



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, April 8, 2014

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Paul Hoelscher; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Absent 1 - Ron Kelton

Excused 1 - Joe Tomlinson

3. Approval of minutes

MIN-14:033 Approval of the MAPC Minutes for March 11, 2014

Attachments: [MeetingMinutes208-Apr-2014-04-18-07](#)

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

Aye: 5 - Paul Hoelscher; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

4. Final Site Plan & Replat Reviews

SP-14-06 Site Plan: Large Scale Development Located at US.63, E. Parker Rd. & Harrisburg Rd.

Nate Bachelor, PE, CPESC, Project Manager with CEI Engineering Associates, Inc. respectfully requests consideration by the Planning Commission of the attached site plan & Final Replat of Warmack Subdivision for Walmart Neighborhood Market #6876. Building permit drawings are being readied and will be submitted pending approval of the site plan by the Planning Commission.

Attachments: [Walmart Neighborhood Market Site Plan- #6876](#)
[Final Plat Warmack Subdivision](#)
[Vicinity Map_Walmart Neighborhood Market #6876](#)

Applicant: Nate Bachelor, PE, CPESC, Project Manager, CEI Engineering Associates, Inc., presented the site plan on behalf of Walmart. He mentioned

that he had just had a meeting with Ciity Staff and has submitted a revised site plan that addresses off of the access/ingress concerns raised.

Staff: Otis Spriggs. Explained the purpose of MAPC review because this is a large scale development. Staff has worked with the Engineers of the project. The exisiting problems and conditions of the traffic were mentioned. A traffic study was performed on behalf of the applicant. The findings and recommendations were summarized and the applicant is proposing certain off-site improvements. There are three drive ways proposed. Staff will coordinate with the Engineers, the highway department, etc. Mr. Bachelor stated that the revised plans do address the recommendations.

Mr. Bachelor: Left turn movements on Parker were discussed because of the four lanes of traffic. We can accommodate the changes. Truck traffic was discussed. The entrance on Parker Rd. will have a right turn movement and will have a turn lane. The entry on the south side will be coordinated with the residential neighborhood that accesses to the east. All recommendations can be accommodated. Mr. Nichols gave comments concerning future traffic/signalization that will have to be coordinated with the State Hwy. Dept.

Mr. Spriggs: Recognized the off-site improvements and right of way dedication needed. Mr. Bachelor concurred. Mr. Spriggs also noted that when the complete build-out is designed, Staff has informed the developers that the MAPC will want to see connectivity to the west and south in terms of existing and proposed streets. Sample motion was given for approval of the site plan and plat of Walmart 6876 with the understanding of the access management and the minor changes to the plat.

Public Input: Donna Williams, Resident at 601 Shadow Ridge Drive, appeared before the MAPC stressing her 3 major concerns as outlined below:

TRAFFIC/SAFETY CONCERNS: I have been in contact with Mark Nichols in the Engineering department about traffic/safety concerns for the Walmart "Market" project on Harrisburg Road. My main concern here is the ability of traffic to flow at the entry/exits of this project. I understand we will have more traffic, but the single lane traffic on Harrisburg cannot adequately handle the traffic on it at this time, much less the traffic that a Walmart will bring. Also the danger if north bound Parker Road traffic is allowed to turn across 4 lanes of moving or stopped traffic at the Parker/Harrisburg turn lanes (these lanes also have a major slope to the east that could obstruct vision of Walmart exiting traffic).

LIGHT POLLUTION: I am very concerned with what provisions are being made to reduce light pollution from this project. We already have a substantial problem with light from Central Baptist Church (as well as noise from air handling units and traffic-church, funerals, special events). It is my understanding that most of these "markets" (Walmart's term....not mine!) are open 24 hours a day and even if not security lighting will be on. I am requesting information about Walmart or the City of Jonesboro's intentions to limit this problem. This is a problem that I feel the City of Jonesboro is well behind the curve on. Will shielded lighting be used or required,? Will PC amber LEDs be used to eliminate or reduce "white light" pollution. What is the amount of lumens per acre going to be? Less than 100,000 lumens or more?

TREES/LANDSCAPING: The site plan I reviewed on the City of Jonesboro

website does not seem to address this issue. The site this building is being build on was part of the former Gladius Farm. Often referred to by our city officials in years past as a beautiful tourist attraction. It is still used by families and photographers who want to capture its unique natural lighting and "lane of trees". It is home to large oaks, tulip trees, ginko trees, silver leaf poplars, crepe mytles.....on and on..... I realize, but I don't like, that all this will most likely be bulldozed. What is the City of Jonesboro going to require or even request that Walmart do to preserve or recreate, as much as possible, the green space that is being destroyed.

Ms. Williams stated that she is not opposed to a Neighborhood Market is going to be so closely located to my home, but I truly want it to be a good "Neighbor". She encouraged the representative of Walmart to work towards improvinf the quality of life as a neighborhood. She gave suggestions of other sites in Panama City, Florida (Lighting) and Germantown, Tn. (Landscaping).

Rebuttal: Mr. Bachelor commented that on the 3 issues, he welcomed her input on the plantings from a long term maintenance standpoint. Walmart does use LED fixtures that do not shine up. The will examine the natural light solutions. Traffic safety has been addressed and we can't fix the entire area, but plan to do our part.

Ms. Nix: Can you use the native plantings suggested? Mr. Bachelor stated that he will take those back to the Landscape Team Architect.

Mr. Hoelscher: Will the motion suggest that all things in the traffic study can be accomplished. Mr. Spriggs stated that the entire from all department feels that they have done due diligence and gone beyond the requirements to alleviate their load on our services.

A motion was made by Jim Scurlock, seconded by Jerry Reece, that this matter be Passed . The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

SP-14-07

Final Site Plan: Large Scale Development Located within the Creek Place Commercial Subdivision; Creek Drive @ Larkwood Dr. at Forest Home Road (One Block West of Red Wolf Blvd.)

Nate Bachelor, PE, CPESC, Project Manager with CEI Engineering Associates, Inc. respectfully requests consideration by the Planning Commission of the attached site plan & Final Replat for Walmart Neighborhood Market #6943. Building permit drawings are being readied and will be submitted pending approval of the site plan by the Planning Commission.

Attachments: [Walmart Neighborhood Market #6943 Site Plan](#)
[Vicinity Map Walmart Neighborhood Market #6943](#)
[Creek Place Replat](#)
[Permanent GAS Easement - Creek Place](#)
[Temporary SEWER Easement - Creek Place](#)

Applicant: Nate Bachelor, PE, CPESC, Project Manager, CEI Engineering Associates, Inc., presented the site plan on behalf of Walmart in Creek Place Subdivision off of Red Wolf Blvd. The segment of Larkwood was recently vacated. Access is proposed off Creek Drive which will be improved adding a turn lane. The 3 lots will be consolidated as shown on the plat.

Staff: Mr. Spriggs asked for the CWL comments and concerns on the sewer main. Mr. Bachelor stated that Walmart's Attorney and CWL's attorney has worked out the conditions of the relocated sewer line. Walmart is in agreement through a separate agreement to be recorded by easements. Mr. Spriggs stated that the pre-meeting occurred earlier and everything has been coordinated with the utilities and departments. The MAPC is asked to review and approve the site plan and the replat to accommodate this site improvement. Staff is in concurrence with the improvements on and off site.

A motion was made by Jim Scurlock, seconded by Jerry Reece, that this matter be Passed with coordination by staff on the final site improvements. The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

SP-14-08 Final Site Plan Review: Parking Lot Expansion (Rear of 700 E. Washington Ave.)

St. Bernards Senior Services Center request MAPC approval of a site plan for a parking lot expansion located at the Senior Center north access from Hope Avenue (700 East Washington Ave.). This site was previously approved as a Conditional Use within the C-1 Downtown District previously.

Attachments: [Site Plan](#)
[StBernards Vicinity](#)

Applicant: Mr. Ken Scrape, Associated Engineering spoke on behalf of the applicant.

Staff: Otis Spriggs noted that this is the Senior Center approved previously of a Conditional Use in the C-1 district. This is only a lot expansion on Hope St. Staff has no issues.

A motion was made by Jerry Reece, seconded by Jim Scurlock, that this matter be Passed. The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

PP-14-03 Replat Approval: Lot 2, Everyday Addition, Located South of Parkwood Drive, East of Red Wolf Blvd. Part of the FloyRed Subdivision.

Travis Fischer, PE CFM, Tralan Engineering, Inc. requests MAPC's approval of a request for a waiver of the Subdivision requirements for street frontage within the

Floy Red Commons Commercial Subdivision. Lot 2, Everyday Addition will be a rear lot that currently has 24 ft. ingress/egress easements recorded as part of the original subdivision, from the abutting lots to the north and west (see attached proposed replat).

Attachments: [14116-EVERYDAY-replat](#)

Applicant: Mr. Travis Fischer, Tralan LLC, presented. He described the easements for ingress/egress requesting the waiver of the frontage.

Staff: Mr. Spriggs commented on behalf of Staff and noted that there are no issues. This private drive was anticipated within the overall shopping center. No issues were raised by staff.

A motion was made by Jim Scurlock, seconded by Kim Schrantz, that this matter be Passed. The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher; Beverly Nix; Kim Schrantz; Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

5. Final Subdivisions

6. Conditional Use

CU-14-04

CU 14-04: Westtower, LLC - SiteExcell, LLC requests MAPC Conditional Use Approval in a R-1 Single Family District for a proposed 100' wireless cellular tower located at 3312 E. Parker Road.

Attachments: [Staff Report](#)
[Conditional Use Application](#)
[Overview](#)
[Photos](#)
[Permit Application](#)
[Site & Landscaping Plan](#)
[Boundary Survey](#)
[Structural Plans](#)
[Pole Design Calculations](#)

Scott J. Lewellen, Project Manager, Site Excell, LLC Representing Mobe Mee, LLC and the developer Diamond Towers/AT&T who are proposing a 100 ft. tall monopole cell tower, approximately a 1/2 mile East of Stadium Blvd.

Staff: Mr. Spriggs gave staff comments on concurrence of the Ordinances for wireless communications. Compliance has been demonstrated. Site layout meets the buffering and setback requirements. Mr. Spriggs asked for an explanation on the type of construction being monopole instead of Stealth construction technology. Our code may need to be studied and updated to deal with new technology. The conditions were read. The closest resident is 1,100 ft. away from the tower.

Mr. Lewellen: Explained the main difference is it is a slip stick technology like a flag pole, or a mono-pine, which is emulates the look of a tree (and not very well). When you use a stealth application, you are limited to the number of carriers you can accommodate and put inside the tower (typically two). On monopoly construction you can put up to 4 carriers.

Mr. Scurlock asked about the abutting owner which this tower sits on. It won't affect anyone else. Mr. Lewellen: This tract will be leased and it set back from the right of way.

A motion was made by Jim Scurlock, seconded by Kim Schrantz, that this matter be Passed. The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

7. Rezoning

RZ-14-03

RZ 14-03: Village Residential Overlay District Text Update: Presented to the MAPC for consideration. The Planning Department Staff will continue the proposal of revising the existing ordinances for Village Residential Overlay District (Chapter 117-140). See February Agenda for previous discussion.

Attachments: [Chapter 117-140 Village Residential District Existing Code](#)
[Expanding the Village Residential Overlay District Memo to MAPC](#)
[Chapter 117-140 Village Residential District FinalCopy](#)

Staff: Mr. Spriggs gave an update of this item, recognizing that the documents reflect the several edits that have been coordinated by Staff.

A motion was made by Jim Scurlock, seconded by Paul Hoelscher, that this matter be Passed and recommended to Council for approval. The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

RZ-14-04

RZ 14-04: Kenneth Berk, Jeffery Johnson, Rickie Summers and Lorrie Beason are requesting MAPC approval of a Rezoning from AG-1 Agricultural District to C-3 General Commercial District L.U.O. for 1.89 acres of land located at 2005 & 2009 Margo Lane and 2008 & 2010 Commerce Lane.

Attachments: [Rezoning Application](#)
[Rezoning plat](#)
[Staff Report](#)

Mr. George Hamman, Civilogic appeared before the Commission stated that he prepared the application and plat for the rezoning on behalf of the owners. This request is similar to the Jack Elam Case which was recommended for approval by the MAPC on March 11, 2014. Mr. Hamman noted that the

stipulations are the same with the additional lots added in this petition. The only additional request is that the existing residential structures be allowed to remain residential use until such time a master plan for commercial.

Staff:

Mr. Spriggs gave summary comments from the Staff Report. He presented the case facts and described the general project vicinity of Marlo Lane and Hwy. 18 E. The Comprehensive Land Use Plan recommendation is Light Industrial for the project site. The table and list of criteria for rezoning was covered, and consistency was achieved on all items. The Master Street Plan will be complied with.

Mr. Spriggs: Noted that this area is highly favorable for rezoning and redevelopment to commercial, although there are still residential uses abutting. The rezoned properties if developed in a consolidated manner will provide necessary supportive commercial to the industrial park area.

The stipulations were read and agreed upon by the applicants.

Public Input: None.

Commission Action:

Motion was made by Mr. Reece to approve and recommend the rezoning to Council with the noted restrictions. Motion was 2nd by Mr. Scurlock.

A motion was made by Jerry Reece, seconded by Jim Scurlock, that this matter be Passed . The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

RZ-14-06

RZ14-05: Mobile Vending Ordinance Update- Wheel Removal Policy

RZ 14-05: City of Jonesboro Planning Staff presents a Text Amendment to the existing Mobile Vending ordinance 117-258 for the purpose of complying with Health Department standards regarding wheel removal.

Attachments: [Mobile Vending Ordinance ORD 08 005 Existing](#)
[Arkansas Department of Health Letter](#)
[MEMO MobileVending TextAmendmentCover](#)
[Mobile Vending Ordinance Markup](#)

Staff: Mr. Spriggs explained the purpose of the change to allow the wheels to remain to comply by all reviewing departments and agencies.

A motion was made by Beverly Nix, seconded by Jim Scurlock, that this matter be Passed and recommended to Council. The motion PASSED with the following vote.

Aye: 5 - Paul Hoelscher;Beverly Nix;Kim Schrantz;Jerry Reece and Jim Scurlock

Absent: 1 - Ron Kelton

Excused: 1 - Joe Tomlinson

8. Staff Comments

9. Adjournment