

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Preliminary Subdivision Review for Willow Pointe Phase III Approval for 26 proposed lots on 7.0 +/- acres located on Airport Road and South of Countrywood Subdivision within the R-1 Single Family Residential District.

Attachments: [Staff Report.pdf](#)
 [Willow Pointe Subdivision.pdf](#)
 [Aerial View of Location.pdf](#)

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Preliminary Subdivision Review for Willow Pointe Phase III Approval for 26 proposed lots on 7.0 +/- acres located on Airport Road and South of Countrywood Subdivision within the R-1 Single Family Residential District.

APPLICANT: Mr. Mark Morris said he is seeking preliminary approval for 26 lots. He said this is phase III, it would connect the Phase I and II and make a loop.

STAFF: Mr. Derrel Smith said this preliminary sub-division meets the requirements of sub-division code and he would recommend approval.

A motion was made by Dennis Zolper, seconded by Jim Little, 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: 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

6. Final Subdivisions

7. Conditional Use

[CU-18-01](#)

CONDITIONAL USE: CU 18-01: 1411 Franklin

La Ganzie Kale requests a conditional use for address 1411 Franklin with the intent to erect a 100 ft. self-supporting tower for a radio station in accordance with the Federal Communications Commission Guidelines. This is a C-4 Neighborhood Commercial District Property that requires a conditional use to place a radio station tower on this property.

Attachments: [Application.pdf](#)
 [Staff_Summary.pdf](#)
 [Commercial Application.pdf](#)
 [Property Owners Notifications.pdf](#)
 [FAA Approval.pdf](#)
 [FCC Construction Permit.pdf](#)
 [Proposal of Tower.pdf](#)
 [Picture of Tower Example.pdf](#)

La Ganzie Kale requests a conditional use for address 1411 Franklin with the intent to erect a 100 ft. self-supporting tower for a radio station in accordance with the Federal Communications Commission Guidelines. This is a C-4 Neighborhood Commercial District Property that requires a conditional use to place a radio station tower on this property.

APPLICANT: Mr. La Ganzie Kale said there is a 47 ft. tower that is currently being used at the property. That was the highest they could go at the time before triggering the FAA approval process, which would delay the launch of his station. Now, that the station is on the air they went ahead and filed the FAA and FCC paperwork, which they have been approved for. They are trying to build a 100 ft. tower next to the 47 ft. tower, once the construction is complete they will remove the 47 ft. tower.

STAFF: Mr. Derrel said if the request is granted MAPC should consider the following:

1. That upon issuance of the Conditional Use Approval, the owners shall obtain final site plan and building permit approval through Planning & Inspections for the placing of the tower. The 47 ft. tower needs to be removed as soon as the 100 ft. tower is completed.
2. Please get approvals for all other Agencies that are required such as F.C.C. and FAA.
3. All future alterations to the tower structure shall be subject to Planning/Inspection Dept. and in compliance with the F.C.C and FAA regulations.
4. Final CO shall be achieved within a one-year time limit for the structure placement and removal of second tower.

PUBLIC: No public comments.

A motion was made by Jimmy Cooper to approve with the following

conditions, 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: 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

8. Rezoning

RZ-18-07

REZONING: RZ 18-07: 6614 S. Stadium

Steve Morgan is requesting a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for 2.41 +/- acres of land located at 6614 S. Stadium.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [USPS Receipts.pdf](#)
 [Property Owner Notifications.pdf](#)

APPLICANT: Steve Morgan is requesting a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for 2.41 +/- acres of land located at 6614 S. Stadium.

STAFF: Mr. Derrel Smith said this site meets all the six requirements that are on the zoning checklist. The following stipulations will apply:

1. Applicant must adhere to all utility and rail corridor easements of record.
2. Property shall be used as a Vehicle repair and storage rental if approved thru Conditional Use, with any change of use being subject to MAPC approval, if the need shall arise in the future.
3. 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.
4. 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.
5. No landscaping staging/inventory storage areas shall not be situated in areas obstructing site view, nor right of way areas. Outdoor storage of equipment shall be screened.
6. The Limited Use Overlay will Prohibited Adult Entertainment and Off-Premise Signs.

BOARD: Mr. Lonnie Roberts asked if there are any public comments.

PUBLIC: No Opposition.

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

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

Absent: 3 - David Handwork; Jeb Spencer and Mary Margaret Jackson

9. Staff Comments

10. Adjournment