



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, May 28, 2019

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

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

Absent 2 - Jimmy Cooper and Mary Margaret Jackson

3. Approval of minutes

[MIN-19:053](#)

MINUTES: May 14, 2019

Meeting Minutes from Tuesday, May 14, 2019.

Attachments: [Meeting Minutes from May 14, 2019.pdf](#)

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

Aye: 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little and David Handwork

Absent: 3 - Jimmy Cooper; Dennis Zolper and Mary Margaret Jackson

4. Miscellaneous Items

[SP-19-01](#)

SITE PLAN REVIEW: 9701 C. W. Post Road

John Easley of Associated Engineering, LLC on behalf of Delta Peanut, LLC is requesting Site Plan Review and Approval for a New Peanut Shelling Plant to be located at 9701 C. W. Post Road that will be in the I-2 General Industrial District. The development exceeds the 75,000 square feet, thus requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 150,000 square feet for the new building.

Attachments: [Application.pdf](#)
 [Delta Peanut MAPC Site Plan.pdf](#)
 [Pictures of Area.pdf](#)

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APPLICANT: John Easley of Associated Engineering, LLC, on behalf of Delta Peanut, LLC, stated they are asking today for a site plan review and approval on a new peanut buying point and shelling and processing plant by Delta Peanut. The site is about 70 acres in total size. The plant itself will be a little over 150,000 square feet with a surge warehouse which is a nice little way of saying it feeds the shelling plant. The actual shelling plant which is a three stage process to shell the peanuts and then cold storage. We'll also be putting in three warehouses and five now, with future six, drainage heads with associated office, scales, cleaners, things like that associated with it. Initial cost on the site work is around 20 million. The total investment, once the equipment is moved over the next two to three years, is 60 million. This year the expected volume of peanuts is 90,000 tons with a five year projection of a little over 185,000 peanuts. What we're asking for is site approval. What we'd like to ask is the interior of the site will be fenced. We'd like to place crushed stone or crushed or class seven in lieu of the asphalt. When you get right down to it it's an agriculture operation, rice mill, things like that. With the peanut dust and wear and tear and everything, we'd like to ask to put down the crushed stone. The outside of the fence where the main office is and the parking lot, that area up there will be landscaped according to code. Curb and gutter, asphalt, paving the loading dock part area. The shelling plant will have a small breakroom with two bathrooms. The office will be, in part, with the scale operation. There will also be an office for the USDA, for their grading operations. We will also be installing sidewalks according to the codes. There will be right at 4,000' of sidewalks installed. We're asking for approval with the final plans being approved by staff. Any questions, Tommy Jumper, who is the CEO is here to answer any questions or share any information.

COMMISSION: Lonnie Robert's Jr. asked the city planner if he has any comments from staff and also to speak on the variance request of the crushed aggregate.

STAFF: Derrel Smith stated we will go through the regular site review process. We will look at everything to make sure everything is up to code. We'll look at sidewalks, we'll look at landscaping, trees, all of that at that time. Also, engineering will review the drainage. We have in the past allowed these industrial facilities to have gravel parking as long as it is fenced. It's something the MAPC does have to waive.

COMMISSION: Lonnie Robert's Jr. asked if it would be fenced.

APPLICANT: John Easley stated it would be fenced for protection. Michael with Engineering, we have gone over the grading plan so we're well on our way with that.

COMMISSION: David Handwork asked Derrel if there is any concerns over the dust created by the gravel by the city's perspective.

STAFF: Derrel Smith stated this is out in our industrial park so there is not a lot of residential in the surrounding area so we do not have a lot of concerns.

APPLICANT: John Easley stated part of the process is air quality through ADEQ, part of the process with the shelling plant and dust will be kept to a minimum as best we can.

COMMISSION: David Handwork stated that applies to the process. Does that apply to the gravel as well?

APPLICANT: John Easley stated yes, the gravel, the dust, drive. We'll keep it to a minimum. We'll wet it down, whatever we have to do to it.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little; Dennis Zolper and David Handwork

Absent: 2 - Jimmy Cooper and Mary Margaret Jackson

[COM-19:036](#)

SIDEWALK REQUEST: 1010 South Main Street

George Hamman of Civilogic on behalf of Ramson's Construction is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$5,827.67 instead of installing the sidewalks along 1010 South Main Street. The total area of sidewalk is 112.20 square yards.

Attachments: [Letter.pdf](#)
 [CWL Letter.pdf](#)
 [Site Layout.pdf](#)
 [Commercial Application.pdf](#)

George Hamman of Civilogic on behalf of Ramson's Construction is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$5,827.67 instead of installing the sidewalks along 1010 South Main Street. The total area of sidewalk is 112.20 square yards.

APPLICANT: Scott McDaniel stated after Tuesday he would be the biggest hypocrite on Earth if he was coming here asking for a true sidewalk exemption. If not doing that. As you all know I've been a long standing advocate for quality of life, along time advocate for sidewalks, I was one of the people that fought for this ordinance, I believe in this ordinance. My client is, of course, Mr. Wynn, I believe he is the medical director for the city. I think he provides his services for an incredibly low rate. I believe minimum wage is what he charges. I say that not to ask that we have different rules. I say that to instead let you know that I come in good faith. I would not come to you asking for this exemption if I did not believe 100% that this exemption is warranted. I'm not asking for no sidewalk. I'm asking for a waiver to go 6' to 5' or 4'. 5' in some places, 4' in others. The main issue is on Church St. where there are poles from City, Water, and Light. I have a letter from City, Water, and Light saying they're not going to move them. My lawyer can tell you a little bit about how we interpret the waiver request. I'll let him take it from there.

APPLICANT: Brett McDaniel stated he thinks the ordinance is pretty clear. It talks about the requirement of a 6' sidewalk around new construction. This is obviously new construction. We're talking about the area that used to be occupied by Central Baptist Church and has been vacant property since. The area simply doesn't accommodate 6'. I think everybody would prefer it did, that we weren't here asking for an exemption and the ability to pay a contribution in lieu of building that 6' sidewalk. What's available is an area that is 4' between the street and these poles that can't be moved. The ordinance talks about there being substantial impediments, trees in excess of 18" in diameter, and other large obstacles. This certainly qualifies. Good, we're seeing the site plan come up. There's just simply no good alternative given the topography and we would ask that it be reduced from 6' down to 4' which should still allow adequate use of the sidewalks and meet the purpose of the ordinance to allow transportation of pedestrian traffic. I'm happy to answer any questions if there are any.

COMMISSION: Lonnie Smith Jr., asked if that is what the request is for, just to

go to 4'.

APPLICANT: Scott McDaniel stated yes, go to 4' instead of 6. What we're paying for is the difference of that 2'.

COMMISSION: Lonnie Smith Jr. asked the city planner for any staff comments.

STAFF: Derrel Smith stated the ordinance did say 6' so that's the reason they're here today. There will be sidewalk around the property so if you won't accept the fee in lieu, that's going to be your decision.

COMMISSION: Lonnie Smith, Jr. opened up for questions or comments from the commissioners.

COMMISSION: Dennis Zolper stated Derrel, I'm looking at 117 330. It looks like under A.4.d. it says depending upon the size of the project, situations could exist where a combination of actual sidewalk construction and payment in lieu of construction occur. Would this not be one of the situations where this applies?

STAFF: Derrel Smith stated it does, but if you notice it doesn't give staff the opportunity. It has to come back to the MAPC.

STAFF: Michael Morris stated if we do go to the 4', there are some ADA requirements. You have to do a wheelchair passing space every so often so there may be places in there where you have to go out to a 5' or 6' but it's only for a small area. It's so two wheelchairs can pass. They can't pass on a 4' wide sidewalk.

A motion was made by Dennis Zolper to pass the waiver allowing sidewalks from 6' to 4', amended to provide for ADA requirements, that this matter be Approved.

PUBLIC: Beverly Parker stated her address and stated she is not here to specifically speak against this waiver. We have all, I hope, been working to improve our connectivity and our sidewalk structures. I will say it is a bit disturbing that we're dealing with this again on the backend of the project and I heard you earlier speaking about the first project, the peanut factory, and I was very pleased to hear you talk about the sidewalks. I just want to make sure that our process is not breaking down. At what point in this project was it not saying that there was not room for the 6' sidewalk. What was the expectation? I just ask this group to be mindful in the beginning of all projects that there is adequate space and if it takes a foot off the project, or whatever needs to be done, I think that we owe it to the public to stand by what was requested in terms of the sidewalk ordinance. I'm just here to ask you to be mindful of that and thank you for the support in the past that you've shown for the sidewalk ordinance.

APPLICANT: Scott McDaniel asked what his next step was.

STAFF: Derrel Smith stated the next step would be to go back and see how you can get 6' sidewalks in there.

APPLICANT: Scott McDaniel asked what is the point in having the in lieu of fee if you're not going to enforce the in lieu of fee.

STAFF: Derrel Smith stated that is something the MAPC is going to have to answer.

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

Aye: 2 - Jim Little and Dennis Zolper

Nay: 4 - Jerry Reece; Jim Scurlock; Kevin Bailey and David Handwork

Absent: 2 - Jimmy Cooper and Mary Margaret Jackson

5. Preliminary Subdivisions

[PP-19-08](#)

PRELIMINARY SUBDIVISION: Willow Pointe Phase IV

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Preliminary Subdivision Review for Willow Pointe Phase IV Approval for 27 lots and 12.20 +/- acres located on Airport Road and South of Countrywood subdivision within the R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Plans.pdf](#)
 [Picture of Area.pdf](#)

Mark Morris of Mark Morris Construction, LLC is requesting MAPC Preliminary Subdivision Review for Willow Pointe Phase IV Approval for 27 lots and 12.20 +/- acres located on Airport Road and South of Countrywood subdivision within the R-1 Single Family Residential District.

APPLICANT: Mark Morris stated he is seeking preliminary approval on Willow Pointe, Phase IV. This is our final phase in this subdivision.

COMMISSION: Lonnie Smith, Jr. asked for comments from the city planner.

STAFF: Derrel Smith stated this does meet all of the requirements of the zoning district as far as lot size, lot width, and lot depth so we would recommend approval.

COMMISSION: Lonnie Smith, Jr. opened it up for commissioner discussion.

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; Jim Little; Dennis Zolper and David Handwork

Absent: 2 - Jimmy Cooper and Mary Margaret Jackson

[PP-19-09](#)

REPLAT APPROVAL: 1907 Fox Meadow Lane - Jackson Innovations, Inc. Replat

George Hamman of Civilogic on behalf of Jackson Innovation request approval from MAPC of a Replat of Lots 2 and 3 of the Jackson Innovation Replat of the Turman Subdivision of Part of the Northeast Quarter of Section 3, Township 13 North, Range 4 East into 3 lots. It does meet all the width and length requirements, but due to three lots it requires MAPC Approval. Requesting Final Approval and these lots are located on within the R-1 Single Family Residential District

Attachments: [Letter.pdf](#)
 [Driveway Pipe Letter.pdf](#)
 [Jackson Innovation Plans.pdf](#)
 [Hydrology.pdf](#)
 [SWPPP.pdf](#)
 [Picture of Area.pdf](#)

REPLAT APPROVAL: 1907 Fox Meadow Lane - Jackson Innovations, Inc. Replat
George Hamman of Civilogic on behalf of Jackson Innovation request approval from MAPC of a Replat of Lots 2 and 3 of the Jackson Innovation Replat of the Turman Subdivision of Part of the Northeast Quarter of Section 3, Township 13 North, Range 4 East into 3 lots. It does meet all the width and length requirements, but due to three lots it requires MAPC Approval. Requesting Final Approval and these lots are located on within the R-1 Single Family Residential District.

APPLICANT: Clint Jackson stated he is just wanting to turn the one lot into three.

COMMISSION: Lonnie Smith, Jr. asked for comments from the city planner.

STAFF: Derrel Smith stated by doing this, it does make that a small subdivision so therefore it will need to meet all the requirement of a subdivision ordinance. That is including sidewalks along both streets.

COMMISSION: Lonnie Smith, Jr. opened it up for commissioner discussion.

COMMISSION: David Handwork stated he sees there is a lot of development here with the drainage easement and retention pond. The lot size of .27 acres and .19 acres is reduced because you can't build in that drainage easement. Is that correct?

STAFF: Derrel Smith stated he doesn't know. They will have to do a drainage report. I think George has already done that and turned it in to engineering. There could be detention required on this.

STAFF: Michael Morris stated if you look through the next couple of pages, you'll see a detention pond in there.

COMMISSION: David Handwork stated he saw that, but he wants to rephrase his

question. What size of houses can you build on these lots? They seem awful small and is that consistent with the neighborhood. That's probably going to be the basis of my question.

APPLICANT: Clint Jackson stated he looked at the neighborhood and the size of homes there. I'm going to do a 1.5 story that's right at 1650 square feet. The first floor is 1350 square feet. I discussed that with George and showed him my plan and he seemed to think that it would meet the guidelines regarding those two lots. That's why I think he had the majority of that retention pond on the north lot so that we could maximize the size on that one.

COMMISSION: David Handwork asked Derrel if that causes any pause for the city planning department as far as that house size, that type, in that neighborhood. Is it consistent?

STAFF: Derrel Smith stated the size and type don't seem out of place. The drainage, I leave that to engineering to make the determination as to if the drainage is adequate. It looks like that would fit into the neighborhood, that 1650 square foot houses.

COMMISSION: Lonnie Smith Jr. asked Michael if he had any comments on the drainage.

STAFF: Michael Morris stated that is what they are doing. Since he is increasing the runoff, he has provided detention to bring it back to pre-developed conditions.

Approved

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jim Little; Dennis Zolper and David Handwork

Absent: 2 - Jimmy Cooper and Mary Margaret Jackson

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment