



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 13, 2022

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jimmy Cooper; Dennis Zolper; Kevin Bailey; Monroe Pointer; Jeff Steiling and Paul Ford

Absent 2 - Jim Little and Stephanie Nelson

3. Approval of minutes

[MIN-22:078](#) MINUTES: Aug. 23, 2022 MAPC Minutes

Attachments: [Aug. 23, 2022 MAPC Minutes](#)

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

Aye: 6 - Jimmy Cooper; Dennis Zolper; Kevin Bailey; Monroe Pointer; Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Stephanie Nelson

4. Miscellaneous Items

[SP-22-04](#) SITE PLAN REVIEW: Savannah Hills Townhomes Phase V

Michael Boggs of Tralan Engineering is requesting MAPC Approval for a Final Site Plan for Savannah Hills Townhomes Phase V. This phase has a total of 14 units on 5.12 +/- acres and is zoned PD-RM - Multifamily Residential Planned Development. This property is located West of Dena Jo Drive.

Attachments: [Final Site Plan 2022](#)
[Site Plan 2020](#)

Applicant – Michael Boggs: Explained it's 14 triplexes, 42 units total. Explained that they are bringing it back for final site plan approval as required. Once this is submitted and approved to, along with some other things they are working on with CWL, they will be resubmitting it to the city for final site development plans and permits. It will have all of the drainage and traffic information. **Commission:** Lonnie Roberts asked the City Planner if they had any staff comments.

Staff – Derrel Smith: Recommended getting approval with the requirements from the City Engineer for current storm water drainage design manual and floodplain regulations, final site plan illustrating the compliance of all parking, signage, landscaping, buffering, etc. It must be approved by staff at the plan review level, and all traffic study revisions must be approved before permitting.

Roberts: Asked if the commission had any questions after staff comments, and then opens the floor for public comments.

Public Comment - Patty Lack, 4108 Forrest Hill Rd: Explained she attended the pre-meeting the day prior with the traffic study revisions. She explained that about a month and a half earlier she had been told on the North side of the property on Russell Dr. and Becca Dr. is a one lane road that is not able to handle the traffic coming from the existing apartments. Said in her meeting with Craig Light and Derrel Smith that the city didn't know what they are going to do with that area as of yet. She is worried with 14 more units, the traffic will get worse. She doesn't know where traffic will be directed. Craig suggested they could block off the entrance. She doesn't know if they can do that because they legally need that exit/entrance. Would like for the city to take the traffic study into consideration for the situation. The city will know what to do with an already bad situation. It happened a couple of years ago, and if more units are added to the property it won't make it any better.

Public Comment – Rob Blackburn, 798 Brownwood: Explains Patty lack is his neighbor. Asked for confirmation that if traffic impact study isn't completed, they can't get a building permit.

Smith: Confirmed.

Blackburn: Said it's a duplicate of what was built five years ago. Asked if cars can be parked in front of the apartment on the street.

Smith: Explained that if it's not a public street, they can park in the street.

Staff – Michael Morris: Confirmed it is not a public street

Blackburn: Said when you take common space into consideration, there is going to be a median that they'll put two picnic tables on, and there will be traffic on both sides of the median that it doesn't fit. Asked if the design guidelines for the multi-family residential development has been looked at.

Smith: Confirmed.

Blackburn: Asked if they're building the same thing as five years ago.

Smith: Explained they haven't seen the building plans yet, but assured him it will follow the guidelines

Blackburn: Asked when they would see the building plans.

Smith: Explained after this meeting, which is the Site Plan Review.

Blackburn: Asked if there will be a final review.

Smith: Confirmed there would be at the staff level.

Blackburn: Asked if it will have to be approved by the MAPC.

Smith: Explained this is the meeting for approval.

Blackburn: Asked if this was the only time it has to be approved.

Smith: Confirmed.

Blackburn: Said there can't be a common play area with streets running beside it. Expressed he doesn't believe the due diligence has been done.

Roberts: Asked if Mr. Bogg's has any comments.

Boggs: Explained that he spoke to a Traffic Engineer to have revisions done to the study. Explained when they should be done by early the following week.

Once the approvals are back from CWL on the water and sewer, they will be able to speak with the owner, and resubmit for final plans.

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

Aye: 6 - Jimmy Cooper;Dennis Zolper;Kevin Bailey;Monroe Pointer;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Stephanie Nelson

[SP-22-05](#)

SITE PLAN: 9540 C.W. Post Road

Jeremy Bevill of Fisher Arnold on behalf of Delta Peanut is requesting Site Plan Approval for a new facility located at 9540 C.W. Post Road, located in I-2, General Industrial District. The proposed development exceeds 75,000 square feet and requires MAPC Site Plan Approval. Total square footage for the development is 112,000.

Attachments: [Application](#)
 [Building Plan](#)
 [Landscaping Plan](#)
 [Site Plan](#)
 [Site Location](#)

Applicant - Jeremy Bevill: Prepared site plans, acknowledges development exceeds 75,000 requesting approval.

Staff – Derrel Smith: Recommended approval with stipulations. Sidewalk for the entire delta peanut must be built with this phase and there will be no temporary C.O. until the sidewalk is complete and there must be a variance for the hard surface drive as well as the curb and gutter around the warehouse.

Commission - Dennis Zolper: Asked if there are other sidewalks that connect to this.

Smith: No, supposed to be a sidewalk across the street from the two other developments when they get the final C.O., but there are just gaps for now
Zolper: Stated he doesn't have a question, just an opinion. There's not going to be a lot of walkers at the industrial park, would it be better to do what is being done downtown which is improve the sidewalks and let them pay for it. Not requesting it, but it seems more logical.

Smith: says they don't meet the criteria to pay for a fee and city council looked into waiving the industrial park from sidewalk requirements but they refused to do so at the time

Ford: Asked if this is where they added the railroad spurs where the other plants have already been built

Bevill: Confirmed it's on the north side of CW Post, the existing was south of CW Post, they are between Barnhill Rd and Quality Way.

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

Aye: 6 - Jimmy Cooper;Dennis Zolper;Kevin Bailey;Monroe Pointer;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Stephanie Nelson

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-22-12](#)

FINAL SUBDIVISION: Creekwood Addition Phase III

Jeremy Bevill of Fisher Arnold is requesting MAPC Final Subdivision Approval for Creekwood Addition Phase III for 32 lots on 9.95 +/- acres for property zoned R-1, Single-Family Medium Density District, located off of Roleson Lane.

Attachments: [Application](#)
 [Creekwood Add. Phase III - Staff Report](#)
 [Creekwood Final Plat](#)
 [Letter of Opposition](#)

Applicant – Jeremy Bevill: Requested final plat approval. 32 lots have been completed, but we still have to install the last lift of asphalt and sidewalks, but there is a bond that will be in place to cover the infrastructure.

Staff – Derrel Smith: Stated the subdivision has been reviewed, meets all the requirements for the R-1 zoning districts as far as minimum/maximum lot sizes, we recommend approval.

Commission –Dennis Zolper: Asked if the squiggly lines on the plan are the drainage lines.

Bevill: Explained it's the floodplain along Christian creek, the lines is the elevation of the floodplain. The plat also has the included the minimum finished floor required for each lot.

Zolper: Asked if the teepee like line from the development are elevations.

Bevill: Confirmed they are the base elevation for the floodplain depths.

Commission – Paul Ford: Asked when the preliminary subdivision was approved.

Bevill: Stated he was unsure off hand.

Ford: Asked if any changes we made to these plans from the preliminary plans.

Bevill: Doesn't believe there were changes made.

Commission – Monroe Pointer: Asked if the owner had a chance to look at the letter, and if it is something that can be addressed by Jeremy. Said it's a concern from a community member, and has it been addressed.

Smith: Explained they received the letter before they got to the meeting, so he hasn't had the chance.

Staff – Michael Morris: Stated the preliminary meeting was December 8, and the letter was at the meeting.

Roberts: Read the letter of opposition from Mike and Debbie Hottel, 3021 Quail Dr. and confirmed it was received July 13th 2020.

Zolper: Said before the meeting he was contacted by Mr. Hottel, who requested the letter be passed on.

Ford: Asked what engineering was done to address the issues of draining and flooding during the development to date.

Bevill: Explained the drainage in subdivision that meets the drainage manual. They conveyed the storm water appropriately to code, kept the lots out of the floodway portion of the flood plain, and provided a detention facility between Christian Creek and the development.

Pointer: Said the letter isn't addressing behind the development, but more of what is happening to the water that will come off from Wood St., Quail St., and Robin Ln. Explained the question is what has been addressed on what's the drainage that is coming down.

Bevill: Explained the surface drainage comes down to their development, then drains through curved inlets.

Roberts: Asked if the improvements were already in progress.

Bevill: Confirmed the drainage is installed.

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

Aye: 6 - Jimmy Cooper;Dennis Zolper;Kevin Bailey;Monroe Pointer;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Stephanie Nelson

7. Conditional Use

8. Rezonings

9. Staff Comments

10. Adjournment