



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, March 12, 2019

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper and Mary Margaret Jackson

3. Approval of minutes

[MIN-19:023](#)

MINUTES: February 26, 2019

Attachments: [Meeting Minutes from February 26, 2019.pdf](#)

Roll Call Vote: 7-0, Aye's: Jim Scurlock,; Mary Margaret Jackson; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Absent: David Handwork

Approved

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

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-19-02](#)

CONDITONAL USE: 3406 ACCESS ROAD

Kalpesh Das is requesting MAPC approval for property located at 3406 Access Road for a Conditional Use to build an indoor climate controlled mini storage facility within a C-3 General Commercial Distict.

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

Kalpesh Das is requesting MAPC approval for property located at 3406 Access Road for a Conditional Use to build an indoor climate controlled mini storage facility within a C-3 General Commercial District.

APPLICANT: Michael Boggs of Tralan Engineering representing client Kalpesh Das is requesting a Conditional Use to place a Mini Storage Facility on this lot between two hotels off of the Access Road.

STAFF: Derrel Smith, Director of Planning stated that we have reviewed the application and feel that it fits the criteria that we have set. The Planning Department would recommend approval with the following conditions:

- 1. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.**
- 2. This lot is included in the Overlay District Area and will have to follow the requirements of the overlay area that is outlined in the adopted Land Use Plan.**

NO PUBLIC COMMENTS.

Roll Call Vote: 7-0, Aye's: Jim Scurlock; Mary Margaret Jackson; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Absent: David Handwork

Approved

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

8. Rezoning

[RZ-19-03](#)

REZONING: 304, 310, 312, 316, 318 Cate Avenue

Ted Herget of Math Investments is requesting MAPC Approval for a rezoning from I-1 Limited Industrial District to C-1 Downtown Core Commercial District for 2.00 acres +/- of land located at 304, 310, 312, 316, and 318 Cate Avenue.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Boundary Survey Plat.pdf](#)
 [Rezoning Replat.pdf](#)
 [Cate Street Public Notice - Certified Receipts.pdf](#)
 [Boundary Survey.pdf](#)
 [Returned Notification Sheets.pdf](#)

Ted Herget of Math Investments is requesting MAPC Approval for a rezoning from I-1 Limited Industrial District to C-1 Downtown Core Commercial District for 2.00 acres +/- of land located at 304, 310, 312, 316, 318 Cate Avenue.

APPLICANT: Ted Herget stated that please said he wants to build 17 apartments and commercial spaces on the east side of that tract and on the west side an outdoor Resturant later this fall. Just trying to fit the zoning to meet your needs.

STAFF: Derrel Smith, Director of Planning stated that it meets five of the six guidelines for approval except d which is the one with suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment. It meets all of that with a Limited Use Overlay and it shows what is allowed under the table on the Staff Summary with the permitted use and the conditional use that they are asking for. With that said, we would recommend 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 parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property that pertains to the Zoning and compliance with the Ordinances and Development.
5. The Limited Use Overlay on this would allow Residential Apartments on the 1st floor along with the Commercial area.

PUBLIC COMMENTS: Petro Stevenson stated he owned some property on the corner of Bridge and Cate and also a friend of mine has some residential property in that area, there was mention of a Resturant will be located on the property. Also, will they be seeking to serve alcohol on that location and that is kind of our concern.

APPLICANT: Ted Herget stated that all he is trying to do is get the apartments built. As far as the Resturant that is down the road and that would be another if, we go for the liquor license that would be another.

CHAIR: Lonnie Roberts stated we would cover that when we do a site plan.

APPLICANT: Ted Herget that is not our plan at the moment.

NO MORE PUBLIC COMMENT.

Roll Call Vote: 7-0, Aye's: Jim Scurlock; Mary Margaret Jackson; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Absent: David Handwork

Recommended to Council

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

[RZ-19-04](#)

REZONING: 3841 Griggs Avenue

George Hamman of Civilogic on behalf of J.K. Kazi is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District Limited Use Overlay for .50 acres +/- of land located at 3841 Griggs Avenue.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)

George Hamman of Civilogic on behalf of J.K. Kazi is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District Limited Use Overlay for .50 acres +/- of land located at 3841 Griggs Avenue.

George Hamman we prepaid the survey and the application for the Kazi's on this. It is a request to go C-3. They been having some theft and vandalism problems on their hotel sites that they are constructing. They want to have a place to store materials and their equipment while their hotel is under construction. They are not opposed at all at having an exterior finish of Brick, Stone or something like that to make the building a lot more attractive than just a medal building. When we talk yesterday that this was also their intent to access that building from the rear. This would be for deliveries, materials and everything. This would be for anything else, because they done want to put any of that traffic on Griggs Street. The Third thing is taller fencing and screening. Of course, we will have to do some landscaping on there. But what we would like to purpose is and asked that you approved so we don't have to go to Board of Zoning Adjustments is allow them to put an 8 ft. fence vinyl coated chain link fence with the metal slats in there so that it will become a visual barrier as well. The fence will be 8 ft. tall.

COMMISSION: JERRY REECE: In reference to Griggs Street, does that commit include construction equipment on Griggs for Ingress and Egress.

APPLICANT: George Hamman stated with the entire frontage that we have along the access road anyway. All the Construction Traffic will come from the Access Road.

COMMISSION: JERRY REECE: You only said materials; I was concerned about Concrete Trucks and things like that.

APPLICANT: George Hamman stated that the Concrete Trucks would come into the Hotel Sites. The Undeveloped Hotel Sites.

PLANNING: DERREL SMITH – DIRECTOR: This also meets five of the six criteria. The Letter D is the one that it does not exactly follow. With that said, we would recommend approval 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 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 parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. This property is along the I-555 Corridor. This needs to be brick, stone or masonry construction.
6. The Limited Use Overlay limitations are:
 - a. Single Building on the Site.
 - b. Owner-occupied use.
 - c. No part of the proposed building would be available for tenants.
 - d. Equipment and material storage only.
 - e. No industrial uses or noise allowed, aside from maneuvering equipment.

PUBLIC COMMENTS:

LARRY SIMMS: The only problem I have is the flooding in that area. You may have covered some flooding and flood zone a few minutes ago. All the hotels are being built up here and we are all down here. All the water is coming on the property on the backside of Griggs, which is between Griggs and the Service Road. That is my only concern.

APPLICANT: George Hamman stated that we are following the drainage manual that the Flood Plain requirements are while building the buildings above the base flood elevations. In addition to that, we do have two detention ponds that have become part of this development

ENGINEERING: Michael Morris stated that do not you have a storm water drainage pipe that on the rear between the two hotels.

APPLICANT: George Hamman stated that they do.

ENGINEERING: Michael Morris stated they should catch all the water from the sites and take it to the pond.

CHAIR: Lonnie Roberts asked Mr. Larry Sims if that answered your question as the building are being built, they are going to install the pipe.

PUBLIC: Mr. Kazi explained to Mr. Larry Sims everything.

BOARD: Mr. Lonnie Roberts asked if there are any more public comments.

Roll Call Vote: 7-0, Aye's: Jim Scurlock; Mary Margaret Jackson; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Absent: David Handwork

Recommended to Council

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

9. Staff Comments

10. Adjournment