



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, September 10, 2019

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson and David Handwork

Absent 1 - Jim Scurlock

3. Approval of minutes

[MIN-19:089](#)

MINUTES: Tuesday, August 27, 2019

Attachments: [Meeting Minutes from August 27, 2019](#)

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

Aye: 7 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson and David Handwork

Absent: 1 - Jim Scurlock

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-19-19](#)

PRELIMINARY SUBDIVISION: Prospect Village Phase 1

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Preliminary Subdivision Approval for Prospect Village Phase 1 located East of Airport Road and North of the Wyattwood Addition and connects into Sandra Lane with 19 proposed lots on 5.65 acres +/- within the R-1 Single Family Residential District.

Attachments: [Application](#)
 [Staff Report](#)
 [Revised Preliminary Plat 9.10.19](#)
 [Prospect Village Phase 1](#)
 [Aerial View of Location](#)

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Preliminary Subdivision Approval for Prospect Village Phase 1 located East of Airport Road and North of the Wyattwood Addition and connects into Sandra Lane with 19 proposed lots on 5.65 acres +/- within the R-1 Single Family Residential District.

APPLICANT: Mark Morris stated they are seeking preliminary approval on 19 lots. This is phase one of probably three phases.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does meet the requirements for the R-1 zoning district and recommends approval.

COMMISSION: Lonnie Roberts Jr. asked for questions or comments from commissioners.

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;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;Mary Margaret Jackson and David Handwork

Absent: 1 - Jim Scurlock

6. Final Subdivisions

[PP-19-20](#)

FINAL SUBDIVISION: Eden Hills Estates Phase 2

Mark Morris of Mark Morris Construction is requesting MAPC Final Subdivision Approval for Eden Hills Estates Phase 2 for 26 lots on 7 Acres +/- for property Zoned R-1 Single Family Residential District located north off Peachtree Avenue and west of Pebblewood Drive.

Attachments: [Application](#)
 [Staff Report](#)
 [Eden Hills Estates Phase 2 Plat](#)
 [Eden Hills Estates Phase II](#)
 [Approved Bond amount at Eden Phase 2](#)
 [Aerial View of Location](#)

Mark Morris of Mark Morris Construction is requesting MAPC Final Subdivision Approval for Eden Hills Estates Phase 2 for 26 lots on 7 Acres +/- for property Zoned R-1 Single Family Residential District located north off Peachtree Avenue and west of Pebblewood Drive.

APPLICANT: Mark Morris stated he is owner of this project and is seeking final approval on 26 lots. This is the second phase of many phases.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF Derrel Smith stated this meets all requirements for the zoning district and would recommend approval.

COMMISSION: Lonnie Roberts Jr. opened it up to the commissioners for questions and comments.

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

Aye: 7 - Jerry Reece;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;Mary Margaret Jackson and David Handwork

Absent: 1 - Jim Scurlock

7. Conditional Use

[CU-19-07](#)

CONDITIONAL USE: 5307 E Highland

Rajeev Kumar of SAI Real Estate, LLC is requesting MAPC approval for a Conditional Use for a Convenience Store within the I-1 Industrial District, which is required for a Convenience Store within Section 117-139 of the code. This is located at 5307 E. Highland Drive.

Attachments: [Application](#)
 [Staff Summary](#)
 [Plat](#)
 [Site Plan Layout](#)
 [Receipts and Green Cards](#)
 [Legislation Details \(With Text\) \(5\)](#)

Rajeev Kumar of SAI Real Estate, LLC is requesting MAPC approval for a Conditional Use for a Convenience Store within the I-1 Industrial District, which is required for a Convenience Store within Section 117-139 of the code. This is located at 5307 E. Highland Drive.

APPLICANT: Jim Grambling stated he is speaking on behalf of Rajeev Kumar. This was recently rezoned from AG-1 to I-1 and at the time they stated they would be coming back for a conditional use request. I-1 allows service stations, but a convenience store is conditional use. This is a request for a convenience store. He understands this is in an overlay district and all of the protections and requirements that are afforded by that designation will go along with it. There has been no objection to date.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed it and find it does meet the requirements of the future land use map. He stated they would recommend approval with the following requirements:

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. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the Planning Department prior to any redevelopment.
4. This property is along Highland Drive, which is in the overlay district. This will require additional buffers, design elements, landscaping and signage.

COMMISSION: Lonnie Roberts Jr. asked for public comment. There were none. He then opened it for any commissioner questions or comments.

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

Aye: 7 - Jerry Reece;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;Mary Margaret Jackson and David Handwork

Absent: 1 - Jim Scurlock

CU-19-08 CONDITIONAL USE: 4206 E. Johnson

Anderson LED Signs on behalf of CPIJC, LLC - Wolf Carwash is requesting MAPC approval for a Conditional Use for a digital / illuminated sign located at 4206 E. Johnson Avenue, which is the Wolf Carwash within 250 ft., of R-1 Single Family Residentially zoned properties. This is located within a C-3 General Commercial District.

- Attachments:**
- Application
 - Sign Application
 - Staff Summary
 - Sign Layout
 - Sign Picture
 - Statement
 - Plat
 - USPS Returned Green Slips
 - USPS Returned Letter
 - Opposed Returned Property Owner Signature

Anderson LED Signs on behalf of CPIJC, LLC - Wolf Carwash is requesting MAPC approval for a Conditional Use for a digital / illuminated sign located at 4206 E. Johnson Avenue, which is the Wolf Carwash within 250 ft., of R-1 Single Family Residentially zoned properties. This is located within a C-3 General Commercial District.

Applicant was not present and conditional use was tabled.

COMMISSION: Lonnie Roberts Jr. asked if anyone was in attendance to present this case. There was not.

STAFF: Derrel Smith stated if someone from the public is present that wants to speak about it they need to hear that. No action should be taken unless the applicant is present.

COMMISSION: Lonnie Smith Jr. asked for public comments.

PUBLIC: Karen Pearce of 4200 Walnut Bend Cove stated she lives within the 250' where this is being proposed. They have already put up blue, green, and red lights within that car wash that are offensive. They also have a PA system that makes a noise and announces the lines. She stated she realizes this is a growing area. She does not know how large this sign is going to be, but stated these signs are bright and changes colors rapidly. She stated a lot of the people that live within this area are renters. The owners do not live there and they probably do not care.

COMMISSION: Mary Margaret Jackson stated in places she has lived before the state highway department has been required to review signs on state highways due to driving hazards. How frequently the message changes is a distraction to the driver. How bright the sign is could be a distraction. She asked if the state

highway department has input on the signs.

STAFF: Derrel Smith stated in the report it lists how often it can change and the level of light allowed. The state issues a permit, but he is unsure what is reviewed by the state. If the city issues a sign permit, they typically go ahead and issue a permit because they have met the city requirements. If it was outside the city limits, they may have other things to say about brightness and the changing of messages. Normally, inside the city limits they do not unless it is offensive to someone.

COMMISSION: Mary Margaret Jackson stated that in some of these high traffic areas, we would need to take that into consideration in order to not make mistakes and cause an accident.

STAFF: Derrel Smith stated the area is in the overlay district so it does have new sign requirements. If they were just going to change the sign face, they could do that. With this being a conditional use, we are going to suggest they go with a ground mounted sign if they want LED. That will help a lot as far as being able to see it from residential areas.

COMMISSION: David Handwork stated there was some legislation that changed some of the code for highway signage. If it has changed, has the Jonesboro code followed that?

STAFF: Derrel Smith stated the Jonesboro sign code is stricter than the state.

COMMISSION: David Handwork stated in the past there was a digital billboard that was reviewed on Johnson. They were denied because it was too close to another billboard. Does this meet the same requirements as a digital billboard or is this different?

STAFF: Derrel Smith stated this is different. We have an ordinance for just digital signs also. This is not classified as a billboard.

COMMISSION: David Handwork asked Derrel Smith if he is going to recommend the pole sign be brought down to a low sign.

STAFF: Derrel Smith stated that is correct. If they are going to change out this sign with a new LED sign then it needs to be a ground mounted sign. If they want to keep the pole sign and just change the face, that would be allowed.

COMMISSION: Lonnie Roberts Jr. asked if they can dictate that the sign is a ground sign.

STAFF: Derrel Smith stated he believes they can. Carol will be the final authority in deciding that.

A motion was made by Jimmy Cooper to table the item, seconded by Jim Little, that this matter be Tabled. The motion was TABLED with the following vote.

Aye: 7 – Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

Tabled

Aye: 7 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson and David Handwork

Absent: 1 - Jim Scurlock

8. Rezoning

9. Staff Comments

10. Adjournment