



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, November 14, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 6 - Jimmy Cooper; Kevin Bailey; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent 3 - Lonnie Roberts Jr.; Monroe Pointer and Paul Ford

3. Approval of minutes

[MIN-23:108](#)

MINUTES: October 24th 2023

Attachments: [10.24.23 MAPC Minutes](#)

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

Aye: 5 - Jimmy Cooper; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.; Monroe Pointer and Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-12](#)

PRELIMINARY SUBDIVISION: Lake Pointe Estates Phase 3

Mark Morris is requesting preliminary subdivision approval for Lake Pointe Estates Phase 3; 22 lots on 11.52 acres. This property adjoins Lake Pointe Lane and is located in the R-1, single family medium density district

Attachments: [Lake Pointe Phase 3 - Prelim Application](#)
[lakepoint ph 3](#)
[Staff Report](#)

Kevin Bailey (Chair): First item on the agenda tonight is the preliminary subdivision for Lake Pointe Estates Phase 3, Proponent?

Mark Morris: Hello, my name is Mark Morris, I'm the owner of Lake Pointe Estates and I'm seeking preliminary approval on phase 3. It has 22 lots.

Kevin Bailey: Okay, Derrel?

Derrel Smith (City Planner): Yes, sir. Planning has reviewed this and it is 11.52 acres, 22 lots. It meets all of the requirements of the R-1 zoning district and we would recommend approval.

Kevin Bailey: Commission comments?
(There were none)

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

Aye: 5 - Jimmy Cooper;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.;Monroe Pointer and Paul Ford

6. Final Subdivisions

PP-23-13

FINAL SUBDIVISION: Sarah's Crossing Phase 3

Mark Morris is requesting MAPC final subdivision approval for Sarah's Crossing Phase 3 for 22 lots on 6.94 acres. Located at Creekview Drive, this property is zoned R-1, single family medium density district.

Attachments: [Application for Sarah's Crossing Phase 3 Final](#)
 [SARAHCROSSING3_FINAL](#)
 [Staff Report](#)

Kevin Bailey (Chair): Next item is final subdivision plans, at Sarah's Crossing Phase 3, Proponent?

Mark Morris (Proponent): Mark Morris again, seeking final approval on 22 lots at Sarah's Crossing, this is phase 3 and it is completely built. Plats turned in, bond is turned in.

Derrel Smith (City Planner): Again, we've reviewed it. It meets all of the requirements of the R-1 zoning district and all subdivision requirements. We would recommend approval.

Kevin Bailey: Commission comments?
(There were none)

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

Aye: 5 - Jimmy Cooper;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.;Monroe Pointer and Paul Ford

PP-23-14

FINAL SUBDIVISION: Savannah Hills Phase 4

Michael Boggs of Tralan Engineering is requesting MAPC final subdivision approval for Savannah Hills Phase 4 for 6 lots on 2.60 acres. Located at Lazare Drive, this property is zoned R-2,Multi-Family Low Density District.

Attachments: [Savannah Hills Ph-IV](#)
 [H20-098 RECORD PLAT SAVANNAH HILLS PH IV](#)
 [Staff Report](#)

Kevin Bailey (Chair): Next one is final subdivision for Savannah Hills Phase 4.
Michael Boggs (Proponent): Michael Boggs with Tralan Engineering. We're looking to get final plat approval for the six lots in Savannahs Hills Phase 4. The bond has been submitted. The plat has been submitted. There's been one lift asphalt placed. The utilities installed but currently going through the final steps for City Water Light approval.

Kevin Bailey: Derrel?

Derrel Smith (City Planner): Yes sir, we have reviewed this and we would recommend approval. We did get an email from Mrs. Lack about wanting a fence installed that will be done during the large scale site plan. Not during the final plat phase. But that will be included when we do review the site plans.

Kevin Bailey: Commissioner comments?

Jimmy Cooper (Commission): Cooper, question, when does the fence discussion begin? Do we need to tag anything with this?

Derrel Smith: No sir, when they submit a site plan, that'll be one of the requirements is that they have to have a fence to separate the properties.

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

Aye: 5 - Jimmy Cooper;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.;Monroe Pointer and Paul Ford

7. Conditional Use

[CU-23-11](#)

CONDITIONAL USE: 3380 Moore

Dennis King is requesting conditional use approval for recreation/entertainment, indoor use at 3380 Moore Road. This property is located within the I-1, limited industrial district.

Attachments: [Application - King](#)
 [Certified Mail Receipts](#)
 [MOORE RD-3354-SP-1](#)
 [Sign Posted](#)
 [Staff Summary](#)

Kevin Bailey (Chair): Next item is Conditional Use at 3380 Moore Road.

Brandon Wood (Proponent): I'm Brandon Wood, I'm the engineering surveyor representing the owner. We're requesting to have a Conditional Use in I-1 to have a gymnastics training, athletic training facility.

Kevin Bailey: Okay, Derrel?

Derrel Smith (City Planner): Yes, sir. We've reviewed this and we would recommend approval with one stipulation that upon issuance of conditional use, all other permits and inspections required locally and statewide be applied for and obtained by the applicant.

Kevin Bailey: Okay, this is conditional use, it is open to public hearing, any input from the public concerning this conditional use? I see none, commissioner comments?

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

Aye: 5 - Jimmy Cooper;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.;Monroe Pointer and Paul Ford

8. Rezoning

RZ-23-12

REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.

Attachments: [New - Rezoning Application](#)
[New - 15 LOT ZONING-EXISTING](#)
[New -15 LOT ZONING-PROPOSED](#)
[New - 15 LOT ZONING-EXISTING EXTENDED](#)
[New - 15 LOT ZONING-PROPOSED EXTENDED](#)
[New - 23901300 RZ #2 PLAT](#)
[New - Exhibit A](#)
[New - Staff Summary](#)
[Rezoning App](#)
[Updated Plat C-4 & C-3 LUO](#)
[Certified Mail](#)
[Deed](#)
[Sign Photos](#)
[Staff Summary](#)

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that this matter be untabled. The motion PASSED with no objections.

Michael Daniels (Proponent): Good evening, my name is Michael Daniels. I'm a professional surveyor with Craft and Towel and Associate and I'm representing Petrail Construction in tonight's rezoning request for 3703 South Culberhouse Road. We tried to simplify the map a little bit. It's a pretty complicated piece of property. Has a lot of easements, a lot of utilities on it. So, we got rid of those and made some shading to make it a little bit easier. This 17 acre track is currently a mixture of RS-7 and C4. Tonight, we're proposing to rezone this property to C-3 limited use overlay and C-4 limited use overlay. Limited use overlay we're proposing consists of 20 specific uses that restricted for these tracks. The limited uses apply to both the C-3 and the C-4 tracks equally. The pink shaded properties are the C-4 tracks, the blue shaded properties are the C-3 tracks. A couple of additional notes, this rezoning will require buildings on the C-4 tracks to be of residential character regarding outward appearance and we believe confidently this request is consistent with the city of Jonesboro's

comprehensive land use program plan. I appreciate your time and I respectfully ask for recommendation to the city council for full rezoning. I'll take any questions about the rezoning if you have them.

Kevin Bailey: City Planner?

Derrel Smith (City Planner): Yes, sir. We reviewed this and we would recommend approval with the following conditions:

1. The proposed site plan shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and floodplain regulations regarding unit of construction.
2. A final site plan subject, 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. The limited use overlay will include the following: cemetery, communication tower, entertainment adult, homeless shelter, medical marijuana dispensary, pawnshops, freight terminal, agricultural animal, auditorium, or stadium, car wash, golf course, hotel, motel, except for small boutique lodging, 30 rooms or less, recreational vehicle park, service station, off-premise signs, utilities major and minor, freight terminal, construction sales and service, and commercial parking lot.

Kevin Bailey: I know this has been discussed in the previous meeting, but it is a rezoning request. So, I'd like to open it up for public comments, is there anybody here who would like to give comments about this rezoning request? If you would come up to the microphone, and state your name and address for the record please.

Wendy Spanos (Opposed): I'm Wendy Spanos at 304 Dunwoody Drive here in Jonesboro. I'm going to try to stay as calm and as collected as I possibly can. The first question I have is that I've been told that, there's an easement that is dedicated to the land that I need to get to. I still don't have clarity on what that looks like. I need to see that across this map. So that I see where that is, and does it go all the way back and how wide is it? What does it look like?

Because what I'm seeing here looks as if it includes the boundary of the north side of that track too. In this picture it's lot 6 on the proposed plan, what does that do to me? Where does that put me?

Kevin Bailey (Chair): Michael do you have a response to that?

Michael Daniels (Proponent): We have a 60- foot, access ingress easement that goes across the north side of that track. Its 60 foot from the north line to the width of that easement. As far as it affects you, that access easement grants access from Culberhouse Road west, keep going and south, all the way.

Wendy Spanos: I'm confused, how do you have an egress easement through what is going to be lots, that you're proposing for C-4 and then to the south of it?

Michael Daniels: Because that is existing as it is right now. If and when the property is developed, that existing egress easement, will turn into an actual road, on the west end but you'll still have as far as we're concerned today that has the book and page on it that is the instrument.

Wendy Spanos: So the two dotted lines on the north side of the property and then south of that, that other dotted line that's the existing quote road that's there now?

Michael Daniels: I'm not sure about the road that's the access. That is the –

Kevin Bailey: Excuse me, this is a rezoning and I don't want to digress into layouts and accesses and we can't, we can't digress it. If you want to talk to

the point of rezoning. Wendy we can hear that.

Wendy Spanos: That's one of the things I'm going to have to clarify at another time. So, my concern is that we're looking at a residential area that's been residential. It's covered in residential. The map show that, my concern and I have a few things to show you that you probably, don't already have. But what it shows is

(Unable to transcribe)

Wendy Spanos: I think for the people that have bought the lots that Chris did initially, did not expect this to happen and to have it surrounded by either C-3 or C-4, I think C-4 is reasonable, I think C-3 is not reasonable for the people that have invested their money into all of the R-1 around it, in the community we have and I think it will greatly affect it. I have a letter here from Mark Reese. The first thing I want to say about that is that when I talked to Mark Reese about this, he had no idea that this was going on. I think many people don't realize what they're proposing in this area and I think that a lot of people that live around there are going to be very affected by it and are not going to be for C-3. I don't think anyone has a problem with making a road across this area, if the road needs to exist to connect, there's already Sadie Lane that connects to Jackson that connects to that road already to get through that area. Just another point. I think that this Church that we built, my husband and I years ago, built it in a community where we did not plan on having it in a commercial zone. It's a very quiet, very small church. I have photos if you want to pass them through, if it matters. This church has been given to me. It is mine. I'm the custodian of it. My job right now is to protect the interest I have for the church and for the people that go to the church and for me, I live on that road. I've been on the road. I've very concerned about all that could happen if this goes C-3. Thank you so much.

Kevin Bailey (Chair): Thank you for your comments.

Michael Daniels: Just to clarify, all notices were sent out and copied to the city of Jonesboro. Signs in the time that was required. Signs have been placed. This has been on the agenda for several months. As of today we have no negative feedback to the city. We've sent out quite a bit of letters over 50 letters. So, thank you.

Adams Harden (In favor of): Adams Harden, 3703 South Culberhouse road. I'm on the south track there. And I was just say that on behalf of my business being there and the residents that are R-1 on the north side. I don't know if any of them are here, but the ones that were here last meeting, were for it. And they're ready to have a road come through and I think everyone's concerned about the zoning. But I think also, if they were that concerned they'd be here to argue against it. So it's been, I couldn't tell you exactly how many years since Sadie Lane got developed but I know that now that it wasn't that big of a deal before the western road which I guess is Jackson connected and now that, that's connected, that neighborhood is seeing a ton of traffic come through it and so, I think that the neighborhood would be pleased to this passed and I know Mark has sent a letter, but Mark's in Dunwoody. He's not that neighborhood. So, if they're fighting against it, then, they should be here.

Kevin Bailey: Yes ma'am.

Wendy Spanos: I know that letters were sent out to the people that surround the immediate area of this land it touches but all of the people that live along Culberhouse, it's our only outlet really to get in or out of where we lie. Mark Reeves is not here tonight because he had to be in Paragould for another meeting. Otherwise, he would be here and unfortunately a lot of people work and can't get here or didn't have the availability to get here to be able to stand

in front of you. I do represent more people from my church. They cannot be here.

Kevin Bailey: Okay, Commissioners?

Jeff Steiling (Commission): I would just like to offer a few comments, at the last meeting, I voiced significant concerns about this and in the pre meeting yesterday I voiced concerns. The folks at Craft and Toll who are here tonight and Carol Caldwell reached out to me yesterday and then again today after meeting with Mr. Futrell and they've offered a pretty significant list of restrictive uses. That I can be pretty satisfied with. I know they have offered some things that they didn't feel good about. They've not offered quite everything I hoped for but I think it is a significant list and I can feel much more comfortable about what they have requested tonight.

Kevin Bailey: Any other comments Commissioners?

Jim Little (Commission): I have a question, is a service station the same thing as a convenience store?

Off-screen: They are two separate items on the list, so I assume it's different.
Unable to transcribe

Derrel Smith (City Planner): A service station would be more for automobile repair.

Jim Little: Is there another list, besides that list, that we're looking at?

Off-screen: Just comparing that list to what's in the ordinances. What would the entire list be on the ordinance?

Jim Little: So, these are the limited use or those are the limited uses?

Derrel Smith: Those are the limited uses. Of those.

Jim Little: So, you can have a convenience store?

Derrel Smith: You cannot have those.

Jim Little: You can't have those, but you can have a convenience store. Okay, I was just curious.

Dennis Zolper (Commission): So, that's the reason or the limited use overlay is so that we can, so it's not wide open. It's subject to a number of exceptions that you cannot put something on that land. So, those who are here, there is a lot of protection at this stage and again, this is a recommendation only to the city council. We only recommend.

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

Aye: 5 - Jimmy Cooper; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.; Monroe Pointer and Paul Ford

[RZ-23-17](#)

REZONING: 604 E. Highland Drive

Horizon Land Surveying is requesting a rezoning from C-4 LUO, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay. This request is for 2.06 acres located at 604 E. Highland Drive.

Attachments: [Signed Rezoning application](#)
 [Rezoning Questionnaire](#)
 [Rez. Cert. Mail Receipts](#)
 [H23-095 - Stonebridge - Brickoven Rezoning plat](#)
 [Rezoning Signs](#)
 [Staff Summary](#)

Kevin Bailey (Chair): Next Item is a rezoning for 604 East Highland Dr. You own it?

Rob Hester (Proponent): Rob Hester with Stonebridge, All Saints Lutheran Church actually asked us to help them and assist them in rezoning and replating this property. They purchased the property I believe from the city a few years back and it was residential. They wanted to have it zoned commercial. They had someone do it. They didn't realize it was actually zoned C-4 LUO. So they've asked us because they're looking at splitting the property, the balance of the property with C-4 the limitations of this of the coverage area. It severely impacts the use of the property. So, they've asked us to bring it to the MAPC to see if we can get it changed to C-3 LUO. At the pre-meeting yesterday, it was requested that we had a few other times on the limited use. So, we reached out to the church today and we added some other items to that as well.

Kevin Bailey: And commissioners you all do have that attachment that was passed out. As you can see that, Derrel comments?

Derrel Smith (City Planner): Yes, sir. We reviewed this, it does meet the requirements for the rezoning and we would recommend approval with the following stipulations:

1. The proposed site plan shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and floodplain regulations regarding unit of construction.
2. A final site plan subject, 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. The limited use overlay shall prohibit entertainment adult, communication tower, funeral home, marijuana dispensary, freight terminal, RV Park, pawn shop, and cemetery.

Kevin Bailey: Again this is a rezoning request, so is there anyone here from the public to give comments on this request? I see none, commissioners any comments or questions? Anyone ready with the motion?

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

Aye: 5 - Jimmy Cooper;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.;Monroe Pointer and Paul Ford

[RZ-23-18](#)

REZONING: 3007 Colony Drive

Brandon Wood is requesting a rezoning from R-1, single family medium density , to C-3, general commercial. This request is for 1.93 acres located at 3007 Colony Drive.

Attachments: [Complete Application](#)
 [3007Colony-MailReciepts](#)
 [3007Colony-OwnerNotificationList](#)
 [NotificationMap](#)
 [3007 Colony Dr-Rezoning Plat](#)
 [3007Colony Sign Picture](#)
 [Deed-Bk597Pg192](#)
 [Deed-Bk627Pg31](#)
 [Staff Summary](#)

Brandon Wood (Proponent): I'm Brandon Wood, I'm the engineering surveyor representing the owners for this. They have an existing property that has a commercial building on it. It's been used for commercial for about 30 years. And they were informed it was zoned R-1. They're wanting to rezone it to bring it into conformance.

Kevin Bailey: Okay, Derrel?

Derrel Smith (City Planner): Yes, sir. We reviewed this and we would recommend approval with the following conditions:

1. The proposed site plan shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and floodplain regulations regarding unit of construction.
2. A final site plan subject, 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. The site shall comply with all requirements of the overlay district.

Kevin Bailey: Is there anyone here to give public comments for this rezoning request?

Jimmy Cooper (Commission): And I will state if it was correct in the pre-meeting yesterday the surrounding property around it is already C-3?

Brandon Wood: Yes the properties adjacent on the west and the east are currently C-3.

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

Aye: 5 - Jimmy Cooper;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Lonnie Roberts Jr.;Monroe Pointer and Paul Ford

9. Staff Comments

10. Adjournment