



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, February 25, 2020

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 9 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

### 3. Approval of minutes

[MIN-20:017](#)

MINUTES: MAPC Meeting - Tuesday, February 11, 2020

**Attachments:** [Meeting Minutes from February 11, 2020 MAPC Meeting](#)

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

**Aye:** 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-20-03](#)

PRELIMINARY SUBDIVISION: Lake Pointe Estates Phase II

**Attachments:**     [Application](#)  
                              [Staff Report](#)  
                              [Plans](#)  
                              [Aerial View](#)  
                              [Overall Layout](#)

**APPLICANT:** Mark Morris stated they are seeking preliminary approval on 35 lots on 17 acres.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated it does meet the requirements of the R-1 zoning district and would therefore recommend approval.

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

**Aye:** 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

## **6. Final Subdivisions**

[PP-20-04](#)

FINAL SUBDIVISION: G2 Jonesboro Replat of Lot 3-R-B - Whiteman Creek Commons

Ken Scrape of Benchmark Land Surveying, Inc on behalf of G2 Venture Group is requesting approval of a final subdivision plat to approve lot 2 because of no street frontage on a main road due to this is a drainage easement only. This is located in a C-2 Downtown Fringe Commercial District.

**Attachments:**     [Aerial View](#)  
                                 [Plat](#)

**PP-20-04 FINAL SUBDIVISION: G2 Jonesboro Replat of Lot 3-R-B - Whiteman Creek Commons**

Ken Scrape of Benchmark Land Surveying, Inc on behalf of G2 Venture Group is requesting approval of a final subdivision plat to approve lot 2 because of no street frontage on a main road due to this is a drainage easement only. This is located in a C-2 Downtown Fringe Commercial District.

**APPLICANT:** Ken Scrape stated they are requesting a replat in order to create a lot that lies outside of the flood zone so that the client can obtain financing a little easier. This lot will be a complete drainage easement. He stated they have put a note on the plat that ownership has to stay with the same party.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they have reviewed this and would recommend approval.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comment.

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

**Aye:** 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

## **7. Conditional Use**

[CU-20-01](#)

CONDITIONAL USE: 6100 E Highland

George Hamman of Civilogic on behalf of Applicant Jackson Innovations and Owner EMS Midwest are requesting MAPC Approval for a Conditional Use to put mini warehouses on land located at 6100 E. Highland Drive. The majority of the Land is I-1, which mini-warehouses are a permitted use.

**Attachments:**    [Application](#)  
                              [Staff Summary](#)  
                              [Letter](#)  
                              [Plat](#)  
                              [USPS Receipts](#)  
                              [Signed Notification](#)

George Hamman of Civilogic on behalf of Applicant Jackson Innovations and Owner EMS Midwest are requesting MAPC Approval for a Conditional Use to put mini warehouses on land located at 6100 E. Highland Drive. The majority of the Land is I-1, which mini-warehouses are a permitted use.

**APPLICANT:** George Hamman stated they would like to put mini warehouses in this location. The majority of the lot is already zoned I-1 which is suitable for mini warehouses. He plans to build his office at the front of some of those buildings. He wants permission to have some mini warehouses on the C-3 portion of the lot.

**COMMISSION:** Lonnie Roberts Jr. asked if it will all still remain one lot.

**APPLICANT:** George Hamman stated that is correct.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they would recommend approval with the following stipulations:

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. The applicant will be required to adhere to all codes and ordinances regarding parking lots.
3. This area is in the Overlay District and will have to comply with what is required of that District. A Variance was granted so that the portion outside that 300' is not required to be bricked.

**COMMISSION:** Lonnie Roberts Jr. asked for public comment. There was none. He then opened the floor for commissioner comments.

**COMMISSION:** Kevin Bailey asked what the variance was for.

**APPLICANT:** George Hamman stated they reduced the parking because at a

mini warehouse people go and park in front of their unit. They also allowed instead of an all masonry finish, there is masonry on the south side of the building only. They granted it for all four buildings.

COMMISSION: Dennis Zolper stated he believes there was also a variance for the parking and constructing the driveway in a year.

APPLICANT: George Hamman stated this is in the floodplain and will have to be elevated. He was given a year to allow it to compact.

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

Aye: 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Jim Scurlock and Kevin Bailey

**8. Rezoning**

**9. Staff Comments**

**10. Adjournment**