



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, November 12, 2013

5:30 PM

300 S. Church Street

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore; Jerry Reece and Jim Scurlock

Absent 2 - Brian Dover and Beverly Nix

3. Approval of minutes

MIN-13:099 Meeting Minutes Approval:

Approval of MAPC Meeting Minutes: August 13, 2013 (Correction of Page 4 & 5, Voting determination of Site Plan review passed due to MAPC Bylaws).

Attachments: [August 13 2013 Metropolitan Area Planning Commission Corrected Me](#)

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore; Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

MIN-13:100 Approval of the MAPC Meeting Minutes: October 7, 2013

Attachments: [MeetingMinutes_MAPC OCT 7 2013 Draft](#)

A motion was made by Paul Hoelscher, seconded by Joe Tomlinson, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore; Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

4. Subdivisions: None

5. Final Site Plan Reviews

SP-13-22

SP: Final Site Plan Review: Love's Travel Stop

Steve Walters of Love's Travel Stop requests MAPC's Final approval of the required site plan for the previously approved Planned District Development (PD-C) located at 5101 E. Parker Road.

Attachments: [Application](#)
 [Civil Site Drawings](#)
 [Miscellaneous Detail Drawing Set](#)
 [Ordinance_Love's](#)
 [Plat](#)
 [RZ 13-06 LOVES PREM SITE PLAN](#)
 [RZ 13-06 LOVES PREM SITE PLAN page 2](#)
 [Transmittal](#)
 [Drainage Report](#)

Applicant: Mr. Trey Savoie, Resource Consulting presented to the MAPC. He noted that they have removed one of the drives on Hwy. 463, now have one full turn driveway south of Parker Road. We made some creek improvements for drainage.

Mr. Spriggs gave staff comments noting that there was a Pre-meeting with staff and agencies. The future development of the Hotel to the south was discussed during the previous rezoning hearings and concerns were raised in terms of connectivity. The applicant has addressed the concerns on the southeast and they have refined the truck travel and access/egrees and ingress to the property. Unfortunately there were some issues dealing with off-site improvements as noted by MPO on the concerns of potential queing problems were Parker Road intersects with Hwy. 463. Our existing codes limit us to waht can be required off-site. Mr. Savoie stated that he met with Engineering staff and they do not anticipate traffic issues to the south on Hwy. 463. To help curve that issue is to add a second driveway off Parker Rd. to allow any automobile connection in case should stacking become an issue.

A motion was made by Jim Scurlock, seconded by Jerry Reece, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

SP-13-23

Site Plan Review: Demo's Restaurant

Brian Ford of Brian Ford Construction Co., Contractor for Demo's Restaurant located at 4115 E. Johnson Ave. is requesting MAPC approval of site improvement waivers for required screening of the property required as part of a rezoning to a C-3 L.U.O.

Attachments: [Letter](#)
 [Revised Site Plan](#)
 [Approved Site Plan](#)
 [Ordinance](#)

Mr. Carlos Wood presented before the Commission. He noted that the

client/owner and contractor modified the approved plan during construction. The owner did not want the two landscaping islands in the rear, because of loading truck conflicts and he wanted to move the parking to the south.

He didn't have a convenient place to put a sign, so they removed an island and created a new island in the center. City Water and Light wanted their transformers to the rear of the building. So another island was moved to the south end. On the east side a fence was specified to be put in, and it as later rezoned to Commercial. That owner prefers not to have that fence put in for visibility. He does not wish to put the fence to the south because there are existing trees there with limited visibility.

Mr. Spriggs gave comments regarding the rezoning and previous opposition concerns. The southern boundary was stipulated with buffering due to the parking lot screening standards. Mr. Hales confirmed the huge evergreen buffer (30 ft. shrubs). There are 45 pine trees in the rear that were not removed. They are 30-40 ft. trees within. Mr. Spriggs suggested that in the future where that screen is compromised or it dies, then it can be conditioned to be replaced in that case. Mr. Spriggs referred to the letter submitted waiving the requirements of the fence from an abutting property owner. The west site when it is developed will be subjected to the requirement once that plan is submitted. Note: Dumpster enclosure requirement was not waived.

A motion was made by Jim Scurlock with the noted condition that if the existing screening/landscaping is compromised or deterioration, replacement will be required, seconded by Joe Tomlinson, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

SP-13-24 Site Plan Approval: 1711 Arch St. - Final

Wesley Abernathy requests MAPC approval for a Final Plan for the Planned Development located at 1711 Arch Street (Terminus of Arch St. North of Henry St., South of the Jonesboro Airport, North of Highway 18/Highland Dr.) . It was rezoned as a Planned Development PD-RM District on April 19, 2011.

Attachments: [Abernathy Planned Development](#)
[ORD 11 028 HenryArch](#)
[Original Layout_Abernathy](#)

Mr. George Hamman: One duplex has been built. It will be built in phases to be shown on the final plan. Stormwater regulations will be met. We are requesting Preliminary Approval. We will put together a time-line for the phases.

Mr. Spriggs explained the April, 2011 for the Planned District, PD-RM. As part of the motion there is a need to consider a continuance of the 2-year expiration. Mr. Morris stated that Arch St. needs to be terminated as a cul-de-sac. Mr. Spriggs also referred to the perimeter fencing required by the ordinance.

A motion was made by Ron Kelton as noted subject to all conditions of staff,

seconded by Joe Tomlinson, that this matter be approved. The motion PASSED with the following vote:

Aye: 6 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore; Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

SP-13-26 Final Site Plan Review: Oak Tree Manor

George Hamman on behalf of Robert Abraham, M.D., requests MAPC approval of a Final Site Plan for property located at the terminus of Bradley Street between Gwen Street and French Street for a Planned Development District PD-RM. This property was rezoned on August 20, 2013.

Attachments: [Planned Development Oaktree Manor Ordinance](#)
[Original Layout Abraham Plat](#)

George Hamman presented the request.

The owner has 3 or 4 different floor plans to be driven by the market. There will be even more open space. The platting will happen in a timely manner. This will be in phases (4) to be shown on the final plans. This site is in the flood plan and we will accommodate flood management standards. The buildings will be elevated 16-24" above the base floor elevation.

Mr. Spriggs stated that the issues by Engineering in terms of the coordination of right of ways will need to be addressed (terminus of Bradley Street as added by Mr. Michael Morris).

A motion was made by Jim Scurlock, seconded by Kim Elmore, that this matter be approved. The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Kim Elmore; Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

COM-13:094 Moss Fence Company on behalf of Ted Herget requests MAPC approval of a perimeter fence along a lot located at 2506 Rosewood Dr. (Lot 4) in Rosewood Estates Subdivision, at the height of 8' ft., constructed of concrete block material.

Attachments: [Application](#)
[Subdivision Plat](#)
[AERIAL VIEW](#)

Mr. Herget presented the 8 ft. concrete/block fence request, to keep the noise down and match the materials of the home. Mr. Spriggs gave brief comments of the fence code requirements for perimeter fencing on subdivisions. A similar wall fence is at the gateway to the subdivision.

A motion was made by Ron Kelton, seconded by Jim Scurlock, that this matter be approved. The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

Staff Updates: Access Management/Land Use/Master Street Plan

COM-13:079 Staff Presentations:

1. Proposed Access Management
2. Briefing on the Master Street Plan & Land Use Plan Update

Attachments: [Proposed Traffic Access/ Parking & Loading Updates](#)

Dr. Marsha Guffey presented to the MAPC and welcomed questions and suggested that the MAPC makes a recommendation to the Council/Public Works Committee for consideration.

Mr. Hoelscher asked how was the proposed Access Management Plan received by the various groups? **Ms. Guffey** stated that so far there are major noted issues, so far everyone has been thoughtful. Most people recognized that most of these things are necessary.

Motion was made by **Mr. Hoelscher** that the MAPC supports the plan and recommends to to the Public Work's Committee for approval. Motion was seconded by **Ms. Schrantz**.

Mr. Scurlock: Aye; Mr. Reece- Aye; Ms. Schrantz-Aye, Mr. Tomlinson- Aye; Mr. Kelton-Aye; Mr. Hoelscher-Aye. Measure passed.

Dr. Guffey also gave an update to the Commission of the efforts by the Committees on the Master Street Plan and the Land Use Plan. Recommendations are forthcoming for MAPC consideration. The Land Use Plan is going towards to the concept of having growth sectors.

The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

6. Conditional Use

CU-13-11 CU 13:11 (Revision)

Conditional Use Request: Address Change: Dewayne Sharp requests MAPC Approval to move facility two lots west (Change from lots 6 and 7 of Jonesboro Industrial Mini Park #2, to Lots 4 & 5 within an existing I-2 General Industrial Zoning District). Conditional Use was granted by MAPC September 10, 2013.

CU 13:11: Dewayne Sharp requests MAPC Conditional Use Approval for a Metal Recycling Facility to be located at end of Vance Drive, lots 6 and 7 of Jonesboro

Industrial Mini Park #2 use within an existing I-2 General Industrial Zoning District.

Attachments: [Letter Requesting_SiteRelocation](#)
[New Site Plan](#)
[New Grading Plan](#)
[Jonesboro Mini-Park Replat Signed](#)
[CU 13 11 Application Vance Drive](#)
[VanceDriveAerial](#)
[Zoning Map](#)
[Previously Approved Site Plan](#)
[Jonesboro Recycling Site Application](#)
[JonesboroRecyclingFac_ECM SP-3](#)
[Staff Report](#)

Mr. Carlos Woods: Represented the developer. Last meeting it was approved to go on lots 6 and 7. The developer met with ASU as requested. During those meetings ASU proposed that if ASU purchased 4 & 5 and trade for lots 6 & 7, the developer would agree to move the facility two lots to the west. The lots are the same zoning (Mr. Roberts).

Mr. Spriggs gave comments on behalf of staff. The property is being changed to the lots directly to the west. This would allow ASU a contiguous expansion of their other facility. The move will be approximately 500 feet to the west. The layout was provided showing the shifted facility.

Attorney David Cahoon: Appeared before the Commission and stated that he represented 15 industries and service groups located in Industrial Park and each oppose the change. We were cut off guard in the original request. He presented a petition.

Three of the manufacturers are also wanting to speak: James Best, Best Manufacturing, Von Wisdom of Neat Pressworks, Channon Lesley of Jonesboro Tool and Dye.

James Best: We welcome Mr. Sharp to the Jonesboro Community. We are for economic development. I relocated my Manufacturing Facility on Krueger Dr. This will create a negative impact on our property values. This will be a detriment on recruiting additional industry. We need to pull together as a team and help Mr. Sharp find another location. We are working on getting the downtown facility removed as well. Prior to this move, it was out of sight and hidden from Krueger Dr. We didnt oppose it because it was to the back.

Mr. Von Wisdom: Own the business and the steel warehouse to the north. I do not know the criterion of the facility. What will it do the the surrounding proeperties is my concern.

Mr. Chandon Lendermen not opposing what he is doing just it being in that area. I bring a lot of businessmen into the city and that is the first and only part of Jonesboro some of them see. I wish it would go somewhere out of town. For us Krueger Drive is the main street. Lot of places area looking. If that were sitting there Anchor Packaging may not have come here.

Mr. Spriggs reiterated that the existing zoning is I-2 Heavy Industrial. This type

of use has no other district to be located. The issues and concerns of stack heights and screening were all dealt with during the public hearing process and conditions were placed. Mr. Reece: Did we already approve the facility? Mr. Spriggs: Yes, this request is only to move it two lots west. Mr. Spriggs noted that the notifications would have gone out to all neighbors within 200 ft. of the property. Mr. Kelton: There is no way this will resemble anything downtown and there is a stipulation of the 10 ft. fence and stacking limits. Will there be landscaping? Mr. Carlos Wood stated that additional landscaping can be shown along Krueger Dr.

Attorney Cahoon: 200 ft. notification in the Industrial Park is not sufficient. Any other individuals other than ASU would not have been notified. Mr. Spriggs stated that all notifications area available for public review and documented.

A motion was made by Jim Scurlock, seconded by Ron Kelton, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

CU-13-13

CU 13-13:

Conditional Use: Curtis Carter requests MAPC approval of a Conditional Use for an Indoor Entertainment Center to allow for indoor events within the I-2 Heavy Industrial Zoning District. The space is currently used as a cheerleading center, located at 3406 Willow Road.

Attachments: [CU 13-13 APPL](#)
[CU 13-13 LETTER](#)
[CU 13-13 Notification - Property Owner Letter](#)
[Letter from Paul Bednar/Opposition Letter](#)
[Staff Summary CU 13-13 3406 Willow Road](#)
[Letter from Paul Bednar - Property owners 2](#)

Mr. Curtis Carter: Owns cheerleading business and he gets request to rent his place to college students, sweet-16 parties, etc. He recognized the noise and parking complaints. He has worked out the optional parking solutions.

Mr. Spriggs: Presented Staff findings. This is an expansion of the existing cheerleading training facility. There are a few uses in the area within this I-2 Industrial District such as offices and church use. There is also the Food Bank use to the west.

A motion was made by Jerry Reece, seconded by Paul Hoelscher, that this matter be Denied . The motion FAILED with the following vote.

Nay: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

CU-13-15

CU 13-15:

Conditional Use Request: Bryan Sutterfield requests MAPC's Conditional approval for a Burial Columbarium Site to be located within an R-1 Residential District located at 2109 West Mathews (Southeast corner of Loberg & W. Matthews).

- Attachments:** [CU 13-15 APPLICATION](#)
 [CU 13-15 picture](#)
 [CU 13-15 Notification](#)
 [Staff Summary CU 13-15 Columbarium Park](#)

A motion was made by Jim Scurlock, seconded by Paul Hoelscher, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

CU-13-16

CU13-16:

Conditional Use: George Stem requests MAPC Conditional Use approval for an ambulance emergency service to be located at 3901 E. Highland Drive (Southeast corner of Bryan St.) within a R-2 Low Density Multi-family District.

- Attachments:** [CU 13-16 Drawing](#)
 [CU 13-16 map](#)
 [CU 13-16 Notification](#)
 [CU 13-16 Application](#)
 [Staff Summary CU 13-16 3901 E Highland](#)

A motion was made by Jim Scurlock, seconded by Kim Elmore, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Kim Elmore;Jerry Reece and Jim Scurlock

Absent: 2 - Brian Dover and Beverly Nix

7. Rezoning: None

8. Staff Comments

9. Adjournment