



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, July 28, 2020

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

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

**Absent** 1 - Jim Scurlock

### 3. Approval of minutes

[MIN-20:069](#)

MINUTES: MAPC Minutes - July 14, 2020

**Attachments:** [MAPC Minutes from July 14, 2020](#)

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

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

**Absent:** 1 - Jim Scurlock

### 4. Miscellaneous Items

[COM-20:037](#)

SIDEWALK IN LIEU FEE: 3701 E. Johnson Avenue

Michael Boggs of Tralan Engineering on behalf of Stonebridge Construction, LLC is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$5,430.00 along 3701 E. Johnson Avenue. The total area of sidewalk being requested for is 101.6 sy. The 2020 Rate is \$53.33 per square yard.

**Attachments:**    [Letter](#)  
                              [Site Plan](#)  
                              [Topo](#)  
                              [ARDOT Email from Rick Carmack](#)

Michael Boggs of Tralan Engineering on behalf of Stonebridge Construction, LLC is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$5,430.00 along 3701 E. Johnson Avenue. The total area of sidewalk being requested for is 101.6 sy. The 2020 Rate is \$53.33 per square yard.

**APPLICANT:** Michael Boggs stated they are developing an existing property that already has all of the site improvements. It was constructed in 2013. He stated he spoke with the highway department and they are not in favor of placing sidewalk in the right-of-way beside the driving surface because of no curb and gutter. They do not want it placed on the rear due to drainage and utilities. The existing parking lot is 3' off the property line. He stated they are looking for the variance, the waiver to pay the in-lieu fee.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith asked if he asked the highway department if he ran a curb and gutter section there if they would allow it.

**APPLICANT:** Michael Boggs stated they will not allow just a section to be curb and gutter.

**STAFF:** Derrel Smith asked if he asked them that.

**APPLICANT:** Michael Boggs stated he did not ask that completely, but in previous conversations he has had with roads that did not have curb and gutter, they did not just want a piece of curb and gutter.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comments.

**COMMISSION:** Mary Margaret Jackson stated she thinks they need to scrutinize this part of town extra carefully. It is one of the fastest growing areas in Jonesboro. It is adjacent to our University. It is adjacent to Census Tract 6.02 where people do not have as many vehicles. It does have a lot of foot traffic and we have the Regional Transportation Planning Commission putting in crosswalks to test things because we have had a number of accidents and dangerous situations where people are trying to cross the road. She stated she knows this is further down Johnson, but this area is growing. She stated there are some terrible oversights on this road. There are bus stops that do not have

sidewalks. She stated they do not have sidewalks in front of a major hospital. She stated they really need to look at this carefully and be creative with our partners whether that be the Department of Transportation or whatnot to try and find solutions to put sidewalks in here. She stated she thinks that is imperative. She stated they need some kind of standards. If they are just saying it does not meet drainage requirements, that we do not like curb and gutter. She stated she thinks they need to give the applicants some guidelines on what they expect to see in terms of not meeting those standards when they just say it does not meet the standards. She stated that is not enough for her. She stated she wants to see the pictures and go through the motions. Maybe she wants Rick Carmack to be there to answer questions. She stated they need to guidelines on how to respond to that because she does not think that is enough.

COMMISSION: David Handwork stated he wanted to echo his fellow commissioner's comments. Based on the question that Derrel asked, he stated he would love specifically to ask ARDOT if a curb and gutter section would be denied. If it is not asked and they are basing opinion off of previous questions and previous projects that could be or not be related to this project, we do not know. ARDOT may say yes, in this area we will allow curb and gutter and a sidewalk.

COMMISSION: Mary Margaret Jackson asked if this relates to the next development they are going to consider. Preliminary subdivision approval. She asked if it relates to the other development at all.

COMMISSION: Lonnie Roberts Jr. stated it is across the street, but there is no relation he is aware of.

STAFF: Derrel Smith stated it is across the street. They are going to continue to table that one for another two weeks. He stated they are close, but they do not line up against each other.

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

**Aye:** 4 - Jerry Reece; Jimmy Cooper; Jim Little and Kevin Bailey

**Nay:** 2 - Mary Margaret Jackson and David Handwork

**Absent:** 1 - Jim Scurlock

**Abstain:** 1 - Dennis Zolper

## **5. Preliminary Subdivisions**

[PP-20-17](#)

PRELIMINARY SUBDIVISION APPROVAL: 3700 E. Johnson Avenue - Tommy's Development Addition

Jeremy Bevill of Fisher Arnold Engineering on behalf of Vision 2000, Inc is requesting MAPC approval of a Preliminary Subdivision Approval for Tommy's Development Addition located at 3700 E. Johnson Avenue for 4 lots on 6.02 acres +/- within the C-3 General Commercial District Limited Use Overlay.

**Attachments:**

[Application](#)

[Staff Report](#)

[Subdivision Plans](#)

[P2052 Projected AM - Map](#)

[P2052 Projected PM - Map](#)

[P2052-Trip-Gen-Sum](#)

[Tommy's Development Preliminary Landscape Plan](#)

[Aerial View of Location](#)

[P2052-Traffic-Study-Report-7-27-2020](#)

[Traffic Impact Study - Addendum](#)

**Tabled**

**6. Final Subdivisions**

[PP-20-15](#)

FINAL COMMERCIAL SUBDIVISION PLAT APPROVAL: 2027 Bridger Road - The Reserve at NEA

Michael Boggs of Tralan Engineering on behalf of Stonebridge Construction is requesting MAPC Approval of a Final Commercial Subdivision Approval for The Reserve at NEA for 6 proposed lots on 11.01 acres +/- located at 2027 Bridger Road.

**Attachments:**     [Plat](#)  
                              [Performance Bond Estimate](#)  
                              [Site Development Plan Set](#)  
                              [Staff Report](#)

Michael Boggs of Tralan Engineering on behalf of Stonebridge Construction is requesting MAPC Approval of a Final Commercial Subdivision Approval for The Reserve at NEA for 6 proposed lots on 11.01 acres +/- located at 2027 Bridger Road.

**APPLICANT:** Michael Boggs stated they are looking to get the final plat approved. It is in the process of being constructed. There is a performance bond for the development and a bond on site for that.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated it does meet the requirements of the subdivision code. However, they would make the requirement that each lot will have to go through and obtain approval through the planning process.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comments.

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

**Aye:**    6 -    Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

**Absent:**   1 -    Jim Scurlock

**Abstain:** 1 -    Dennis Zolper

[SP-20-01](#)

SITE PLAN REVIEW: 4119 Stadium Drive - Andy's Storage

Michael Boggs of Tralan Engineering on behalf of Scott Young is requesting Site Plan Review and MAPC Approval of a new expansion of mini storages to their existing facility located 4119 Stadium Drive that will be in C-3 General Commercial District.

**Attachments:**     [Site Plan](#)  
                                 [Aerial View of Location](#)

Michael Boggs of Tralan Engineering on behalf of Scott Young is requesting Site Plan Review and MAPC Approval of a new expansion of mini storages to their existing facility located 4119 Stadium Drive that will be in C-3 General Commercial District.

**APPLICANT:** Michael Boggs stated they are looking for site plan approval for this development. He stated they brought this through BZA last week requesting some variances on the overlay district. Those were granted. He stated they are now here to get the site plan approved.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated he does not see any sidewalks shown along Stadium. He asked if this was an oversight. He asked if those will be installed as part of this construction.

**APPLICANT:** Michael Boggs stated yes, they will look at that.

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

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

**Absent:** 1 - Jim Scurlock

**7. Conditional Use**

**8. Rezoning**

[RZ-20-11](#)

REZONING: 3513 Longcrest Drive

Sherry Turman of B & T Land Company, LLC is requesting MAPC Approval for a Rezoning from "C-3" General Commercial District and "R-1" Single Family Residential District to "RS-7" Single Family Residential District minimum 6,222 sq. ft. lot required Limited Use Overlay for 4.61 +/- acres of land located at 3513 Longcrest Drive.

**Attachments:**     [Application](#)  
                              [Rezoning Plat](#)  
                              [Staff Summary](#)  
                              [Warranty Deed](#)  
                              [Pictures of Rezoning Signs](#)  
                              [USPS Receipts](#)

Sherry Turman of B & T Land Company, LLC is requesting MAPC Approval for a Rezoning from "C-3" General Commercial District and "R-1" Single Family Residential District to "RS-7" Single Family Residential District minimum 6,222 sq. ft. lot required Limited Use Overlay for 4.61 +/- acres of land located at 3513 Longcrest Drive.

APPLICANT: Carlos Wood stated he is the engineer for the developers. He stated they are asking for this property to be rezoned. In 2017 a rezoning plat was prepared to rezone this from commercial to residential to finish out Bridlewood subdivision as single family homes. He stated he and Derrel looked and they cannot find where this document was finalized. He stated they are asking for it to be rezoned back to residential.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does meet all criteria for a rezoning and they would recommend approval with the following stipulations:

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 Department 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 of this property.
5. This Rezoning is a Limited Use Overlay with the following
  - a. The Minimum Lot width will be 60 ft.

COMMISSION: Lonnie Roberts Jr. asked for public input. He provided the phone number. There were no public comments. He then asked for commissioner comments.

COMMISSION: Mary Margaret Jackson stated this is not consistent with the report she read earlier today. She asked if this is some last minute changes to the staff report. She stated it said that it was next to R-1 zoning. This part about losing documents. The aerial looks like it is next to R-7 instead of R-1. She stated she just wants some clarification.

STAFF: Derrel Smith stated part of the property is zoned R-1. The part that was not a part of the original subdivision is still C-3. He stated they do not have an R-1 zoning anymore so they have requested to go to R-7 with a 60' lot width to be consistent with the subdivision that is already out there. He stated there was not any change from the original documents that were submitted.

COMMISSION: Mary Margaret Jackson asked if the lots to the west are R-7. She stated that is what she does not understand. The map that showed the limited use overlay and then it showed it was low intensity.

STAFF: Derrel Smith stated the lots to the west are zoned R-1. However, they do not have the R-1 zoning available anymore. That is the old zoning code. The closest they could go would be R-7. The lot sizes will be the same as those in R-1.

APPLICANT: Carlos Wood stated an R-7 zoning allows a narrower lot than 60'. He stated they do not want less than 60'.

COMMISSION: Mary Margaret Jackson stated something in the staff report just did not jive with this. She stated she understands now.

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

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

**Absent:** 1 - Jim Scurlock

## **9. Staff Comments**

## **10. Adjournment**