



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 10, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Jim Little

Absent 2 - Paul Ford and Dennis Zolper

3. Approval of minutes

[MIN-23:098](#)

MINUTES: September 26th MAPC Minutes

Attachments: [9.26.23 MAPC Minutes](#)

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

Aye: 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Jim Little

Absent: 2 - Paul Ford and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-09](#)

PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

Attachments: [Savannah Hills ph 6 Record Plat](#)
[Savannah Hills ph 7 Record Plat](#)
[Savannah Hills, Ph - VI & VII Application](#)
[Staff Report](#)

Item remained tabled.

[PP-23-10](#)

PRELIMINARY SUBDIVISION: Pacific Grove Phase II

Mark Morris is requesting preliminary subdivision approval for Pacific Grove Phase 2; 37 lots on 13.64 acres. This property is located north of Beech Grove Drive and zoned R-1, single family medium density district.

Attachments: [Application](#)
 [Plat](#)
 [Overview](#)
 [KATHLEEN-REVISION](#)
 [Staff Report](#)

Item remained tabled.

[PP-23-11](#)

PRELIMINARY SUBDIVISION: Brookshire Place Phase 3

Mark Morris is requesting preliminary subdivision approval for 44 lots on 10.35 acres. This property is zoned RS-8, single-family residential district, and located north of Morgan Drive.

Attachments: [Brookshire Phase 3 - Preliminary Application](#)
 [BROOKSHIRE 3 PRELIM](#)
 [Grading](#)
 [Staff Report](#)

Lonnie Roberts (Commission): Do we have the Proponent for this item?
Mark Morris (Proponent): My name is Mark Morris, I'm the proponent for the 44 lots, and this is our third and final phase of Brookshire.
Lonnie Roberts: City planner do you have staff comments on this one?
Derrel Smith: Yes sir we do, we reviewed it and it meets all the subdivision codes and we would recommend approval.
Lonnie Roberts: Okay, I'll open it up for commissioner comments and questions of the developer or city staff, anyone ready with a motion?

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Jim Little

Absent: 2 - Paul Ford and Dennis Zolper

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-23-13](#)

REZONING: 5601 Pacific Road

Southard Construction, LLC is requesting a rezoning from R-2, multifamily medium

density district, to RM-12, residential multifamily. This request is for 7.58 acres located at 5601 Pacific Road.

Attachments: [Application](#)
 [Rezoning Plat](#)
 [Mail Cert. Receipt](#)
 [Sign Photos](#)
 [Staff Summary](#)

A motion was made by Kevin Bailey, seconded by Monroe Pointer, that this matter be untabled . The motion PASSED with no objections.

Garret Dunham (Representative): Garret Dunham, 3121 Galloway Court here to represent the developer for the re-zoning, the request is to be able to utilize the multi-family usage on this lot, the current Zoning is R-2, we would like to see a RM-12, we will be able to mitigate any additional maintenance costs to the city, it will be a private parking lot, no additional streets will be built, the unit will all be single level, the r-2 would need to be 2 stories because we would need to subdivide the lot, the RM-12 will allow us to have a single level building, same density just single level, no street just parking, drainage and trash pickup will be simpler with the RM-12 site plan. We did submit a new property owner notification letter explaining some of these items and we provided the site plan for the R-2 and the RM-12 for them to see, as we did for planning,

Lonnie Roberts (Commission): City planner do you have the staff comments?

Derrel Smith (City Planner): I do, we reviewed it, it meets all 6 of the approval criteria set forth in chapter 1-17, we would recommend approval with the following stipulations:

1. That the proposed site shall satisfy all requirement of the City Engineer, all requirements of the current Storm Water 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 will be subjected to Planning Department approval in the future.

Lonnie Roberts: With this re-zoning request, is there anyone here to give public input in regard to the 5601 Pacific Road request, if you would come up and please state your name for the record, give us your address.

Jennifer Easley (Opposed): Good evening, my name is Jennifer Easley, I live at 5910 Pacific Road, I'm representing several people in the audience, Curious why these weren't on the city website for us to see?

Lonnie Roberts (Commission): I was not aware that they were not, were they on the city website?

Off screen: They were on Legistar

Lonnie Roberts: In Legistar, that's where I printed mine from.

Jennifer Easley: I looked last night and couldn't find them anywhere, I may not understand how to navigate the city website, but I have been here before and have found them, I did manage to get copies from one of the neighboring residences, so I have several questions here. First of all the two different plans that you show up there, both show two different entrances, he mentioned something about a city street, there's two entrances on both plans. What's the difference? That one looks to be paved with a road, is that chat parking lots?

Paved parking lots?

Derrel Smith (City Planner): The one that's up there now? The cul-de-sac that you see is a paved city street. The other entrance is a driveway for a parking lot. So, you see two entrances off-

Jennifer Easley: But it connects to the city street?

Derrel Smith: It does connect to the city street, yes.

Jennifer Easley: Is it paved?

Derrel Smith: Yes

Jennifer Easley: Okay, cause it looks chat.

Derrel Smith: No it will be paved.

Lonnie Roberts: That is just to differentiate from the city street and the parking lot. The way that's shaded.

Jennifer Easley: Okay, I have never known parking lots to connect to streets like that. I would assume it would've been all the way around, to a city street. Next question is how we're gonna handle drainage out there, we already have water going over Pacific Road, multiple times, I built my house about 20 years ago, four feet up and since the City of Jonesboro allowed apartments to be built in this neighborhood, I have had a foot and a half of water standing around my property, I am not in a flood zone never have been, still am not in a flood zone, the ditches in front of that property right there, are about two feet deep, three feet wide. Any plans by the city to address that?

Lonnie Roberts: They would have to meet the storm water design manual, just like any new development does in Jonesboro now.

Jennifer Easley: Okay, but these plans, I mean we have a small retention pond but-

Derrel Smith: All we're looking at right now is a re-zoning, to see whether we're gonna rezone it from R-2 to RM-12.

Jennifer Easley: I am still gonna bring up all the concerns we have as a neighborhood, we got crime, that has increased out there since we've had 500 apartments put in this small area, you now have this as a connector road for that new 5 lane that's coming through, there's no sidewalks on these plans, there's no addressing any of those kinds of issues, far as the neighborhood, the developer is not even here for us to meet with, he chose not to meet with the neighbors, they got a letter, the rest of us didn't get a letter, it also talks about how they're going to design, where does it state? To where it will not have a huge impact on surrounding communities in multiple ways, he talks about how it's going to be single level housing, versus multi-level housing on there, it will conform to the existing residences. To conform to the existing residences, on the north, east, west side of it, are houses they're not apartments.

Lonnie Roberts: I think he was indicating, that the single story, I think that's one of the purposes of the design, I don't want to speak for the developer but, it's because with the other layout they have to go two story, with this layout they can go single story.

Jennifer Easley: So RM-2 requires two story?

Lonnie Roberts: No, just to get the number of units on there, that's what this layout, allows them to lay it out in a better so they can get single story, which I really need to let the developer speak to that.

Jennifer Easley: Can you speak on the developer's behalf? And say why, there's a need? Because we already have so many apartments in this neighborhood out there.

Lonnie Roberts: It's already approved for apartments, so the apartments can go, they wouldn't even need to be here to put apartment in they just-

Jennifer Easley: Yeah, I get that, the city told all of us in the neighborhood, that

when they annexed it in, it was all gonna be done either farmland or single houses, and that's not the way it was done. And we've discovered this in the last 5 years, when we've had multiple apartments, put in on Commerce, Martin Luther King, and now on Pacific. Our concern is our safety, our concern is our traffic, and our drainage, and more apartments regardless if it's zoned for that, more apartments are not going to benefit the neighborhood.

Lonnie Roberts: So is that the question you want Mr. Dunham to address then? (Unable to transcribe)

Lonnie Roberts: Sir, take it away.

Garret Dunham (Representative): I will do my best to address the concerns at large, regarding the fact that the developer is able to build apartments in the R-2 already, we do want to stress the fact that the RM-12 just allows the developer to make it in such a way that its more uniform, there's no public street, so it would be more of a private parking lot, which would discourage people from driving down that road, there was concerns about security, I have had correspondence with the developer, he is willing to put a privacy fence around the development, if that would help with that, the sidewalk aren't showing on the plan cause its preliminary, the sidewalks will be there, by code they have to be there. Was there another question, I didn't address?

Jennifer Easley: Flooding (unable to transcribe)

Garret Dunham: Right, so the drainage will be, whether it's R-2 or RM-12, the drainage will meet the drainage manual, we'll do everything we can, we have to by city code enclose the ditch but the pipes that will be on the forefront of the property will be sized accordingly, with the drainage that is there, we will mitigate and we will follow the code as is required. If there are specific concerns, on the neighboring properties it will be helpful to have information when we do that, so that we can mitigate anything, and make sure that we account for that in the analysis.

Jennifer Easley (Opposed, off screen): Again, why not a neighborhood meeting? Cause on the application, he said, he didn't bother to meet with the neighborhood so why not?

Garret Dunham: There was an opportunity to do so, we thought that sending out the letter, and explaining the reason and providing the site plans and then offering a phone number if y'all needed to call, we felt that we did reach out in that way, but no we did not necessarily provide a in person meeting. I apologize for that, but we did provide opportunity and put a phone number down for any concerns to be called and mitigated. That way

Lonnie Roberts (Commission): Ms. Easley for the record, could you come up to the mic so that way it gets read into the record.

Jennifer Easley: I believe Rausch Coleman was one of the people that was contacted and they did the housing addition across the street, but they're from northwest Arkansas they're not gonna call, and then you had a neighbor there on Pacific Road, and then I'm not sure where the other person was, but there just wasn't, there wasn't a whole lot of notification in the neighborhood. So we heard about it, through word of mouth, and that's sad in my opinion. I do have a couple more things to ask of the city, these are preliminary plans, so will these plans have to be approved, through you or the city council? Before they are actually built?

Lonnie Roberts: The next level will be the city council, based on how this meeting goes. And then the subdivision will actually come back to us.

Jennifer Easley: So the plans actually do get approved through you or through the council-

Lonnie Roberts: Only after re-zoning.

Jennifer Easley: Only after re-zoning.

Lonnie Roberts: Yes

Jennifer Easley: That answers one of my questions, I guess my next biggest question is as a neighborhood where do we go and how do we stop the apartment development in our neighborhood?

Lonnie Roberts: Again this property is already zoned for apartments, I don't know how you would stop it other than to buy the property, I don't know, that's my only thoughts on that.

Jennifer Easley: Well, this developer has already bought, multiple properties in the neighborhood just for the purpose of building apartments, do y'all see where I'm coming from? I hope you understand where we're coming from. We are trying to protect our vested interest. This developer and no offense to the gentleman who is hired to be here, this developer has no vested interest, this has been my personal home for 30 years, my home and my 14 acres mean the world to me, 4 years ago there was a person murdered, there in our neighborhood, I'm on the 911 call and I'm sorry but that never happened before we had apartments and you wanna saw apartments don't bring in a certain type, I'm not trying to be biased or anything else, but we didn't have all of that until we started having all of these apartments, and people living on top of each other, I'm just gonna encourage you to help us slow down on some things in the city of Jonesboro. I don't know how to fix that but I wish I did.

Lonnie Roberts: Thank you for your comments Ms. Easley, would anyone else like to speak? Anyone have any new information? If you would please come up and state your name for the record your address.

Penny Newton (Opposed): Penny Newton, 5701 Pacific, I actually live right there beside where these apartments are going to be built, and I have an 86 year old mother and I lost my dad 2 years ago, and we promised my dad that we would take care of my mom, and I am extremely worried about her safety, that's why I wanna make sure that they're gonna put, fences up around this property, cause some of the apartments that are being built out there right now, don't have fences, and some of the other neighbors are concerned about their safety now, I wanna make sure that my property is protected, and that my mom is protected, that's why I'm so concerned about the neighbors, I'm concerned about the security there, that's why I wanna make sure there's fences around that property and I want it to look nice, because we have 40 plus acres right there beside them and I wanna make sure, we've lived there for over 50 years my dad built that home and I wanna make sure that it is protected, and I wanna make sure that anything that comes out there, I want those people who are going to be living in those apartments, you know, they're gonna be paying 1200 dollars a month rent, I think that they deserve a nice place to live, if they're gonna build these apartments, they should be nice apartments, there is already mold, and mildew in some of those apartments that have been built out there, because they're not being built correctly. I also am concerned about the drainage, which I know he talked about that a while ago, what I am concerned about are these apartments are they going to be built up two foot? Because that's gonna be like-

Lonnie Roberts: Ma'am tonight we're just addressing the rezoning, we'll address that on the site plan whenever it comes through.

Penny Newton: Okay, they also have addressed, better divined open recreational areas for the kids, there's gonna be 80 plus apartments out there, they say that they are gonna address places for them to play, a playground but there is nothing on this plan that has that. You're gonna have kids that are going to want to ride bicycles, you're gonna want kids to have a play area,

look at how many families are gonna be out there, these kids won't have a place to go, you can't ride your bicycle down Pacific, because they're no sidewalks, there's a two foot ditch right there, there's no place to walk, people wanna get out and have activities, there is no place out there to have, and if you have 80 families, you have about 80 kids out there, there's not gonna be anything for them to do, when they get home from school. In the summer time they're not gonna have a place to play, but the developer has said that there is gonna be a recreational place, and there's nothing on this plan that states that. The only difference in the two plans is a 4-plex building and if the developer is truly worried about confirming to the neighborhood, he would be willing to sit down with the residents and discuss concerns, and I know that he has talked about that, and there is only one 4-plex apartment and that is the least of our worries, it's just one 4-plex building compared to the other plan, but I am just concerned about living out there and about these apartments, and I hope that y'all can see where I'm coming from as a home owner. And I thank you very much.

Lonnie Roberts: Thank you, Ms. Newton, We got time for about one more, anyone else have any comments? If not, then I will open up for the commissioners, questions or comments for the applicant or city staff?

Jim Little (Commission): I have a question, I'm not real clear on the difference between R-2 and RM-12 is there a simple way to explain that?

Derrel Smith (City Planner): On R-2 you have to have one building on a lot, that's why they would have to subdivide it, and put a 4-plex on each lot, that's why you have the road going in, and each of those would be a lot with a building on it, where with RM-12 you can do it all one piece of property.

Jim Little: Is the density basically the same?

Derrel Smith: Yes, it will be 12 units an acre.

Jim Little: So they're gonna have the same amount of apartments no matter what?

Lonnie Roberts: Only one additional 4-plex is what they came up with I think, cause of the layout of the land.

Jim Little: I think that's important for these people to understand, that what they're arguing against, it's already R-2, there's already gonna be apartments, it's just how they're laid out. This is what we're talking about tonight.

Lonnie Roberts: Thank you for your comments, anyone else? Any commissioners have any other questions? Are we ready for a motion?

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

Aye: 5 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling and Jim Little

Nay: 1 - Stephanie Nelson

Absent: 2 - Paul Ford and Dennis Zolper

[RZ-23-15](#)

REZONING: 3315 Willow Road

Ted Dickey is requesting a rezoning from R-1, single family medium density district, to I-1, limited industrial district. This request is for 8.8 acres located at 3315 Willow Road.

Attachments: [Application](#)
 [Certified Mail Receipts](#)
 [Rezoning Plat](#)
 [Staff Summary](#)

Lonnie Roberts: Do we have the Proponent for this item?

Jeremy Bevill (Proponent): Jeremy Bevill, engineer with Craft and Tool, we're requesting I-1 Industrial Zoning, the reason for our request is for vehicle and equipment sales, and vehicle and equipment storage, we need I-1 for that use.

Lonnie Roberts (Commission): City planner do you have any staff comments on this one?

Derrel Smith (City Planner): Yes sir we do, again this meets all 6 of the approval criteria and zoning ordinance, and so we would recommend approval with the following conditions:

1. The proposed cite plan will follow all requirements of the City Engineer, all requirements of the Storm Water 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.

Lonnie Roberts: Okay, and do we have anyone here to give public comments on this application? If not, I'll open up for commissioner comments. Any questions? For the developer or city staff? Anyone ready with a motion?

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Jim Little

Absent: 2 - Paul Ford and Dennis Zolper

9. Staff Comments

10. Adjournment