



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, November 14, 2017

5:30 PM

Municipal Center

1. Call to order

[play video](#)

2. Roll Call

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Present 8 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent 1 - Kevin Bailey

3. Approval of minutes

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[MIN-17:126](#)

MINUTES: Minutes from October 24, 2017 MAPC Meeting.

[play video](#)

Attachments: [MAPC Minutes from October 24, 2017 Meeting.pdf](#)

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

Aye: 7 - Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent: 1 - Kevin Bailey

4. Miscellaneous Items

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COM-17:081 RIGHT OF WAY WAVIER: Wofford Street

Michael Daniels of Daniels Land Surveying is requesting MAPC Approval of a right-of-way wavier on Wofford Street. This request is for the right-of-way to remain 25 ft from center of the road instead of the 30 ft for 60 ft that is required by the Master Street Plan that is depicted on the attached Plat. This is located within an R-1 Single Family District.

[play video](#)

Attachments: [Replat.pdf](#)
[Aerial View of Location.pdf](#)
[Photos of Area.pdf](#)

APPLICANT: Mr. Michael Daniels requested approval of a right-of-way waiver by the MAPC for a plat located on Wofford Street. The Master Street Plan recommends a 60-foot right-of-way, which would mean 30 feet of dedicated right-of-way on each side of the street. He would like to keep the right-of-way at 50 feet total and 25 feet on each side of the road. The road ends at a drainage pond.

STAFF: Mr. Derrel Smith said city staff had no issues with the request.

No opposition from public.

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

Aye: 7 - Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent: 1 - Kevin Bailey

5. Preliminary Subdivisions

[play video](#)

[PP-17-24](#)

PRELIMINARY SUBDIVISION: Merrell Estates Phase 6

Mark Morris, owner, is requesting MAPC Approval of a Preliminary Subdivision review for Merrell Estates Phase 6 located north of Merrell Estates Phase 5 off Southwest Drive, HWY 49 S on 10 acres with 34 lots. This is located within an R-1 Single Family District.

[play video](#)

Attachments: [Application.pdf](#)
 [Preliminary Plat.pdf](#)
 [Staff Report.pdf](#)
 [Overall Merrell Estates.pdf](#)
 [Plan and Profile.pdf](#)
 [Aerial View of Location.pdf](#)

APPLICANT: Mr. Brandon Wood of Wood Engineering on behalf of owner Mr. Mark Morris requested MAPC preliminary subdivision approval for Merrell Estates Phase 6. This development will be one 10 acres of land and consist of 34 lots. The property is zoned R-1 Single Family Residential.

STAFF: Mr. Derrel Smith said this request does meet all of the subdivision requirements and he recommended approval.

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

Aye: 7 - Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent: 1 - Kevin Bailey

6. Final Subdivisions

[play video](#)

7. Conditional Use

[play video](#)

8. Rezonings

[play video](#)

[RZ-17-24](#)

REZONING: RZ 17-24: 3217 Southwest Drive

Travis Fisher of Tralan Engineering on behalf of Joe Haynie of First Baptist Church is requesting of a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for .99 acres of land located at 3217 Southwest Drive.

[play video](#)

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Plat.PDF](#)
 [Pictures of Rezoning Property.pdf](#)
 [Aerial Veiw of Location.pdf](#)
 [Property Owner Notifications.pdf](#)
 [Quit Clam Deed.pdf](#)
 [Real Property Transfer Tax.pdf](#)
 [Request for Review MAPC.pdf](#)
 [USPS Receipts.pdf](#)
 [USPS Return Cards .pdf](#)

APPLICANT: Mr. Jim Grambling requested MAPC approval of a rezoning at 3217 Southwest Drive. The applicant would like to rezone the property from R-1 Single Family Residential to C-3 LUO General Commercial. The uses that will not be allowed on the property are Adult Entertainment and Alcohol/Tobacco Sales and Services.

STAFF: Mr. Derrel Smith recommended 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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. The following uses will not be allowed:
 - A. Adult Entertainment
 - B. Tobacco/Alcohol Sales and Services

PUBLIC: Ms. Pam Alexander was at the meeting to voice her opinion regarding this rezoning request. She was not against the request. She did read a brief letter to the MAPC. A copy of that letter will be uploaded to Legistar along with the minutes to the meeting.

LETTER FROM PAM ALEXANDER:

Pam Alexander
4501 Mt. Carmel Road

Let me start by saying, I appreciate your doing the right thing when you were recently asked to approve a sidewalk waiver on East Parker where the new ArbVs is going in. I was by there yesterday and was pleased to see that a sidewalk is under construction. Thank you for your decision on that matter! As to this rezoning request on Southwest Drive. I don't have any problem with this request. It conforms to the City's current Land Use Plan, and as such, I support it. As for the larger issue of development along the Southwest Drive corridor, this road will be our city's next test for how we address the access management nightmare that now exists along Caraway, Stadium, and East Johnson. Our lax attitude towards curb cuts, setbacks, and parking are reflected in our city codes and ordinances and this attitude continues to contribute to lost opportunities at every construction site underway in Jonesboro today. Those lost opportunities translate into the 30, or 40, or 50 years that any given development will remain in place and puts Jonesboro that much farther behind towards being able to offer safety and connectivity for all its citizens, whether they move in vehicles, on bicycles on motorized scooters or wheel chairs, or on foot.

The public deserves, at the very least, your verbal assurance that the Arkansas Department of Transportation will be part of the technical planning process to advise the developer as to whether or not the developer will be allowed to place a sidewalk in the Department's right of way PRIOR to the plan being submitted to the MAPC for site plan approval. And if, for some reason, a sidewalk cannot be placed in the transportation department's right of way, the public is owed your assurance that the site will be designed to conform with the ordinance and have a sidewalk placed within the property line.

This should be done for all proposed rezoning and development requests along the Transportation Department right of ways. The public needs to know this issue has been remedied once and for all and that we do not need to revisit this issue again. This is not an unreasonable expectation. I would also like your assurance that my request for your assurance is placed into the public record of this discussion.

Thank you.

No opposition from the public.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent: 1 - Kevin Bailey

Abstain: 1 - Jimmy Cooper

[RZ-17-30](#)

REZONING: RZ 17-30: 4150 Southwest Drive

Travis Fisher of Tralan Engineering on behalf of Ashdown Plaza, LLC is requesting of a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for 4.30 acres of land located at 4150 Southwest Drive.

[play video](#)

Attachments: [Application.pdf](#)
[Staff Summary.pdf](#)
[Pictures of Rezoning.pdf](#)
[Aerial View of Location.pdf](#)
[Property Owner Notifications.pdf](#)
[Rezoning Plat.PDF](#)
[USPS Receipts.pdf](#)
[USPS Returned Green Cards.pdf](#)

APPLICANT: Mr. Michael Boggs requested MAPC approval of a rezoning at 4150 Southwest Drive. The applicant would like to rezone the property from R-1 Single Family Residential to C-3 LUO General Commercial.

STAFF: Mr. Derrel Smith recommended 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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. The following uses will not be allowed:
 - a. Adult Entertainment
 - b. Tobacco/Alcohol Sales and Services

PUBLIC: Ms. Ellen had questions about buffering, lighting, etc.

STAFF: Mr. Derrel Smith said city staff and the MAPC could not ask those questions until they saw a site plan. Right now, the applicant is only asking for a rezoning and they may not even have a site plan.

ATTORNEY: Ms. Carol Duncan did point out that basic requirements for buffering can be found online.

COMMISSION: Mr. Lonnie Roberts read an email about Mr. Clay Kenward expressed his concerns regarding the proposed rezoning. Like the previous

speaker, his concerns will be addressed when city staff reviews the site plan.

No opposition from the public.

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

Aye: 7 - Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

Absent: 1 - Kevin Bailey

9. Staff Comments

[play video](#)

10. Adjournment

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