



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, September 11, 2018

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

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

Absent 1 - Jim Scurlock

3. Approval of minutes

[MIN-18:090](#)

MINUTES: August 28, 2018

Attachments: [Meeting Minutes from August 28, 2018 MAPC Meeting.pdf](#)

Jason Branch Professional Surveyor on behalf of Martin and Vanessa Bryant is requesting a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 1.48 acres +/- of land located at 5408 Southwest Drive.

APPLICANT: Mr. Jason Beard represented Martin and Vanessa Bryant concerning this Rezoning. The Bryant's are looking to get this rezoning. They acquired this property thru an inherience. When they acquired the property it was brought to their attention that it was currently zoned R-1. The property was used as a business for quite some time not sure how long that business has been out. The Bryant's main objective is to get the property marketable for the best use of the property. There are no plans for development at this time.

STAFF: Mr. Derrel Smith said this site meets all the six requirements that are on the zoning checklist. This was an existing non-conforming use for years. It was a drilling business at one time and we think it was even an Auto Service Business at one time in that area. It does fall under the Land Use Plan. We would recommend that we approve the rezoning. 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. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. The development of this property shall be approved thru the Planning Department since this area is recognized as a Special Overlay District and that it complies with all redevelopment standards.

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

PUBLIC: No Opposition.

COMMISSIONER: Mr. Jerry Reece asked if Thompson Drive was a dedicated Street off of Southwest Drive.

STAFF: Mr. Derrel Smith said that Thompson Drive was a dedicated Street.

COMMISSIONER: Mary Margaret Jackson asked if Derrel would elaborate on the Special Overlay District.

STAFF: Mr. Derrel Smith stated that the Overlay District was adopted when the

adopted our Land Use Plan and we adopted it as additional signage, landscape requirements and parking requirements. There will be a little different design guidelines in that instead of the ones allowed in a regular C-3 Zoning. It is into the entrance of the City. One of the Gateways into the City.

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

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

Absent: 1 - Jim Scurlock

4. Miscellaneous Items

Approved

5. Preliminary Subdivisions

[PP-18-21](#)

PRELIMINARY SUBDIVISION APPROVAL: Bridlewood Phase 4

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC requests MAPC approval of a Preliminary Subivision for Bridlewood Subdivision Phase 4 being East of Phase 3, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 31 lots on 8.7 acres within the R-1 Single Family Residential Zoning District.

THIS HAS BEEN PULLED.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Bridlewood Phase 4 Plat.pdf](#)
 [Bridlewood Phases.pdf](#)
 [Aerial View of Location.pdf](#)

Withdrawn

[PP-18-22](#)

PRELIMINARY SUBDIVISION APPROVAL: Bridlewood Phase 5

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC request MAPC approval of a Preliminary Subdivision for Bridlewood Phase 5 being East of Phase 4, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 36 proposed lots on 10.5 acres within the R-1 Single Family Residential Zoning District.

THIS HAS BEEN PULLED.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Bridlewood Phase 5.pdf](#)
 [Bridlewood Phases.pdf](#)
 [Aerial View of Location.pdf](#)

Withdrawn

6. Final Subdivisions

[PP-18-23](#)

FINAL SUBDIVISION APPROVAL: Jude's Crossing Phase 1

Mark Morris, owner of Mark Morris Construction, request MAPC approval of a Final Subdivision for Jude's Crossing Phase 1 located adjacent to Darr Hill Road, South of Stoneridge Estates, West of Valley View Manor Subdivision on 9.88 acres for 31 proposed lots, within the R-1 Single Family Residential Zoning District.

Attachments: [Application .pdf](#)
 [Staff Report.pdf](#)
 [Judes Crossing Phase I Plans.pdf](#)
 [Jude Crossing Phase Map.pdf](#)
 [Aerial View of Location.pdf](#)

Mark Morris, owner of Mark Morris Construction, request MAPC approval of a Final Subdivision for Jude's Crossing Phase 1 located adjacent to Darr Hill Road, South of Stoneridge Estates, West of Valley View Manor Subdivision on 9.88 acres for 31 proposed lots, within the R-1 Single Family Residential Zoning District.

APPLICANT: Mr. Mark Morris requested approval of Jude's Crossing Phase 1. This is the second to the last phase consisting of 31 lots.

STAFF: Mr. Derrel Smith said the Planning Department has reviewed the request and recommends 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: 7 - Jerry Reece;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork and Mary Margaret Jackson

Absent: 1 - Jim Scurlock

[PP-18-24](#)

FINAL SUBDIVISION APPROVAL: Merrell Estates Phase 6

Mark Morris, owner of Mark Morris Construction, is requesting MAPC Approval of a Final Subdivision for Merrell Estates Phase 6 located North of Merrell Estates Phase 5 off Southwest Drive, Hwy 49 S on 10 acres with 34 proposed Lots, within the R-1 Single Family Residential Zoning District.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Merrel Estates Phase 6 Plans.pdf](#)
 [Overall Merrell Estates.pdf](#)
 [Aerial View of Location.pdf](#)

Mark Morris, owner of Mark Morris Construction, is requesting MAPC Approval of a Final Subdivision for Merrell Estates Phase 6 located North of Merrell Estates Phase 5 off Southwest Drive, Hwy 49 S on 10 acres with 34 proposed Lots, within the R-1 Single Family Residential Zoning District.

APPLICANT: Mr. Mark Morris requests approval of Merrell Estates Phase 5. He said this is the last phase at Merrell Estates.

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

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

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

Absent: 1 - Jim Scurlock

7. Conditional Use

[CU 18-07](#)

CONDITIONAL USE APPROVAL: 102 South Culberhouse

Jose R. Munoz is requesting MAPC Approval for a Conditional Use for address 102 S. Culberhouse with the intent to use facility as a rental facility that rents to customers for weddings, baby showers, luncheons, etc. This is located in an I-1 Limited Industrial District.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Site Plan Architectural Drawing Turned In for Previous.pdf](#)
 [Staff Report CU 12-16 .pdf](#)
 [Receipt from USPS.pdf](#)
 [Aerial View of Location.pdf](#)

Jose R. Munoz is requesting MAPC Approval for a Conditional Use for address 102 S. Culberhouse with the intent to use facility as a rental facility that rents to customers for weddings, baby showers, luncheons, etc. This is located in an I-1 Limited Industrial District.

APPLICANT: Ms. Maria Munoz is seeking a conditional use for baby showers and events of the sort.

STAFF: Mr. Derrel Smith the planning department has reviewed the request and recommends approval after the general plan review requirements are met.

CITIZEN: Mr. May stated he owns the property directly across 102 S. Culberhouse, and is concerned with parking. If there will be enough parking after the conditional use is approved.

STAFF: Mr. Derrel Smith said this will go through proper plan review. They will have to meet the minimum parking requirements. They have to comply with the Stipulations of the Conditional Use.

CITIZEN: Mr. Jay Gambling came in support of Jose and Maria Munoz. He said that Jose always goes by the rules and has known Jose for a long time. He said Jose will take care of the property and will do a good job.

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

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

Absent: 1 - Jim Scurlock

8. Rezoning

[RZ-18-21](#)

REZONING APPROVAL: 5408 Southwest Drive

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 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [USPS Receipts.pdf](#)
 [Aerial View of Location.pdf](#)

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

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

Absent: 1 - Jim Scurlock

9. Staff Comments

10. Adjournment