



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, June 22, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Dennis Zolper

3. Approval of minutes

[MIN-21:055](#)

MINUTES: MAPC Minutes from June 8th, 2021 MAPC Meeting

Attachments: [MAPC Minutes from June 8th, 2021 MAPC Meeting](#)

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

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

Absent: 1 - Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-21-12](#)

PRELIMINARY SUBDIVISION: Southern Oaks

Jeremy Bevill of Fisher Arnold on behalf of GMS Development, LLC are requesting MAPC Preliminary Subdivision Approval for Southern Oaks for 78 lots on 21.54 acres +/- of land that is located with Southern Hill Development off of Southwest Drive that is located in an RS-6 -- Single-Family Residential District, minimum 7,260 sq. ft. lot required.

Attachments: [Application](#)
 [Staff Report](#)
 [Southern Oaks Plans](#)
 [Aerial View](#)
 [Aerial View showing Connection](#)

Jeremy Bevill of Fisher Arnold on behalf of GMS Development, LLC are requesting MAPC Preliminary Subdivision Approval for Southern Oaks for 78 lots on 21.54 acres +/- of land that is located with Southern Hill Development off of Southwest Drive that is located in an RS-6 Single Family Residential District, minimum 7,260 sq. ft. lot required.

APPLICANT: Jeremy Bevill, Engineer with Fisher Arnold stated we prepared the subdivision plans and we are asking for preliminary subdivision approval.

STAFF: Ryan Robeson stated we have reviewed this and we would recommend approval.

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

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

Absent: 1 - Dennis Zolper

[PP-21-14](#)

PRELIMINARY SUBDIVISION: 403 and 404 Elizabeth Lane - Elizabeth Acres Subdivision

Michael Boggs of Tralan Engineering on behalf of DTI Properties, LLC and Benjamin McCain are requesting MAPC Approval of a Preliminary Subdivision located at 403 and 404 Elizabeth Lane for 10 lots on 3.91 Acres +/- for property zoned R-1 Single Family Residential District.

Attachments: [Subdivision Plans](#)
 [Staff Report](#)
 [Aerial View](#)
 [Aerial View showing Connection](#)

Michael Boggs of Tralan Engineering on behalf of DTI Properties, LLC and Benjamin McCain are requesting MAPC Approval of a Preliminary Subdivision located at 403 and 404 Elizabeth Lane for 10 lots on 3.91 Acres +/- for property zoned R-1 Single Family Residential District.

APPLICANT: Michael Boggs with Tralan Engineering stated we developed the plans for this project and we are looking for preliminary subdivision approval.

STAFF: Ryan Robeson stated we have reviewed this and we would recommend approval.

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

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

Absent: 1 - Dennis Zolper

6. Final Subdivisions

7. Conditional Use

[CU-21-01](#)

CONDITIONAL USE: 3914 S Caraway

George Hamman of Civilogic on behalf of C3, LLC are requesting MAPC Approval for a Conditional Use to place mini storage units and warehousing space on property located at 3914 South Caraway Road. The Property is Zoned C-3 General Commercial District and allowed only by Conditional Use.

Attachments: [Application](#)
[Letter](#)
[Staff Summary](#)
[Location Map](#)
[USPS Receipt](#)
[Site Development Plan](#)
[Plans](#)

George Hamman of Civilogic on behalf of C3, LLC are requesting MAPC Approval for a Conditional Use to place mini storage units are warehousing space on property located at 3914 South Caraway Road. The Property is Zoned C-3 General Commercial District and allowed only by Conditional Use.

APPLICANT: George Hamman of Civilogic stated we prepared the layout and application for this client and we are asking for a conditional use for this property. It is next door to a convenience store and next door to an existing mini storage facility.

STAFF: Ryan Robeson stated we have reviewed this and would recommend approval with the following conditions. Upon issuance of the zoning permit approval, all other building permits and other permits and licenses required locally and statewide may be applied for and obtained by the applicant.

STAFF: Craig Light stated the applicant did receive a variance from the stormwater board this past week about enclosing the ditch along their south line. The only thing that jumps out at me is on their proposed site plan is how that storage building remains to that ditch. I would want to look at what sort of separation we could get from the top bank of the ditch. That channel could be maintained, I think you have enough room to do it.

APPLICANT: George Hamman stated based on the variance granted, we do need to make some adjustments to this plan.

PUBLIC: Jim Lyons on behalf of Jerry Halsey stated the conditional use indicates that they are building it similarly to the property that Mr. Halsey has developed next to it, this is incorrect. Mr. Halsey is in the process of adding units and he has bricked the end that faces to the west, he also is bricking the side of any that will be visible from the street. We feel like this would not be required to do the same things. The powers and duties provide for that there have to be special conditions and circumstances. We think there are no special circumstances that are conditional to this particular land. We think that at a minimum they should be required to meet the same requirements that we are doing and to construct in the same manner with bricking along the side that is visible from the street.

STAFF: Ryan Robeson stated this is in the overlay district and they will be required to get a variance for any sort of architectural changes from it. If it approves it will have to go in front of the Boarding of Zoning Adjustments for any architectural changes to be approved.

PUBLIC: Robert Gibson on behalf of C3, LLC. Mr. Staton is here on behalf of C3 as well. The issue related to the bricking was actually the subject of a variance proposal that was tabled at the last meeting due to a notice glitch. That specific issue is already before the Board of Zoning Adjustments. I think you could give approval to the conditional use application without allowing the brick façade conditioned upon wanting Board of Zoning approval and whatever they say would go.

COMMISSION: David Handwork stated this is for the city staff. So there was a variance granted relative to the stormwater, is that correct.

STAFF: Craig Light stated along their south property line we have a code that says you can't have a side lot line that's an open ditch, but given the size of this particular ditch the stormwater board did grant that variance. It's going to remain an open ditch on their south line.

COMMISSION: David Handwork stated and it's an existing ditch, correct.

STAFF: Craig Light stated yes. I can't remember what size culverts are coming underneath the highway now but it comes out of The Links Apartments. It is a good size channel.

COMMISSION: David Handwork stated so under typical considerations, if it's not a huge channel like this, it would be required to enclose the channel.

STAFF: Craig Light stated correct.

COMMISSION: Paul Ford stated I'm confused as to whether or not what they are proposing would be brick or are they asking it not be bricked.

STAFF: Ryan Robeson stated they are asking that it wouldn't be bricked. It would have to be approved by the Board of Zoning and Adjustments before we would allow that. It would be on the next Board of Adjustments meeting if it was approved here, it could be approved conditional to the variance being granted.

COMMISSION: Paul Ford stated so someone else would grant the variance about not requiring the brick.

STAFF: Ryan Robeson stated yes.

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

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

Absent: 1 - Dennis Zolper

8. Rezoning

[RZ-21-09](#)

REZONING: 6609 C W Post Road

George Hamman of Civilogic on behalf of John Stuckey are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “I-2” General Industrial District for 11.53 + /- acres of land located around the 6609 C W Post Road.

Attachments: [Application](#)
 [Rezoning Plat](#)
 [Staff Summary](#)
 [Fire Address](#)
 [Nettleton School District Email](#)
 [Notification Signed](#)
 [Pictures of Rezoning Signs](#)
 [Rezoning Plat](#)
 [USPS Receipts](#)

George Hamman of Civilogic on behalf of John Stuckey are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential to “I-2” General Industrial District for 11.53 +/- acres of land located around the 6609 C W Post Road.

COMMISSION: Lonnie Roberts stated there was an error on the staff summary stating they were requesting an I-1 zoning when it’s an I-2 zoning.

APPLICANT: Jim Gramling on behalf of John Stuckey. We did not have a neighborhood meeting for this particular request because there’s no structure being proposed. We’ve been here recently for some surrounding properties for Mr. Stuckey that were rezoned I- 2 for warehouse and storage space. The purpose of this rezoning to I-2 would be to allow him to use some of the dirt on this property at the other properties that have been rezoned. This is an industrial intensity growth sector so this property would be consistent with the cities future land use plan.

STAFF: Ryan Robeson asked were the notifications that were sent out zoned correctly.

APPLICANT: Jim Gramling stated yes.

STAFF: Ryan Robeson stated 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 Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
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 Department 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 this property.

STAFF: Craig Light stated you would be moving dirt off this site to another site.

APPLICANT: Jim Gramling stated the purpose would be to use dirt, that is correct.

STAFF: Craig Light stated on this site or other sites.

APPLICANT: Jim Gramling stated to take dirt from this site and move it in connection with construction development that have been rezoned I-1.

COMMISSION: David Handwork stated so when you're borrowing the soil off this site I'm assuming it's going to create almost a pond type of situation.

APPLICANT: Jim Gramling stated I suppose it's possible.

COMMISSION: David Handwork asked is there any regulation to that Craig.

STAFF: Craig Light stated they would have to get a grading permit. My question is would they have to get a mining permit for the site. An I-2 classification would allow you to get a mining permit. That was the reason for my question. It could be permitted through a grading process or a mining process on the property. Whether or not they wanted it as a detention facility or not could be determined as it was dug out. The city does own some pits on Barnhill Road where we borrow material for this same reason.

COMMISSION: David Handwork asked could this create future challenges for development in this area if we create a ball pit.

STAFF: Ryan Robeson stated I wouldn't think so. As Craig said, in the area we've already had some ball pits, so I think it would be ok with our development.

COMMISSION: Kevin Bailey stated in the pre-meeting, this entire piece of property is in the floodway so it is not buildable.

STAFF: Craig Light stated it is north of our new gun range facility. We have a 40-acre block of woods separating the two but it is still north of our gun range.

COMMISSION: David Handwork asked are there any restrictions for excavating in the floodway.

STAFF: Craig Light stated not for excavating.

A motion was made by Kevin Bailey, seconded by Jim Little, that this matter be Recommended to Council. The motion PASSED with the following vote.

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

Absent: 1 - Dennis Zolper

[RZ-21-10](#)

REZONING: 5441 and 5443 Southwest Drive

John Easley of Associated Engineering on behalf of David and Deborah Hartshorn are requesting MAPC Approval for a Rezoning from “C-4” Neighborhood Commercial District Limited Use Overlay to “C-3” General Commercial District for 3.56 +/- acres of land located at 5441 and 5443 Southwest Drive.

Attachments: [Application](#)
 [Staff Summary](#)
 [Conceptual Site Plan](#)
 [Rezoning Plat](#)
 [Signed Property Owner Notification](#)
 [Vicinity Map](#)
 [USPS Receipts](#)

John Easley of Associated Engineering on behalf of David and Deborah Hartshorn are requesting MAPC Approval for a Rezoning from “C-4” Neighborhood Commercial District Limited Use Overlay to “C-3” General Commercial District for 3.56 +/- acres of land located at 5441 and 5443 Southwest Drive.

APPLICANT: John Easley with Associated Engineering representing David Hartshorn. In 2015, David rezoned a property to this current zoning and since then he has not been able to do anything with it due to health issues. Gary Pruett and Scott Pruett are here and would like to develop the property to put mini storages on it. I met with Derrel and discussed the process. I-2 or I-1 would be spot zoning so we agreed on the C-3 zoning providing council approves it. We would then come back and ask for a conditional use permit just for the mini storages. The drawing is just to show a general layout. We didn't have any formal meetings but the Pruett's did visit the neighborhood and discuss the project, made phone calls with neighbors, etc. This is also in the overlay district along Southwest Drive. We are asking for C-3 zoning.

STAFF: Ryan Robeson stated 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. The property lies in the Overlay District and will have to meet all requirements of that District.

6. Applicant will have to apply for Conditional Use thru the MAPC and get approval to place min-storages on this location.

COMMISSION: Lonnie Roberts stated I have a letter to read from Steve Floyd. I am writing you in regards to the property on Southwest Drive, owned by Mr. David Hartshorn. I have found out recently that he is planning on re-zoning and possibly putting mini storages on this property. I, and my sister, Lisa Bowers highly oppose this re-zoning. We are the owners of the property north of him and east of him. My sister's residence borders this property. We believe this to be spot zoning. All of our property is zoned residential. We ask that you please deny this request. I also want to inform the board that Clearview Estates, a residential subdivision, borders this property in the northwest corner. I can be reached at 870-219-4747, if you need to contact me. Thank you for your time and consideration in this matter. One call in from Doyle Yarbrough at 5718 Weaver Road. He wanted to register that he is opposed to the rezoning.

PUBLIC: Hollace Walls at 5503 Southwest Drive. I think they should approve because there are so many subdivisions down that highway almost to the overpass and I see no reason why it shouldn't go commercial.

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

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

Absent: 1 - Dennis Zolper

9. Staff Comments

10. Adjournment