



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

---

Tuesday, October 9, 2018

5:30 PM

Municipal Center

---

### 1. Call to order

### 2. Roll Call

**Present** 9 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

### 3. Approval of minutes

[MIN-18:097](#)

MINUTES: September 25, 2018

**Attachments:** [Meeting Minutes from September 25, 2018 MAPC Meeting.pdf](#)

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

**Aye:** 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

### 4. Miscellaneous Items

[SP-18-10](#)

SITE PLAN APPROVAL: Reserve at Hill Park - 2211 Hill Park Cove

George Hamman of Civilogic on behalf of StoneBridge request MAPC Approval of a Site Plan for 2211 Hill Park Cove for land that is zoned PD-C -- Planned Development - Commercial. The Final Site Plan for this Development was approved on January 12, 2016.

**Attachments:** [Site Plan Layout.pdf](#)

**George Hamman of Civilogic on behalf of StoneBridge request MAPC Approval of a Site Plan for 2211 Hill Park Cove for land that is zoned PD-C -- Planned Development - Commercial. The Final Site Plan for this Development was approved on January 12, 2016.**

**APPLICANT: Mr. George Hamman said Civilogic created the plans for this and this site will be the new office of StoneBridge north of new building that Hagbrown has occupied. There will be sidewalks that will connect the two common pieces of property.**

**STAFF: Mr. Derrel Smith said the planning department has reviewed this site and recommends approval.**

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

**Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson**

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

**7. Conditional Use**

[CU 18-08](#)

### **CONDITIONAL USE: 2501 Keller's Chapel Road**

Kevan Inboden on behalf of City Water and Light is requesting MAPC approval for a Conditional Use for address 2501 Keller's Chapel Road with the intent to use this tract of land as a substation site for CWL. This is located in an R-1 Single Family Residential District.

**Attachments:**    [Application.pdf](#)  
[Letter.pdf](#)  
[Staff Summary.pdf](#)  
[Conditional Use Plan.pdf](#)  
[Map View.pdf](#)  
[CWL Conditional Use App - Notification Receipts for Adjacent Owners.pdf](#)  
[Returned Property Owner Signatures.pdf](#)  
[Code Enforcement CPTED Overview on Development.pdf](#)

**Kevan Inboden on behalf of City Water and Light is requesting MAPC approval for a Conditional Use for address 2501 Keller's Chapel Road with the intent to use this tract of land as a substation site for CWL. This is located in an R-1 Single Family Residential District.**

**APPLICANT: Mr. Kevan Inboden said with the growth of valley view and southwest Jonesboro, CWL definitely needs to build a substation there. This substation is required with the growth of the area in the radius. This will improve the services with having the subdivision in the area that is requested. There are two substations that are already in residential areas right now. There will be trees that will buffer the entrance to the substation. We are also requesting a barbwire chain-link fence for security reasons. All three sides will be covered with patches of trees. There is three communication towers and an existing water tower in this area. This location is in a good location which will help serve the load.**

**STAFF: Mr. Derrel Smith said the planning department has reviewed this and recommends approval.**

**There were no public comments.**

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

**Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson**

## **8. Rezoning**

[RZ-18-12-2](#)

**REZONING: 1130 Greensboro Road**

Rickey Jackson on behalf of owner General American Enterprises, Inc is requesting a Rezoning from R-1 Single Family Medium Density District to PD-RM 8 Multifamily Residential Planned Development classification: 8 units per net acre for 8.84 acres +/- of land located at 1130 Greensboro Road.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [Conceptual Design.pdf](#)  
                              [Photographs of Design.pdf](#)  
                              [Jonesboro Public Schools Returned Owner.pdf](#)  
                              [Warranty Deed.pdf](#)  
                              [USPS Receipts 9.25.18.pdf](#)  
                              [Greensbororo PowerPoint Presentation Oct.9, 2018.pdf](#)

Rickey Jackson on behalf of owner General American Enterprises, Inc is requesting a Rezoning from R-1 Single Family Medium Density District to PD-RM 8 Multifamily Residential Planned Development classification: 8 units per net acre for 8.84 acres +/- of land located at 1130 Greensboro Road.

**APPLICANT:** Mr. Roger McNeil represented Mr. Rickey Jackson. He started with clarifying that Mr. Rickey Jackson is the owner of this property and Mr. Terry Bear is here tonight to answer questions about the development.

**STAFF:** Mr. Derrel Smith said the Planning Department has reviewed this, it came as a straight single family development but the Planning Department suggested the PD-RM 8 zoning for this site. The layouts of the buildings show sidewalks, landscaping and we would recommend approval. It does meet 5 of the 6 requirements. The one requirement it does not meet is that they can build a single family resident.

They will have to meet the following criteria:

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. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, outdoor storage, dumpster enclosure requirements shall be submitted to the Planning Department prior to any redevelopment.
5. This development should follow the new Multi-family Design Guidelines.

**CITIZEN:** Mr. Billy Brown said he lives on Mays road. He bought his home three

years ago and he bought it because this was a single family dwelling. His concerns with this rezoning is that there will be water run off with this development, increased auto and foot traffic. He also said there is potential flooding from Sandino road. With this development being there this would bring additional water to my property.

CITIZEN: Mr. Scott Darwin showed a power point, he said Greensboro road is one of the prettiest roads in the city of Jonesboro. He showed several photos of the house in the area and said this area should be appreciated. He added that he with other neighbors have appeared before the committee three times in the last year to oppose multifamily residential units. He said fortunately, each time the City Council heard their concerns about increase in crime, traffic and drainage issues and denied these rezoning requests. He said these lovely homes have to look at the residential apartments. There are already a few of these apartments here, which also brings down the property value. He said, he urges the council to take history into account and not make the same mistakes.

CITIZEN: Mr. David Gatlin said he lives at 802 Mays road, his concerns are the water runoff. He has concerns regarding crime, traffic and the drainage issues. He is opposed to this rezoning.

CITIZEN: Mr. Jeff Jordan said he has similar concerns about crime, traffic and drainage. He said I don't know why the developers cannot build on Belt Street instead of Greensboro.

BOARD: Ms. Mary Margaret Jackson asked are these areas in flood zones?

STAFF: Mr. Michael Morris, City Engineer said as far that he knows this area is not in a flood zone.

BOARD: Ms. Mary Margaret Jackson are there any unnumbered A-Zones surrounding this site?

STAFF: Mr. Michael Morris said not that he knows of.

BOARD: Ms. Mary Margaret Jackson asked how old are our Flood maps?

STAFF: Mr. Michael Morris said 1991.

BOARD: Ms. Mary Margaret Jackson asked the city rejected the last update?

STAFF: Mr. Michael Morris said it has not been rejected, we have been waiting on it since 2010. Waiting on the funds.

CITIZEN: Mr. David Gatlin said according to my insurance company State Farm his house is in the flood zone.

BOARD: Ms. Mary Margaret Jackson if the city has plans to expand those drainage ditches.

STAFF: Mr. Michael Morris those ditches were completed several years ago which alleviated the flooding in the area.

**BOARD:** Ms. Mary Margaret Jackson asked if the past flooding history is being looked at for the rezoning request.

**STAFF:** Mr. Derrel Smith said for the rezoning, no. The developer will have to go through the planning review process after the rezoning is completed, which comprises of a site plan.

**BOARD:** Ms. Mary Margaret Jackson said for the record she is concerned with all the rezoning MAPC is doing. She said we are operating without a comprehensive plan and as a planning commissioner this really concerns her and she will be voting no.

**STAFF:** Mr. Michael Morris that property is not in the flood zone.

**CITIZEN:** Mr. Billy Brown said I am in the flood zone, there is not sufficient drainage. He said we get two inches of rain, and the ditch floods.

**APPLICANT:** Mr. Roger McNeil said that the property will not release any excess water that it creates. It will have its own detention ponds.

**APPLICANT:** Mr. Terry Bear from Fisher Arnold said they prepared the concept of the development. He said the property to the east is zoned industrial. He said they will enhance the storm water and drainage issues. Mr. Jackson is a contractor and has built several sidewalks. He picked this property to the North of Jonesboro. He wants to enhance that area.

**BOARD:** Mr. Jim Little asked if this density match up with our Master Plans

**STAFF:** Mr. Derrel Smith said this does match our Master Plan and lets the developer build 8 units per acre.

**BOARD:** Mr. Denise Zolper asked it does meet 5 of the 6 criteria?

**STAFF:** Mr. Derrel Smith said yes, it does.

**BOARD:** Ms. Mary Margaret Jackson there will be no addition for more detention plans for this area.

**STAFF:** Mr. Michael Morris said we have a plan but the city is waiting on the funds.

**BOARD:** Mr. David Handwork asked to see the checklist and after seeing it he said he will not be able to support this development.

A motion was made by Dennis Zolper, seconded by Kevin Bailey, that this matter be Recommended to Council. The motion FAILED with the following vote.

**Aye:** 1 - Dennis Zolper

**Nay:** 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; David Handwork and Mary Margaret Jackson

[RZ-18-23](#)

**REZONING: 207 Cedar Street**

Jorge Delagarza of Delanex, Inc. is requesting a Rezoning from R-3 Multi-Family High Density District to RI-U Residential Intermediate Urban District for .08 acres of land located at 207 Cedar Street to build a Residential Single Family House.

**Attachments:**     [Application.pdf](#)  
[Staff Summary.pdf](#)  
[Rezoning Plat.pdf](#)  
[RP 18-52 Delanex Replat Lots 1, 2, 3 - Church Street.pdf](#)  
[USPS Receipts.pdf](#)  
[Warranty Deed.pdf](#)  
[RI-U ORDINANCE.pdf](#)

Jorge Delagarza of Delanex, Inc. is requesting a Rezoning from R-3 Multi-Family High Density District to RI-U Residential Intermediate Urban District for .08 acres of land located at 207 Cedar Street to build a Residential Single Family House.

**APPLICANT:** Mr. Danny Burns is representing Delagarza. He is requesting RI-U zoning.

**STAFF:** Mr. Derrel Smith said this is the first rezoning we have received with the new RI-U zoning. The planning department recommends 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for the RU-1 Residential District shall be submitted to the Planning Department prior to any redevelopment.

**CITIZEN:** Bill Hall said I live on West Jefferson Street. He said in the packet it states that there should be a public meeting or meeting with the neighbors. He said the existing neighbors should have an input on this rezoning. He asked if this is a recently replatted lot.

**STAFF:** Mr. Derrel Smith said this is a recently replatted lot.

**BOARD:** Mr. Kevin Baily said he was raised in this area and he applauds the developer trying to revive the area.

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

[RZ-18-24](#)

**REZONING: 1906 Kathleen Street**

Highland Kathleen, LLC is requesting a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial Limited Use Overlay District for .28 acres of land located at 1906 Kathleen Street.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [USPS Receipts.pdf](#)  
                              [Warranty Deed.pdf](#)

Highland Kathleen, LLC is requesting a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial Limited Use Overlay District for .28 acres of land located at 1906 Kathleen Street.

**APPLICANT:** Mr. Michael Boggs represented the owners. The owners want to rezone this property from R-2 to C-3.

**STAFF:** Mr. Derrel Smith said the Planning Department recommends approval of this rezoning with the following conditions.

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, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, dumpster enclosure requirements shall be submitted to the Planning prior to any redevelopment.
5. The Limited Use Overlay will prohibit Tobacco / Alcohol Sales and Service, Adult Entertainment and Billboards.

**BOARD:** Mr. Lonnie Roberts, Chairman, asked if there were any comments from the public.

**Public:** No Comments.

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

**Aye:** 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

**9. Staff Comments**

**10. Adjournment**