



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, October 11, 2022

5:30 PM

Municipal Center, 300 S. Church

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### 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-22:089](#)

MINUTES: September 27, 2022 MAPC Meeting Minutes

**Attachments:** [MAPC Minutes Sept. 27, 2022](#)

**A motion was made by Paul Ford, seconded by Jim Little, 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

[COM-22:047](#)

SIDEWALK IN LIEU FEE: 3511 Stadium Blvd

John Easley of Associated Engineering, LLC on behalf of Cavanaugh Auto Group is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$10,433.26 for 152 square yards along Stadium Blvd. The 2022 rate is \$68.67 per square yard.

**Attachments:** [Cavanaugh Hyundai - Sidewalk Waiver Letter](#)  
[Site Plan](#)

**Commission – Lonnie Roberts:** Asked the Applicant if the payment of \$10,433.26 is correct or if it will change.

**Applicant – John Easley:** Said the request is revised for \$14,952.20. Explained he is there for Cavanaugh and they are currently reviewing the new Hyundai dealership. It is part of the sidewalk requirements ARDot have plans to improve stadium. They are requesting to make a contribution across Hyundai's frontage and improving lot 3 south of Hyundai.

**Staff – Monica Percy:** Stated it's been reviewed, and it does meet the

**Planning requirements.**

**Commission – Paul Ford:** Asked if an in lieu fee can be designated to a particular location or if it has to go to a fund

**Staff – Carol Duncan:** Stated it can't be designated it goes into a general fund.

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

**Aye:** 6 - Jimmy Cooper; Jim Little; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

**Absent:** 1 - Dennis Zolper

**Abstain:** 1 - Kevin Bailey

## 5. Preliminary Subdivisions

## 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

**Commission – Lonnie Roberts:** Asked if this item needs to be untabled, and that there are people there to discuss it.

**Applicant – John Easley:** Explained they are in the process of getting a traffic study, so it's up to the commission.

**Motion to untable**

**1st: Cooper**

**2nd: Little**

**Approved (5): Nelson, Steiling, Pointer, Cooper, Little**

**Denied (2): Ford, Bailey**

**Item untabled.**

**Easley:** Said he is there on behalf of the owner. Explained 2 weeks ago they requested conditional use permits for development on hilltop. The lot is currently vacant and is a park and sell lot. Explained they would like to put in a small fast food restaurant with 800 sq. ft. seating and there will be no dinner menu. He compared it to the Edge Coffee shop. Said they are in the process of getting a traffic study and it will be ready in the next two weeks.

**Roberts:** Said they will not be taking action since they are still waiting on the

traffic study.

Public Comments – Shane McIntosh: Explained he has property at 3514 Oden St, and his Grandmother has property at 1206, 1204, & 1200 Jewel. He said the concern is that the contractor was talking about the traffic and adding an entrance/exit on Jewel Dr. He said this is a residential street from the 70's that will not be able to handle the traffic. Explained they're not against something being on the lot, but they don't see how traffic will work if ARDot is widening 2 lanes on 351. On the end of Jewel you can't make a right hand turn. If the new restaurant is open to jewel drive, they won't take Red Wolf. They'll take Jewel to Airport. He said he doesn't think the street can funnel the traffic. Said the plans don't show privacy fences, only hedges and this will cause garbage and the headlights will be crazy. Said there will need to be more privacy than hedges around that building. Said this may be a small restaurant now, but what if it's sold to a bigger restaurant. Said their main concern is the traffic.

Patty Lack – Explained she doesn't live in that neighborhood, but she has concerns about the traffic going through neighborhoods. She says a prime example is the neighborhoods that are by her. Explained they aren't businesses, but the apartments have taken over Mikayla and Becca. Said the roads are not able to be used as a one lane road, but there's lots of traffic in the neighborhood. Said her 2nd concern is when the owner stated at the last meeting that it wasn't going to be a big restaurant and not have a lot of traffic, but you don't put in a restaurant and not expect it to grow and make a lot of money. Said there's no way to know how much traffic will be there and that we don't know what stores will be going there. Said that on there are lots of accidents on Johnson, and traffic will only get worse with 351 expanding. She said someone wanting to turn left there would have to take a chance when they make a turn due. Said the cars coming over that hill are difficult to see. Said she doesn't know what should go on this property, but doesn't know if this is the perfect thing due to the unknown.

Easley: Said he doesn't disagree with the traffic or the unknowns, but said this site is not unique and that there are sites like this all up and down Johnson. Explained that restaurant issue, he doesn't believe that they will have the problems like a McDonalds or the Kum & Go across the street. Said the design has design, but hasn't been through the design review. Said there will be a fence there, it has to go through planning and engineering. Said the traffic study should be ready by the next meeting.

Commission- Jimmy Cooper: Asked if they are requiring a fire code to have an exit on Jewel.

Easley: Said yes according to the traffic access code, they have to access on Jewel.

Staff – Michael Morris: Said this is correct. Said they need to use the side street instead of the major street. Said it's 225 ft. from the intersection.

Roberts: Asked if they are going to leave the other one on the highway or take it out.

Morris: Said it wasn't to code. The only one they can use is over towards Jewel.

Commission – Paul Ford: Described the light at Caraway and Wilkins, and asked if something like that could be done at the 351 light.

Morris: Said he doesn't believe the state would do that.

Duncan: Said it's a state highway.

Easley: Asked if there could be a way to restrict the use of the restaurant. Compared it to a property on Paula Dr.

Duncan: Said restrictions can be placed, but it depends on what they are.

**Commission- Kevin Bailey:** Asked if Mr. Easley had talked to Centennial Bank. Asked if there is a possibility of a cross access from their property onto this one due to them having a light on their parking lot.

**Easley:** Said this hasn't been approached or considered it due to the elevation. Getting into their driveway and coming out the only option is the drive through. There isn't a back exit.

**A motion was made by Jimmy Cooper, seconded by Jeff Steiling, 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-22-14](#)

REZONING: Southwest Drive & Evan Drive

Horizon Land Surveying on behalf of Three Sister Land Development, LLC is requesting a rezoning from AG-1, Agricultural district, to C-4 LUO, Neighborhood Commercial District with a Limited Use Overlay. This rezoning is for 1.55 +/- acres located at the corner of Southwest Drive and Evan Drive.

**Attachments:**     [Application](#)  
                              [Certified Mail Receipts](#)  
                              [Rezoning plat](#)  
                              [Staff Summary](#)

**Applicant – Michael Boggs:** Explained they are requesting to rezone the property. Said it's part of the sale of the property. Said they came in to play the property originally. Said the minimum lot for an AG lot is 5 acres, so to replat the lot they are requesting the rezone to C-4 LUO which mimics the previous rezoning in the area. Said when the property was originally developed, the property along Southwest Dr was set aside for commercial development.

**Staff – Monica Peary:** Said the request meets 6/6 rezoning requirements. They recommend approval with the 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 Department approval in the future.

4. The site shall follow all Overlay District guidelines.

5. The Limited Use Overlay shall prohibit the following:

Funeral Home, Golf Course, Nursing Home, Utility Major, Utility Minor, Vocational School, Communication Tower, and Off-Premise Signs.

**Recommended to Approve to the City Council**

**Aye:** 6 - Jimmy Cooper; Jim Little; Kevin Bailey; Monroe Pointer; Stephanie Nelson and Paul Ford

**Absent:** 1 - Dennis Zolper

**Abstain:** 1 - Jeff Steiling

**9. Staff Comments**

**10. Adjournment**