



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 27, 2022

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent 1 - Dennis Zolper

3. Approval of minutes

[MIN-22:085](#) MINUTES: September 13, 2022 MAPC Minutes

Attachments: [Sept. 13, 2022 MAPC Minutes](#)

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

Aye: 7 - Jimmy Cooper; Jim Little; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 1 - Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-22-11](#) PRELIMINARY SUBDIVISION: Edgemont Park Phase II

Mark Morris of Mark Morris Homes is requesting MAPC Preliminary Subdivision Approval for Edgemont Park Phase II for 51 lots on 15 +/- acres for property zoned R-1, Single-Family Medium Density District, located off of Edgemont Drive.

Attachments: [Application](#)
[Edgemont Park Phase II - Staff Report](#)
[Subdivision Plans](#)

Applicant – Mark Morris: Confirmed he was seeking for approval for 51 lots on 15 acres.

Staff – Monica Percy: Stated they have reviewed the Preliminary plans and it does comply with all city requirements.

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

Aye: 7 - Jimmy Cooper; Jim Little; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 1 - Dennis Zolper

6. Final Subdivisions

7. Conditional Use

[CU-22-02](#)

CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.

Attachments: [Application](#)
[Cert. Mail](#)
[Site Plan](#)
[Staff Summary](#)
[Letter of Concern](#)

Applicant – John Easley: Confirmed he's there on behalf of the owners and he is seeking Conditional Use approval. Said at the pre-meeting there was discussions about the restaurant, and the owner is there to answer the questions.

Owner – Explained he and Mr. Easley have had discussions about the concerns of traffic during peak hour. He said the current calculations are around 96 people coming into the lot which is assuming a typical fast food such as a McDonald's or Chick-Fil-A. He said they typically don't do 1/3 of McDonald's sales, so the calculations they are using to calculate the peak hour traffic isn't typical for fast food.

Staff – Monica Percy: Upon conditional use approval, all of the permits and licenses required locally and statewide be applied for and obtained by the applicant. This lot is located in the overlay district and will be required to follow all overlay district guidelines, and planning and engineering would both like to see a traffic study before approval.

Staff – Michael Morris: Said the ARDot plans show turning lanes north up 351 is going to extend past Jewell Dr. The concern is the traffic going in and out of the restaurant which is why they are seeking a traffic study prior to approval. (Unable to transcribe)

Easley: Said the owner on Johnson has no problem getting rid of the driveway.

Morris: Explained the concern about the traffic on Jewell Dr. People will be unable to make a left due to traffic backing up. Requesting a study to see what happens before they permit it. Asked if they have an existing restaurant with similar sales.

Easley: Said it will be a small restaurant (unable to transcribe) most of the business will be done midday. (Unable to transcribe) limited seating, limited

menu, isn't going to generate 96 per day, but at the end of the day it won't be a development McDonald's or Burger King.

Morris: Asked if they can get sales, peak hour, or traffic from a similar establishment.

Owner: Compared it to a Manhattan Bagel Bro establishment.

Easley: (unable to transcribe)

Morris: Still curious about what it will do for traffic.

Commission - Monroe Pointer: Motion to table until they get a traffic study.

Commission - Jeff Steiling: Asked if it would be appropriate for this tabling for the site plan to be revised to show accessed ingress/egress once the improvements are done along Johnson Ave. He's concerned about the parking and traffic flows once the drives are limited

Morris: Explained that could be part of the traffic study. Said they are also wanting to know how much stacking there will be, and where the stacking locations will be. Want to know if they be stacking toward Jewell Dr. or Johnson Ave because of the drive thru.

Commission - Monroe Pointer: Asked if business picks up or declines and this business goes away, would another business coming in still have the Conditional Use or would they have to reapply for it.

Staff - Carol Duncan: Agrees it stays with the property since it is a restaurant with a drive thru.

Pointer: Said that should be considered not for this business only but for the location as well.

Commission - Paul Ford: Asked if the traffic concern like it'll back up like traffic at Shadrach's on Southwest drive.

Morris: Said it's a possibility, but it's more concerned about the traffic backing up and making it difficult to make a left turn. Said going back into town will be difficult with the traffic light making them go through the neighborhood or Airport road. This light does stack and this may make it double stack

Duncan: Said she wants to take a look at the Conditional Use question because she is unsure if it stays with the property or business.

Commission - Jimmy Cooper: Asked if they any idea what the future retail would be.

Easley: Said not at this time, but the nature of the building will be small. Like a boutique or sport shops.

Commission - Jim Little: Could it be approved and require a traffic study?

Morris: Explained it'll have to be done anyways. Depending on how many numbers of trips are generated per day. If they approve it here it's still a restaurant with a drive through small or large.

Commission - Kevin Bailey: Verifying if they approve it, but don't table it, they aren't approving any drives. This means it'll come in the site plan and after the traffic study.

Morris: Confirmed.

Pointer: Said it looks like the McDonalds that is on Highland Dr. and Main St. They have similar setups.

Easley: Confirmed the similar set up, but this one 1/3 smaller. Said McDonalds on Southwest Dr. has seating and drive thru and so does the subway on Bono Hill and they have different traffic.

Owner: Said this is like a Subway than a McDonalds in terms of national sales. He doesn't believe with 1800 sq. ft. that a McDonald's will fit here.

Easley: Explained with 1800 sq. ft. it will only have around 900 sq. ft. of seating. Said having a large dining room isn't possible in this size building.

Little: Asked if there was a name.

Owner: NDA signed, can't disclose name until it's approved
Pointer: Moves to table it due to so many questions and traffic study.
Nelson seconds.

Bailey: Concerned if it comes back through and they vote for Conditional Use for a restaurant then what they're talking about on the preliminary site plan is a small restaurant with small seating and small drive through and then they change mind to a restaurant to max it out in seating and parking lot size and it's a different animal than what they originally approved.

Duncan: Will look into it for a change in trips generated per day. It needs to be postponed to a certain day. It can always be postponed again or left tabled.

A motion was made by Monroe Pointer, seconded by Stephanie Nelson, that this matter be Tabled . The motion PASSED with the following vote.

Aye: 7 - Jimmy Cooper; Jim Little; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 1 - Dennis Zolper

8. Rezoning

[RZ-22-13](#)

REZONING: Thompson Drive & Southwest Drive

Jeremy Moore is requesting a Rezoning from R-1, Single-Family Medium Density District, to RM-16, Residential Multifamily 16 units per net acre. This Rezoning is for 4.41 +/- acres (2 tracts) located at Thompson Dr. and Southwest Dr.

Attachments: [Application](#)
[Certified Receipt](#)
[Plat](#)
[Valley View Superintendent Letter](#)
[Staff Summary - Southwest Dr & Thompson Dr](#)
[Apartments - Site Plan](#)
[Rezoning Sign](#)

Applicant – Jeremy Moore: Explained they rezoned 2.5 Acres for the 40 units they are working on. Mark Morris did a preliminary layout and it was tight on that 2.5 acres and not what they envisioned or planned to do. They purchased 4.5 acres attached to it, which is shown in the plat they had redone. Explained they now have about 7 acres. They bought everything on their side of the creek, so now they have a buffer between them and the other property owners on that side of the creek. This will allow them to have a lot of green space, and spreading it out. Explained the new layout Mark Morris drew has about 70 units on it and that is more conducive to how they wanted it in the beginning. Explained the amount of green space, explained the dark blue area was the community center and pool, there is a community garden. Explained that they aren't planning on putting in the extra units that would make it a RM-16, they are just trying to expand and spread it out. Explained he knows (unable to transcribe) is there, and he and James had met with them a few weeks before. Said he knows he's there on behalf of the school board. Safety – they plan to have a fully fenced, enclosed, gated community. It's bordered by a creek and a pond on one side and Southwest Dr. on the other. Explained the area is isolated, and with their 55 and older plan, safety is as much a priority for them

as it is for everyone else. Drainage – Mark Morris had fixed this by the creek on the far side along with the retention pond not only allows them to get rid of the units on the bottom side to put the pond in for a buffer. So not only is there a creek buffering them between neighboring property and valley view property, but also the green area behind the pond they are putting in they will not only be able to deal with drainage but create a buffer. Traffic – Said traffic is bad anywhere in Jonesboro. Explained most of them won't have a 9-5 or 8-4 schedule with the 55 and older rule. Explained in the letter Mr. Pope Joy sent out referenced 45 minutes in the morning and 30 minutes in the afternoon for 178 days a year. This is about 1 hour and 15 minutes a day for less than half a day of the year. Understands this is a valid concern as far as school traffic is, but as far as overall traffic it is a moot point during the time of day, amount of minutes per day and the amount of days per year to the overall project.

Commission – Paul Ford: Asked if they are doing 70 units, and have 7 acres, could they go down to an RM-12

Moore: Explained the others are rezoned for 16, but couldn't leave it at 16 and then turn around and ask for 8 on the rest to get that 70 units because they would still be stuck having that 40 on the 2.5 acres of RM-16.

Commission – Jim Little: Said he could ask for 12, keep 16, and still do the plan they are showing. Explained he is trying to compromise for the people with problems with this project. They are talking about 110 units, they are only doing 70 units with 7 acres. This is more like RM-10

Moore: Explained they are happy to move it down, they were trying to match up what they had. Thought it made more sense to replat it as one, no problem changing it to RM-12.

Commission – Kevin Bailey: On the preliminary site plan Mark Morris did, it shows two roads leading out of it. One to Thompson and one that appears to cross a ditch. Explained it looks like this is Phase I of a larger project that is coming down the road. Explains this is concerning they may be back before them again for more rezoning over more property he may buy to add more multi-family homes.

Moore: Explained one goes to Thompson and Southwest drive and one to neighboring property from Smith who he bought the 4.5 acres. Said the property owner isn't interested in selling it. It would be up to the MAPC board if they came back to rezone it. Said they wouldn't do the same model on it. Said he couldn't imagine with the price they'd pay for the 15 acres. As far as looking into the future, they are looking at this project that will take them 3-5 years.

Commission – Jeff Steiling: Explained his concern is that without showing it, he's not sure if he can get that many units in the property anyways once garages, driveways and sidewalks are added. Said he questioned if he can develop it the way they intend and envision. If this happens, wants to sell property after they've rezoned it, what if someone comes in and packs it full of apartments and it can't be stopped.

Moore: Explained if 70 can't be put on there, they will do 60. If 60 can't be done, then 55. They said it only made sense to go from 40 up when they were adding the acreage in order to be able to spread it out. Said nothing is set in stone to where they have to have 70.

Staff Comments – Monica Percy: This request does meet the zoning criteria. Recommends approval with 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. Any change of use shall be subject to Planning Department approval in the future.

3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.

4. The site shall comply with all Overlay District guidelines.

Public Comments – Roland Popejoy – Explains he's the superintendent of Valley View. Confirms he has had multiple conversations with Mr. Moore and Mr. Best about the plans. Their concerns are the safety and security of the students. With the ingress coming on Thompson drive, says it might be a short time frame but it's a very important timeframe for that district. Said on Thompson drive heading south and south east is usually backed up and they have vehicles on the Southwest drive turn lane waiting to get onto Thompson. The other side is Christian Valley which is closer to where the other ingress is Southwest drive is an arterial street and that would leave those timeframes those being the only entry/exit for this property. The intend 55 and older could decrease some of the traffic flow, there are situations where they may be in that age range and still working and going out in those time frames more individuals have students themselves going to that school and turning into valley view may be a challenge. Says they have to look forward and one question on the current plans is "why in the world was I not here for the original 2.5 acre property" when it was originally proposed to them at a 2.45 acre request it would have been a total of 39 units which wouldn't have been as big of a concern especially as stated. He wasn't sure how they'd fit it on there with an rn16 but with the carpools and pieces with handicap accessibility wasn't going to cause as large of a concern. But this second rezoning was requested and the purchase was made – the request was submitted- prior the second reading with the city council and that leads to the concern of what can happen next. With previously stated by Mr. Bailey with the third street that there is potentially intent to expand this to the additional 15.5 acres or beyond that which could total to 22.5 acres which would be a traffic nightmare.

Mr. Moore: The third entrance just makes sense to the layout stand point to plan for the future, but says they can all agree there will never be 22 acres of RM 16 on that piece of property. He would hate for everyone to be fixated on what happen on that 15 acres when it may not even come to then.

Moore: On the far side it's bordered by the property owner so the only exit is another one on southwest close to the one they are proposing and one on Christian valley drive. There would be 2 exits bit both in close proximity to where they meet southwest drive. They feel like where they put their ingress and egress on Thompson and southwest. Theoretically anyone getting up that early is more likely going right and flowing with traffic going into Jonesboro. Understands the traffic issues as well as anyone but still doesn't see the impact of an additional 30 units with the 40 the already have would impact traffic
Commission - Paul Ford: Would the light at the Darhill Rd and Southwest intersection be allowed the timing of that light on open up that way to make those turns

Morris: Doesn't think that signal is with our timing plan since it's too far away from other lights. It's not in sync with the rest of the lights

Ford: In general, is it close enough that when the light stops traffic on on 49 would that light not create a time buffer for people to get in and out

Morris: It would create gaps where you could pull in and out in either direction, but more concern is people turning in is stacking up.

Moore: When they sold the 11.83 acres to valley view, what was discussed was that helping to alleviate traffic. Not sure where the plans are, but when valley view came to them about purchasing that property it was for building their own bypass to eliminate traffic on their side.

Popejoy: Stated Valley view School District seeks security and safety if they are considering an approval they are requesting they wait for additional traffic and drainage studies. As a school district they are asking for opposing for the reasons stated.

Moore: Asked if the reasons stated are mandatory upon engineering approval

Morris: Stated yes

Steiling: Asked Monica Pearcy if this meets the master plan of this area of Jonesboro.

Pearcy: Confirmed

Ford: The concern is density. If they RM16 for all of this and they get an offer they can't refuse and someone comes in to build 3 story apartments, that changes the nature. Nothing ties them to keeping this property. The concern is density and not just for traffic, but for all kinds of reasons

Moore: Stated he would be happy to move it to RM12

Commission – Lonnie Roberts: Amending it to RM12 to resolve the issue

A motion was made by Jimmy Cooper, seconded by Paul Ford, that this matter be Recommended to Approve to the City Council. The motion PASSED with the following vote.

Aye: 5 - Jimmy Cooper; Jim Little; Monroe Pointer; Stephanie Nelson and Paul Ford

Nay: 2 - Kevin Bailey and Jeff Steiling

Absent: 1 - Dennis Zolper

9. Staff Comments

10. Adjournment