



# 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 8, 2018

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Lonnie Roberts Jr.; Jerry Reece; Kevin Bailey; Jimmy Cooper; David Handwork and Mary Margaret Jackson

**Absent** 3 - Jim Scurlock; Jim Little and Dennis Zolper

### 3. Approval of minutes

[MIN-18:047](#)

MINUTES: Meeting Minutes from April 24, 2018 MAPC Meeting.

**Attachments:** [MAPC Meeting Minutes from April 24, 2018.pdf](#)

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

**Aye:** 5 - Jerry Reece; Kevin Bailey; Jimmy Cooper; David Handwork and Mary Margaret Jackson

**Absent:** 3 - Jim Scurlock; Jim Little and Dennis Zolper

### 4. Miscellaneous Items

[COM-18:028](#)

CONCEPTUAL REZONING REVIEW: Old Greensboro Road and Sage Meadows Blvd

Carlos Wood of Wood Engineering on behalf of David Onstead is requesting a Rezoning Review for 1.84 +/- acres of land located at the corner of Old Greensboro Road and Sage Meadows Blvd.

**Attachments:**     [Corner at Sage houses-STR-2.pdf](#)  
                                 [Map Showing Rezoning Area.pdf](#)

Carlos Wood of Wood Engineering on behalf of David Onstead is requesting a Rezoning Review for 1.84 +/- acres of land located at the corner of Old Greensboro Road and Sage Meadows Blvd.

**APPLICANT:** Mr. Carlos Wood stated this is zoned commercial and wanted to put residential homes on the lot. Additionally, he wanted to know if the pud size can be resized.

**STAFF:** Mr. Derrel Smith said this has come up several times, not being able to do a planned development because it is smaller than 3 acres. Mr. Derrel stated if the commissioners agreed we can bring the ordinance 117-164 to be amended in the City Council meeting. Bringing the 3 acre to 1 acre requirement.

Mr. Derrel Smith continued that the city engineer would like to see a change on 117-175 a4, "(4) The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development."

They want the streets to be public.

**BOARD:** Mr. Kevin Bailey asked the Chair, if a list of proposed changes can be brought before the board.

**BOARD:** Chairman - Lonnie Roberts said yes to the request.

Read

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

**7. Conditional Use**

[CU-18-02](#)

CONDITIONAL USE: 3313 E. Parker Road

Diamond Tower V, LLC on behalf of MOBEME, LLC requests a conditional use for address 3313 E. Parker Road with the intent to erect a 100 ft. monopole wireless communications tower. This is a C-3 General Commercial Property that requires a conditional use to place a communications tower on this property.

**Attachments:**     [Application.pdf](#)  
                              [Letter.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Plans.pdf](#)  
                              [Info from Diamond Tower.pdf](#)  
                              [Property Owner Notification.pdf](#)  
                              [ASR Registration.pdf](#)  
                              [Certificate of AM Regulatory Compliance.pdf](#)  
                              [FAA.pdf](#)  
                              [Lease Agreement.pdf](#)

Diamond Tower V, LLC on behalf of MOBEME, LLC requests a conditional use for address 3313 E. Parker Road with the intent to erect a 100 ft. monopole wireless communications tower. This is a C-3 General Commercial Property that requires a conditional use to place a communications tower on this property.

**APPLICANT:** David McGee of Diamond Tower said that he has all the approvals necessary, for example FAA. Also, this tower will improve the coverage gap in this area.

**STAFF:** Mr. Derrel Smith said he would recommend approval with the following conditions:

1. That upon issuance of the Conditional Use Approval, the owners shall obtain final site plan and tower placement permit approval through Planning and Inspections for the placing of the tower.
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/Inspections Department 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 of the tower.

There were no public comments.

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

**Aye:** 5 - Jerry Reece; Kevin Bailey; Jimmy Cooper; David Handwork and Mary Margaret Jackson

**Absent:** 3 - Jim Scurlock; Jim Little and Dennis Zolper

## **8. Rezoning**

### [RZ-18-06](#)

REZONING: RZ 18-06: Old Greensboro Road and Sage Meadows Blvd

David Onstead is requesting a Rezoning from C-3 General Commercial District to RM-6 Residential Multifamily Classification that is six units per net acre, includes all forms of units, duplexes, triplexes, quads and higher for 1.84 +/- acres of land located at the corner of Old Greensboro Road and Sage Meadows Blvd.

**This has been withdrawn by applicant.**

**Attachments:**    [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [Corner at Sage houses-STR-2.pdf](#)  
                              [Map Showing Rezoning Area.pdf](#)

**Withdrawn**

[RZ-18-08](#)

REZONING: RZ 18-08: State Street - Lots 143 through 160 - College Place Addition Plat

George Hamman of Civilogic on behalf of Habitat for Humanity of Greater Jonesboro is requesting a Rezoning from R-1 Single Family Medium Density District and R-2 Multifamily Low Density District to RS-8 Single Family Residential District with a minimum 5,445 sq. ft. lot required for 2.13 acres +/- of land located on State Street for lots 143 through 160 on the College Place Addition Plat.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [Layout.pdf](#)

George Hamman of Civilogic on behalf of Habitat for Humanity of Greater Jonesboro is requesting a Rezoning from R-1 Single Family Medium Density District and R-2 Multifamily Low Density District to RS-8 Single Family Residential District with a minimum 5,445 sq. ft. lot required for 2.13 acres +/- of land located on State Street for lots 143 through 160 on the College Place Addition Plat.

**APPLICANT:** Mr. George Hamman represented Habitat for Humanity. Requesting a RS-8 Single Family Residential District with a minimum 5,445 sq. ft. lot Rezoning required for 2.13 acres +/- of land located on State Street for lots 143 through 160 on the College Place Addition Plat.

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

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 subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. The applicant agrees to comply with the Master Street Plan recommendations for the State Street right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.

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

**PUBLIC:** No Opposition.

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:** 5 - Jerry Reece;Kevin Bailey;Jimmy Cooper;David Handwork and Mary Margaret Jackson

**Absent:** 3 - Jim Scurlock;Jim Little and Dennis Zolper

[RZ-18-09](#)

REZONING: RZ 18-09: 2010 Distributor Drive

George Hamman of Civilogic on behalf of Mr. Bill Greenwood is requesting a Rezoning from AG-1 Agricultural District to C-3 General Commercial District Limited Use Overlay for .84 +/- acres of land located at 2010 Distributor Drive.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [Layout.pdf](#)

George Hamman of Civilogic on behalf of Mr. Bill Greenwood is requesting a Rezoning from AG-1 Agricultural District to C-3 General Commercial District Limited Use Overlay for .84 +/- acres of land located at 2010 Distributor Drive.

**APPLICANT:** Mr. George Hamman represented Mr. Greenwood. Requesting a C-3 General Commercial Limited Use Overlay for 2010 Distributor Drive.

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

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 subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. The applicant agrees to comply with the Master Street Plan recommendations for the Distributor Drive right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.
5. Outdoor storage of equipment shall be screened.
6. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
7. The Limited Use Overlay Prohibits these uses: Cemetery, Entertainment (Adult), Hotel/Motel, Nursing Home and RV Park.

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

**PUBLIC:** No Opposition.

**APPLICANT:** Mr. George Hamman asks about including the eight-foot fence on this site plan with the rezoning instead of going thru another meeting.

**BOARD:** Chair Mr. Lonnie Roberts said the 8 feet chain link fence is not considered. That will be reserved for the BZA meeting.

A motion was made by David Handwork, seconded by Kevin Bailey, that this matter be Recommended to Council. The motion **PASSED** with the following vote.

**Aye:** 5 - Jerry Reece; Kevin Bailey; Jimmy Cooper; David Handwork and Mary Margaret Jackson

**Absent:** 3 - Jim Scurlock; Jim Little and Dennis Zolper



[RZ-18-10](#)

REZONING: RZ 18-10: 2910 AND 2912 Greensboro Road

George Hamman of Civilogic on behalf of Mr. Perry Ivy is requesting a Rezoning from R-1 Single Family Medium Density District to RM-16 Residential Multifamily classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for 1.74 acres +/- of land located at 2910 and 2912 Greensboro Road.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [Preliminary Layout.pdf](#)  
                              [Greensborough Village Master Plan 2014-08-06.pdf](#)

George Hamman of Civilogic on behalf of Mr. Perry Ivy is requesting a Rezoning from R-1 Single Family Medium Density District to RM-16 Residential Multifamily classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for 1.74 acres +/- of land located at 2910 and 2912 Greensboro Road.

**APPLICANT:** Mr. George Hamman was present, on behalf of Mr. Ivy.

**STAFF:** Mr. Derrel Smith said this meets 2 out of the 6 criteria.  
Recommendations are as follows:

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 an 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. The applicant agrees to comply with the Master Street Plan recommendations for the State Street right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.
5. Outdoor storage of equipment shall be screened.
6. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, etc., shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
7. The Limited Use Overlay with these stipulations: 1) Duplex Units or Single Family Homes only 2) Maximum of twenty-two units on 1.74 acres (12.6 units per acre).

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

**PUBLIC COMMENT:** Mr. Vince Pearson strongly resisted against the rezoning. He cited that traffic congestion has been bad in the area.

**PUBLIC COMMENT:** Mr. Billy Brown stated his concern about the rezoning. He also, mentioned the traffic situation will worsen due to the proposal

A motion was made by Kevin Bailey, seconded by Jimmy Cooper, that this matter be Approved. The motion **FAILED** with the following vote.

**Nay:** 5 - Jerry Reece;Kevin Bailey;Jimmy Cooper;David Handwork and Mary Margaret Jackson

**Absent:** 3 - Jim Scurlock;Jim Little and Dennis Zolper

[RZ-18-11](#)

REZONING: RZ 18-11: 806 Paragould Road

Carlos Wood of Wood Engineering on behalf of Doswell Alan McDaniel is requesting a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District Limited Use Overlay for 5.62 Acres +/- of land located at 806 Paragould Road.

**Attachments:**

[Application.pdf](#)  
[Staff Summary.pdf](#)  
[Rezoning Plat.pdf](#)  
[Preliminary Design.pdf](#)  
[Overall.pdf](#)  
[Letter about Contacting Neighbors.pdf](#)  
[Quit claim Deed.pdf](#)  
[Pictures.pdf](#)

Carlos Wood of Wood Engineering on behalf of Doswell Alan McDaniel is requesting a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District Limited Use Overlay for 5.62 Acres +/- of land located at 806 Paragould Road.

**APPLICANT:** Mr. Jim Lyons was representing Doswell Alan McDaniel. Requesting changing the zoning to C-3 from an R-1 zoning. Mr. Jim stated this would be conducive to the residential district. He stated they will buffer it with landscaping and will improve the area.

**STAFF:** Mr. Derrel Smith said this meets 2 out of the 6 criteria.  
Recommendations are as follows:

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 subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. The applicant agrees to comply with the Master Street Plan recommendations for the Paragould Drive right-of-way.
4. Any change of use shall be subject to MAPC approval in the future for a change in the Limited Use Overlay.
5. Outdoor storage of equipment shall be screened.
6. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, etc., shall be submitted to the MAPC

prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

7. The Limited Use Overlay with this stipulation: 1) Residential Storage Facility only.

**PUBLIC COMMENTS:** Ms. Christina Taylor, stated that she has lived in the area for 18 years and was vehemently against the rezoning. Stating factors like drainage problems and if this is rezoned, the area will have more re-zonings akin to commercial zoning. She also mentioned that this is spot zoning.

**PUBLIC COMMENTS:** Mr. Michael Bryan also stated that he is concerned that once this property is rezoned there will be more in the future and it will be difficult to stop them. He reiterated, that the City needs to make the current owner clean up the property in question.

**PUBLIC COMMENTS:** Mr. Denise stated her concern and that she is also against the re-zoning.

**PUBLIC COMMENTS:** Mr. Colmer Reynolds stated he is also opposed to the re-zoning.

**PUBLIC COMMENTS:** Ms. Davidson stated she strongly opposes the rezoning request.

**BOARD:** Mr. Reece said he does not believe that this is a right area for a commercial zoning as it is surrounding by residential area and the situation needs to be addressed by code enforcement. He also agreed this seems like spot zoning.

A motion was made by David Handwork, seconded by Kevin Bailey, that this matter be Approved. The motion **FAILED** with the following vote.

**Nay:** 5 - Jerry Reece;Kevin Bailey;Jimmy Cooper;David Handwork and Mary Margaret Jackson

**Absent:** 3 - Jim Scurlock;Jim Little and Dennis Zolper

## **9. Staff Comments**

## **10. Adjournment**