



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, August 14, 2018

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent** 1 - Dennis Zolper

### 3. Approval of minutes

[MIN-18:075](#)

MINUTES: July 24, 2018

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

Approved

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

### 8. Rezoning

[RZ-18-17](#)

REZONING: 3423 Hudson Drive

Robin Caldwell is requesting a Rezoning from R-1 Single Family District to C-3 General Commercial District for 2.23 acres +/- of land located at 3423 Hudson Street.

**Attachments:**    [Application.pdf](#)  
                              [Answers to Questions.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Survey Plat for Rezoning.pdf](#)  
                              [Aerial View.pdf](#)  
                              [Zoning Aerial Map.pdf](#)  
                              [Letterhead - Hudson Drive 2018.pdf](#)  
                              [CWL Map.pdf](#)

Robin Caldwell is requesting a Rezoning from R-1 Single Family District to C-3 General Commercial District for 2.23 acres +/- of land located at 3423 Hudson Street.

**APPLICANT:** Mr. Zack Baker is representing Robin Caldwell. He said the proposal is for 2.23 acres, it is currently zoned as R-1, and the applicant wants to rezone it to C-3. He said properties adjacent is zoned as Industrial or commercial.

**STAFF:** Mr. Derrel Smith asked the applicant on how they plan to access this parcel as it does not have frontage.

**STAFF:** Mr. Zack Baker said they do not have specific plans of what they want to do with the re-zoning.

**BOARD:** Mr. Chairman Lonnie Roberts asked if they do not intend to have an access from Hudson Drive.

**APPLICANT:** Mr. Zack Baker said correct.

**STAFF:** Mr. Derrel Smith said this rezoning meets 5 of the 6 criteria and the Planning Department would recommend approval.

**BOARD:** Ms. Mary Margaret Jackson asked if the adjacent property is owned by Robin Caldwell also.

**APPLICANT:** Mr. Zack Baker said no, the storage facility have a different owner.

**STAFF:** Mr. Derrel Smith said when they start to develop the property that is when the applicant will have to provide access to a public street. Mr. Smith continued that he assumes the applicant is trying to combine with the adjacent lot but are not wanting to say it.

**STAFF:** Mr. Reece asked if the North side of the property will remain R-1.

**STAFF:** Mr. Zack Baker said yes it will be.

**PUBLIC:** No Comment.

**A motion was made by Jim Little, seconded by Jimmy Cooper, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

[RZ-18-18](#)

**REZONING:** 5205 Ingels Road

Jason Beard of Ridge Surveying on behalf of City, Water and Light is requesting a Rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 30.12 acres +/- of land located at 5205 Ingels Road.

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

**Jason Beard of Ridge Surveying on behalf of City, Water and Light is requesting a Rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 30.12 acres +/- of land located at 5205 Ingels Road.**

**APPLICANT:** Mr. Jason Beard represented CWL. He said this is the existing sewer and waste water facility. It is known as the East Plant. They are expanding at this point and were made aware this was not zoned appropriately. So, they want to rezone the property to the correct zoning.

**STAFF:** Mr. Derrel Smith said the Planning Department has reviewed the request and recommends approval.

**PUBLIC:** No Comment.

**A motion was made by Jimmy Cooper, seconded by Jim Little, that this matter be Recommended to Council. The motion PASSED with the following vote.**

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

[RZ-18-19](#)

REZONING: 103 Gee Street

Jason Jackson is requesting a Rezoning from I-2 General Industrial District to C-3 General Commercial District for 9.2 acres +/- of land located at 103 Gee Street.

**Attachments:**    [Application.pdf](#)  
                              [Questions with Answers.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)

Jason Jackson is requesting a Rezoning from I-2 General Industrial District to C-3 General Commercial District for 9.2 acres +/- of land located at 103 Gee Street.

**APPLICANT:** Mr. Steve said he is representing Jason Jackson for a rezoning at 103 Gee Street.

**STAFF:** Mr. Derrel Smith said the Planning Department has reviewed the request and recommends approval. It meets 5 of the 6 zoning criteria.

**PUBLIC:** No Comment.

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

**Aye:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

**Absent:** 1 - Dennis Zolper

**9. Staff Comments**

**10. Adjournment**