

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-18, 3732 Industrial Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 12, 2024

REQUEST: To consider a rezoning of one tract of land containing 30.38 +/- acres
PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “I-1” limited industrial district.
APPLICANT: Hoyt + Berenyi, LLC, 346 Seacoast Pkwy, Ste. 200, Mt. Pleasant, SC, 29464
OWNER: Lee and Shirley Barnett Irrevocable Living Trust, 1011 CR 673, Jonesboro, AR, 72401
LOCATION: 3732 Industrial Drive (Parcel# 01-144352-00103)
SITE DESCRIPTION: **Total Size:** Approx. 30.38 Acres
Street Frontage: Approx. 737.39 ft. on Industrial Drive

Existing Development: Undeveloped

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 – Commercial
South	R-1 – Residential and Vacant
East	R-1 – Vacant
West	I-2 – Industrial

HISTORY: Vacant for several years

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **High Intensity** Growth Sector.

High Intensity:

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available, and transportation facilities are equipped to handle the traffic.

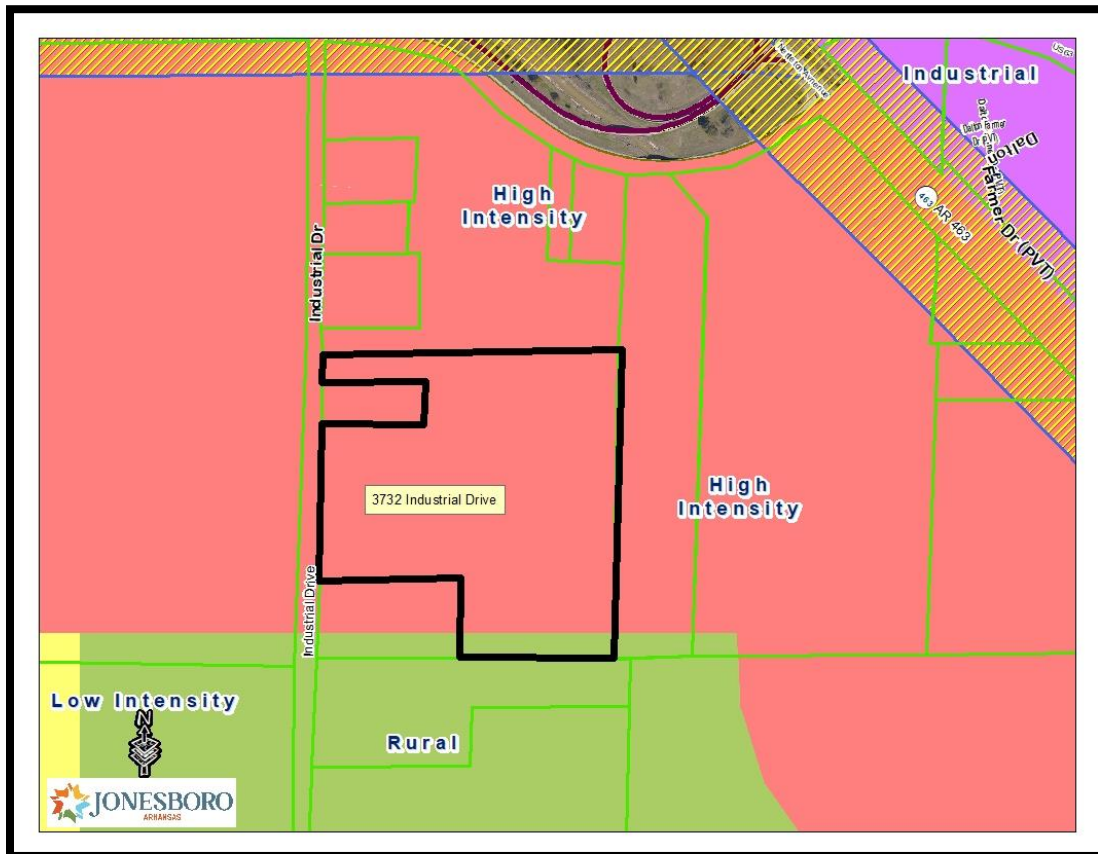
Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

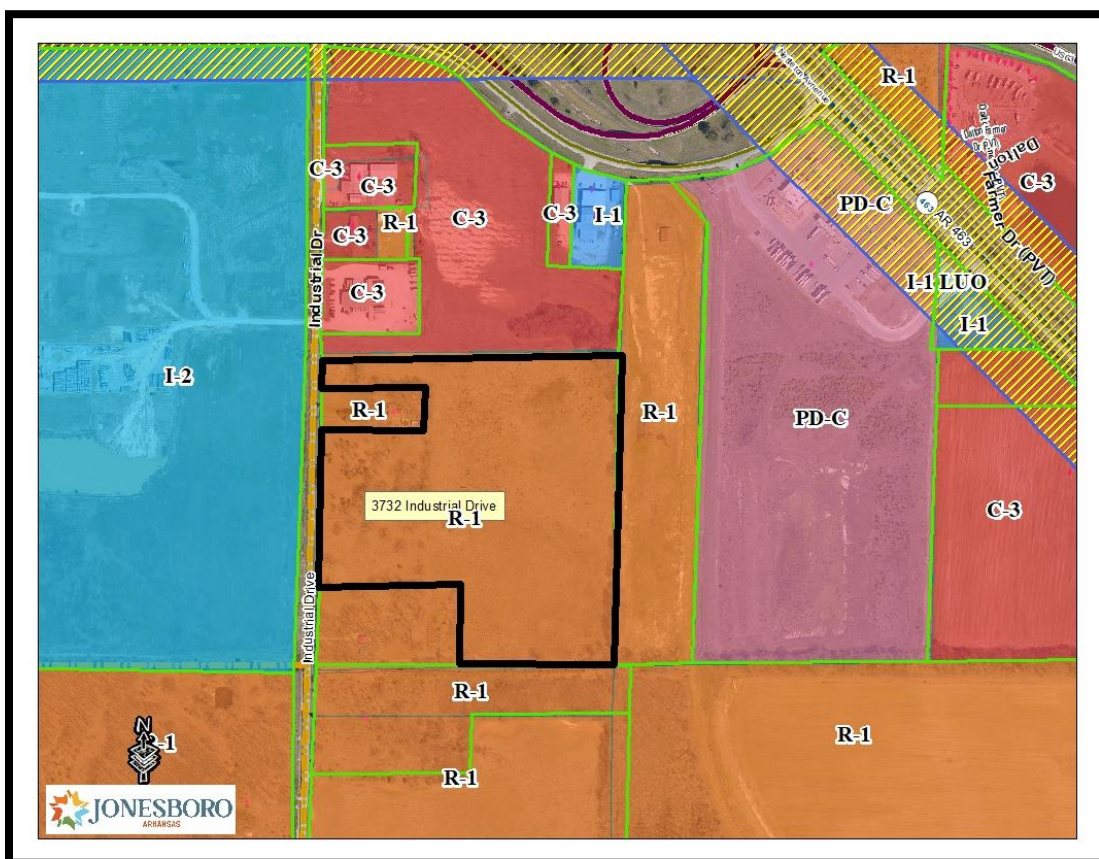
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

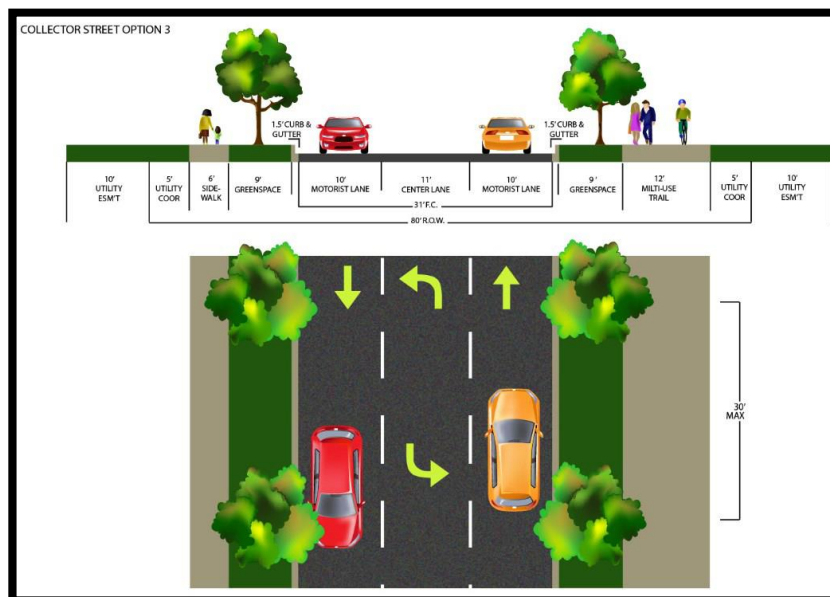
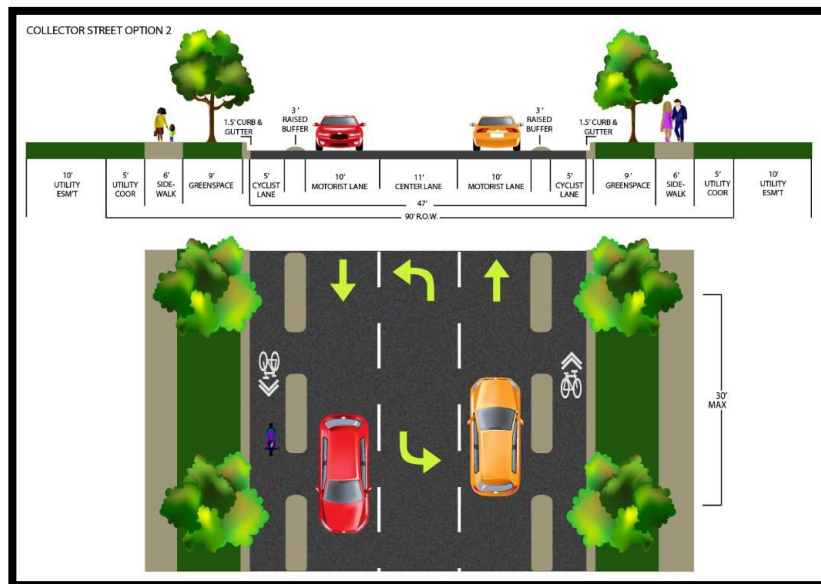
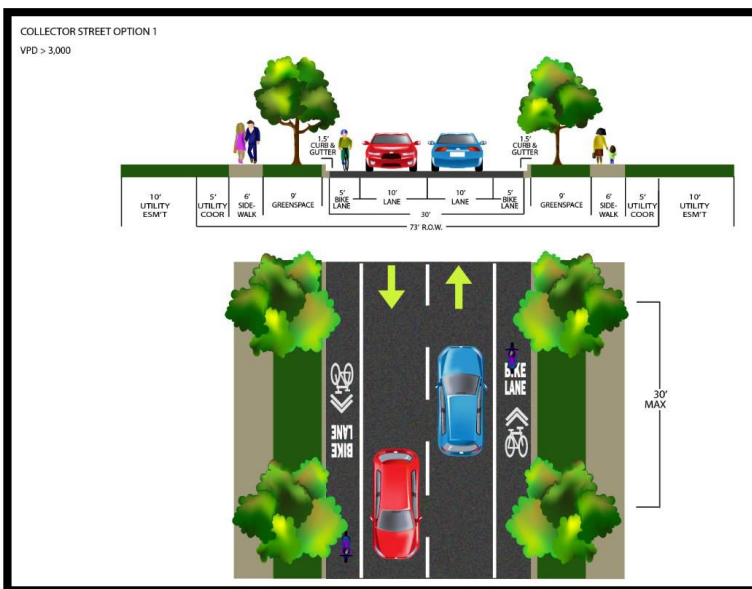
Master Street Plan/Transportation

The subject property will be served by Industrial Drive. The Master Street Plan classifies Industrial Drive as a Collector.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.







FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the high intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes industrial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle commercial and industrial uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow industrial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 as follows:

I-1 limited industrial district. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-18; a request to rezone property “R-1”, single family medium density district, to “I-1” limited industrial district. The following conditions are recommended:

1. 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.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-18 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “I-1” limited industrial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON NOVEMBER 12, 2024

RZ-24-18 Rezoning: 3732 Industrial Drive

Hoyt and Berenyi, LLC on behalf of Lee and Shirley Barnett is requesting a rezoning from R-1, single-family medium density district, to I-1, limited industrial. This rezoning request is for 30.4 acres and is located at 3732 Industrial Drive (parcel# 01-144352-00103).

Lonnie Roberts (Chair): Do we have the proponent for this item?

Madson Wiksell (Proponent): Good evening, my name is Madson Wiksell with Hoyt and Berenyi. Kyle Hoyt's with me here and we are representing Southeastern Freight Lines for a new terminal at Industrial Drive. We're happy to answer any questions that you may have.

Lonnie Roberts: Okay, city planner do you have the staff comments on this one?

Derrel Smith (City Planner): Yes sir, we do. Again, it does meet all the requirements for a rezoning so we would recommend approval with the following requirements, that the proposed site, shall satisfy all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and with this rezoning request is there anybody here to give public input regarding the request? If not, I'll open up for commissioners, comments or questions for the applicant or the city staff? Anyone ready for a motion?

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 24-18 as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site shall satisfy all requirements 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 shall be subject to planning department approval in the future.

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 7 – Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Monroe Pointer, & Stephanie Nelson

Nay: 0 –

Absent: 1 – Paul Ford
