



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, October 22, 2019

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 5 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork

Absent 3 - Jerry Reece; Mary Margaret Jackson and Jim Scurlock

3. Approval of minutes

4. [MIN-19:106](#) MINUTES: Tuesday, October 8 MAPC Minutes

Attachments: [Meeting Minutes from October 8, 2019](#)

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

Aye: 4 - Kevin Bailey; Jimmy Cooper; Jim Little and David Handwork

Absent: 4 - Jerry Reece; Dennis Zolper; Mary Margaret Jackson and Jim Scurlock

5. Miscellaneous

[SP-19-04](#)

SITE PLAN: 800 Southwest Drive

Michael Boggs of Tralan Engineering on behalf of Southwest Valley, LLC is requesting approval for this Development that is located at 800 Southwest Drive on the corner of Haywood Drive and Southwest Drive. This is zoned C-3 General Commercial.

Attachments: [Application](#)
 [Site Development Plan Set](#)
 [SWPPP Cover](#)
 [SWPPP](#)

Michael Boggs of Tralan Engineering on behalf of Southwest Valley, LLC is requesting approval for this Development that is located at 800 Southwest Drive on the corner of Haywood Drive and Southwest Drive. This is zoned C-3 General Commercial.

APPLICANT: Michael Boggs stated they are looking to raise the site. Since the picture has been taken, the old nursing home has been removed. This property sits low below Southwest Drive and below the neighboring commercial development to the south. He stated they are looking to come in and raise the site up to make it a more buildable site and to also help with maintenance. He stated there will be some trees that will be removed along the backside. The plan is for those to be replaced when a new development begins.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated the reason this is before the commission is because they have reviewed it and without a plan, they do not feel that they should issue a grading permit. He stated the reason they did the tree preservation ordinance is to stop the clearcutting of a site. He stated that was one of the complaints he has had since coming to Jonesboro. A lot of properties were clear-cut with no idea on what would be placed there and then they were just left. He stated they have required a site plan to go with the grading to determine what was going to go on that site. He has asked for a site plan, but the engineer has said they do not have a site plan at this time. They do not know what is going to go on it. He stated they feel they should not issue a grading permit until they know what is going to go on the site.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comment.

COMMISSION: Jimmy Cooper asked how much higher this will build up the area.

APPLICANT: Michael Boggs stated it will fill it up anywhere from 10' or so in the front. There will be a wall on the backside that is 8' tall.

COMMISSION: Jimmy Cooper asked how he is going to protect the apartments in the back from flooding.

APPLICANT: Michael Boggs stated there is a drainage easement that already exists in the rear. He stated he believes it is a 40' easement. He stated there is

a big ditch back there. He is going to stay off of the ditch.

COMMISSION: David Handwork stated that when he looks at the contours on the proposed grading plan, all of the drainage slopes down to the street. Is everything sheet flowing to the street and then it goes west, or how will it work?

APPLICANT: Michael Boggs stated part of it will sheet flow to the north, northwest to the street. The rest will fall back to the rear to the existing drainage easement.

COMMISSION: David Handwork asked if there was a plan for drainage intercepting.

APPLICANT: Michael Boggs stated it drains that way now. He stated they are not changing a whole lot of that.

COMMISSION: David Handwork stated that he is in support of what Derrel Smith has said. He stated a lot of this could be premature as far as how this needs to be graded and how you do drainage for whatever is developed there. He asked if he knows what drainage is going to the street now and does that increase after this drainage plan. If it drains down toward the apartments that is a concern for some of the occupants of those apartments.

COMMISSION: Kevin Bailey asked the city engineer if they have an opinion.

STAFF: Michael Morris stated it was an impervious area that was there before. When they removed that structure there is less impervious area. There is not as much runoff. However, when they start changing the ground they just need to direct the water flow correctly.

APPLICANT: Michael Boggs stated they can handle some of the drainage comments through staff. He stated what they are looking for is just to be able to move forward if the commission will allow a grading permit and allow for staff adjustment if we need to do something to the drainage.

COMMISSION: Kevin Bailey asked if MAPC is here to allow grading permits or is that a staff issue. Has the landscape ordinance kicking in the reason that is here?

STAFF: Derrel Smith stated he will not sign off on the grading permit. They have asked to come to MAPC to get your opinion on it which he suggested.

STAFF: Craig Light stated he has some concern over the height of the retaining wall on the north side. He thinks he said it will be 10' tall. It is butted up against the apartment complex. He stated he does not know how that is going to look visually. It is also going to put this commercial development up above those structures. How close the first building is to that line is a concern.

COMMISSION: Dennis Zolper stated he is like Kevin Bailey and has concern about whether they have any authority to override Derrel Smith's decision even if they wanted to do so. He asked the city attorney if that ordinance allows them to override the city planning office.

STAFF: Carol Duncan stated she is not sure that they have had this question before. She stated she is unsure if you are making it in the realm of an appeal from a staffing decision which she believes MAPC has the ability to hear appeals on certain issues. She stated she does not know if it speaks to grading permits in particular. There is an appeal method from a staffing decision to his body on certain things.

STAFF: Derrel Smith stated that is what they are doing. This is an appeal to his decision.

STAFF: Carol Duncan stated they have done that in the past. She just does not know if they have done it specific to grading. They have heard appeals of things the MAPC normally does not hear if it is an appeal of a staff decision.

APPLICANT: Michael Boggs stated they are not trying to circumvent the tree preservation plan. He stated they are going to replace trees back on the site. That was the thing before the tree preservation plans. People would go in and clear-cut the entire site and everything would be gone. You would not have any trees out there and no mechanism to bring trees back other than what few trees would be planted with the landscaping ordinance. These trees that will be planted back will be above and beyond what is required by the landscaping ordinance. He stated there are roughly 63 trees that will be taken down and they will be replaced because they are inside the construction area.

COMMISSION: Jim Little asked if there is a way to move the retaining wall and save some of the trees.

APPLICANT: Michael Boggs stated as of now, he is not aware of anything. There has been talk of maybe not doing a retaining wall and sloping that back. He stated that is something they may be able to look at. He stated right now he does not see a way to save the trees.

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

Aye: 1 - Kevin Bailey

Nay: 4 - Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork

Absent: 3 - Jerry Reece; Mary Margaret Jackson and Jim Scurlock

[SP-19-05](#)

SITE PLAN: 4150 Southwest Drive

Michael Boggs of Tralan Engineering on behalf of Ashdown Plaza. LLC is requesting approval for this Development that is located at 4150 Southeast Drive. This is zoned a C-3 General Commercial District Limited Use Overlay.

Attachments: [Application](#)
 [Site Development Plans](#)
 [SWPPP Cover](#)
 [SWPPP](#)
 [Legislation Details \(With Text\) \(35\)](#)

Michael Boggs of Tralan Engineering on behalf of Ashdown Plaza. LLC is requesting approval for this Development that is located at 4150 Southwest Drive. This is zoned a C-3 General Commercial District Limited Use Overlay.

APPLICANT: Michael Boggs stated this property is located in what used to be an old mining pit. They are just wanting to clean this site up and get it to where it is more maintainable and get it to be a more buildable lot for future development.

COMMISSION: Lonnie Robert Jr. asked for staff comments.

STAFF: Derrel Smith stated both of these are the same thing. Without a plan, they did not feel they needed to issue a grading permit. He stated he knows it has been mined out, but he does not feel they need to indiscriminately allow these sites to fill and cut as they want without plans for what is going to happen in the future.

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

Aye: 1 - Kevin Bailey

Nay: 4 - Jimmy Cooper; Jim Little; Dennis Zolper and David Handwork

Absent: 3 - Jerry Reece; Mary Margaret Jackson and Jim Scurlock

6. Preliminary Subdivisions

7. Final Subdivisions

8. Conditional Use

9. Rezonings

10. Staff Comments

11. Adjournment