



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, May 26, 2020

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

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

3. Approval of minutes

[MIN-20:044](#)

MINUTES: MAPC Minutes - May 12, 2020

Attachments: [MAPC Minutes from May 12, 2020](#)

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

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

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-20-09](#)

PRELIMINARY SUBDIVISION APPROVAL: Bridlewood Phase V

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC request MAPC approval of a Preliminary Subdivision for Bridlewood Phase 5 being East of Phase 4, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 25 proposed lots on 14.10 acres within the R-1 Single Family Residential Zoning District.

Attachments: [Application](#)
 [Staff Report](#)
 [Subdivision Plans](#)
 [Aerial View of Location](#)

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC request MAPC approval of a Preliminary Subdivision for Bridlewood Phase 5 being East of Phase 4, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 25 proposed lots on 14.10 acres within the R-1 Single Family Residential Zoning District.

APPLICANT: Carlos Wood stated this is the final phase.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed it and it meets all subdivision requirements. He stated they would recommend approval.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments and questions.

COMMISSION: Jerry Reece asked if the sidewalks will be shown on the final approval.

STAFF: Derrel Smith stated this was approved before the ordinance went into effect.

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

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

6. Final Subdivisions

[PP-20-07](#)

PLAT APPROVAL: 4101 Forrest Hill Road

John Easley of Associated Engineering, LLC on behalf of Aaron Shew is requesting MAPC Approval of a lot to be plated into three lots that contains 4.33 acres located at 4101 Forrest Hill Road. This is located in a R-1 Single Family Residential District.

APPLICANT HAS DECIDED TO WITHDRAW THE ITEM.

Attachments: [Minor Plat](#)
 [Aerial View](#)

Withdrawn

[PP-20-08](#)

FINAL SUBDIVISION APPROVAL: Bridlewood Phase IV

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC requests MAPC approval of a Final Subivision for Bridlewood Subdivision Phase 4 being East of Phase 3, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 68 lots on 19.10 acres within the R-1 Single Family Residential Zoning District.

Attachments: [Application](#)
 [Staff Report](#)
 [Subdivision Plans](#)
 [Aerial View of Location](#)
 [Layout](#)

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC requests MAPC approval of a Final Subivision for Bridlewood Subdivision Phase 4 being East of Phase 3, Adjacent South of Longcrest Drive and North of Saddlecrest Drive for 68 lots on 19.10 acres within the R-1 Single Family Residential Zoning District.

APPLICANT: Carlos Wood stated they are asking for final approval of this phase.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does meet all of the requirements of the subdivision code and they would recommend approval.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments and questions.

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; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

[PP-20-06](#)

FINAL SUBDIVISION REPLAT: Fair Park Crossing

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Replat Approval because the frontage along Caraway Road is only 59.94 ft. and the stated minimum is 60 ft.. The shorage is .06' which is only 3/4 inches short of the requirement. Also, The developers would like to have MAPC Permission to install a 40 ft driveway into that lot. However the commercial requirements state that commercial driveways are to be a minimum of 25 ft from the side property lines. If 25 ft is measured from both sides, there are only 9.94 of width for a driveway. The is within the C-2 Downtown Fringe Commercial District. UPDATED: Per George - The Owners officially request that item be modified and instead of a driveway of 40 ft. width, they would prefer a driveway with a 36 ft. width. This will still allow two lanes existing and one lane as an entry.

Attachments: [Replat](#)
 [Subdivision Plans](#)
 [Aerial View](#)
 [Email from Craig Light](#)
 [Traffic Study - Revised](#)

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Replat Approval because the frontage along Caraway Road is only 59.94 ft. and the stated minimum is 60 ft.. The shorage is .06' which is only 3/4 inches short of the requirement. Also, The developers would like to have MAPC Permission to install a 40 ft driveway into that lot. However the commercial requirements state that commercial driveways are to be a minimum of 25 ft from the side property lines. If 25 ft is measured from both sides, there are only 9.94 of width for a driveway. The is within the C-2 Downtown Fringe Commercial District.

UPDATED: Per George - The Owners officially request that item be modified and instead of a driveway of 40 ft. width, they would prefer a driveway with a 36 ft. width. This will still allow two lanes existing and one lane as an entry.

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

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

Nay: 0

Applicant: George Hamman stated this property was rezoned to C-3. He stated there were side conversations that he was not involved in. He stated it is his understanding that the Engineering department is satisfied with having a driveway on Caraway Road as requested.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they did have a conversation and are in favor of

the access on Caraway Road as long as the developer provides an access to the north and south of the proposed boulevard. When the properties to the north and south develop in the future they can tie into this. The property to the south of Lot 5 will be able to tie into this property also.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments and questions.

COMMISSION: David Handwork asked for clarification on the stipulated roads.

STAFF: Derrel Smith stated what they are asking for is along that access on Caraway, allowing them to have that access to Lot 5 of the development. The restaurants to the north and south that are already there, in the future as they redevelop, will be able to access that Boulevard street instead of Caraway. This would allow them to get rid of three access points. Also, there is an undeveloped piece of property down by Hilton Gardens. He stated they want to put an access easement there so they can access this property and everything go in and out on that one drive.

COMMISSION: David Handwork stated he likes the idea of the redevelopment of the two lots in the future. He stated that could be 20 years from now. He stated he is uncomfortable, looking at the traffic study report, the peak time at lunch is roughly 170 cars. Those driveways are close together. He stated he knows they have to work with what is already existing as best as they can. He stated he is uncomfortable approving this without redevelopment being on the horizon. He stated he understands, because of design layout, you land lock yourself without this road. He stated he is concerned with overall safety.

COMMISSION: Lonnie Roberts Jr. asked for additional comments.

COMMISSION: Jimmy Cooper asked for additional clarification.

STAFF Derrel Smith stated Lot 5 will provide access to that C-3 parcel to the south. The C-3 property will have an access to the north for when they develop along with that access to the south.

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; Jim Scurlock and Kevin Bailey

Nay: 1 - David Handwork

Absent: 1 - Dennis Zolper

[PP-20-10](#)

REPLAT APPROVAL: 1201 E. Thomas Green Road

Mark Northcutt is asking MAPC Approval to combine two lots into one that is non-compliant due to the lack of 60 ft. of street frontage that is required per code to be a buildable lot that is located at 1201 E. Thomas Green Road. This is located within a R-1 Single Family Residential District.

Attachments: [Replat](#)
 [Aerial View of Lot](#)

Mark Northcutt is asking MAPC Approval to combine two lots into one that is non-compliant due to the lack of 60 ft. of street frontage that is required per code to be a buildable lot that is located at 1201 E. Thomas Green Road. This is located within a R-1 Single Family Residential District.

APPLICANT: Mark Northcutt stated they have no plans to build. They are just trying to prevent someone from coming in there and trying to build. He stated they have a beautiful view and are just trying to keep it that way.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated since they did not have any opposition from City, Water, and Light or Engineering, they would recommend approval.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments and questions.

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

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

Absent: 1 - Dennis Zolper

7. Conditional Use

[CU-20-04](#)

CONDITIONAL USE: 2610 Nestle Way and 2801 Great Dane Drive

TPE Jonesboro Solar Park, LLC is requesting MAPC Approval for a Conditional Use to construct a solar park on property located between Nestle Way and Great Dane Drive in the Craighead Technology Park. This site will be 97.6 acres, is a major utility project, and is allowed in the Industrial I-2 Zoning by Conditional Use Only.

Attachments: [Application](#)
 [Staff Summary](#)
 [Site Plan](#)
 [USPS Receipts](#)
 [Letter](#)
 [Aerial View](#)
 [Addresses](#)
 [Signed Notifications](#)

TPE Jonesboro Solar Park, LLC is requesting MAPC Approval for a Conditional Use to construct a solar park on property located between Nestle Way and Great Dane Drive in the Craighead Technology Park. This site will be 97.6 acres, is a major utility project, and is allowed in the Industrial I-2 Zoning by Conditional Use Only.

APPLICANT: John Easely of Associated Engineering stated this is a major utility project. It is a solar park on behalf of City, Water, and Light. It is allowed with conditional use.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they would recommend approval with one condition:

1. That upon issuance of the Conditional Use Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

COMMISSION: Lonnie Roberts Jr. asked for public comments and commissioner comments. Email and phone number were given.

PUBLIC: No Comments.

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

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

Absent: 1 - Dennis Zolper

[CU-20-05](#)

CONDITIONAL USE: 114 Joe N. Martin Expressway

Campbell Family Trust is requesting MAPC Approval for a Conditional Use to place mini storage units and warehousing space on property located at 114 Joe N. Martin Expressway. The Property is Zoned C-3 General Commercial District is allowed only by Conditional Use.

Attachments: [Application](#)
 [Staff Summary](#)
 [Site Plan](#)
 [USPS Receipts](#)

Campbell Family Trust is requesting MAPC Approval for a Conditional Use to place mini storage units and warehousing space on property located at 114 Joe N. Martin Expressway. The Property is Zoned C-3 General Commercial District is allowed only by Conditional Use.

APPLICANT: Michael Boggs stated he is looking to get a conditional use for mini storages on that portion of property by the auto auction along Highway 63.

COMMISSION: Lonnie Roberts Jr. gave out the phone number and email for public comment. He then asked for staff comments.

STAFF: Derrel Smith stated they have reviewed it and would recommend approval of the conditional use with the condition of that upon issuance of the Conditional Use Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments and 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; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

8. Rezonings

9. Staff Comments

[RZ-20-06](#)

REZONING: Text Amendment Case: DJDC Districts

Request Proposed DJDC Districts for Public Hearing being Conducted on the next MAPC Meeting - June 23, 2020 at 5:30 with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

Attachments: [Draft DJRD Document](#)

Request Proposed DJDC Districts for Public Hearing being Conducted on the next MAPC Meeting - June 9, 2020 at 5:30 with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

STAFF: Derrel Smith stated they are not taking any sort of action yet. The document is for them all to review. He stated they have been talking with the stakeholders in the downtown area and feel the city needs to do something to revitalize the area. This is our attempt to hopefully do that. You will see maps showing four new zones that will be overlays to what is there already. We have a core mixed use zone, a commercial mixed use zone, an industrial arts zone, and a neighborhood transitional zone. Please review this. Send me your comments. It is not a finished document, but would like to get some comments from the commissioners before we get ready to take this to the public. If we can get comments by the next meeting or at the next meeting. If you send them to me I can get everything incorporated and hopefully try to set something up afterwards to get this to a public review.

COMMISSION: Dennis Zolper asked if the document was customized for Jonesboro or if that was information from some other city or some other source.

STAFF: Derrel Smith stated yes it was customized for Jonesboro and yes it has been used in other locations that he has been at. We have met with a lot of the stakeholders in the downtown area to make sure it is customized for Jonesboro.

COMMISSION: David Handwork stated he did spend some time over the weekend looking through it. He stated he would like to applaud the work that has went into it and it looks very comprehensive. He stated it is generic enough and flexible enough for future development to really shine in the areas that are noted. He stated he thinks it will be great for Jonesboro.

10. Adjournment