



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, April 14, 2020

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent 2 - Dennis Zolper and Jim Scurlock

3. Approval of minutes

[MIN-20:032](#)

MINUTES: MAPC Minutes - February 25, 2020

Attachments: [Minutes from February 25, 2020 MAPC Meeting](#)

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Jim Scurlock

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-20-05](#)

FINAL SUBDIVISION REPLAT: Replat of Lot 1 of Gateway Square

Carlos Wood of Wood Engineering on behalf of Phillips Investments and Construction, LLC is requesting MAPC Replat Approval of Lot 1 of Gateway Square of 1.28 acres located at 210 E. Johnson Avenue that is within the C-3 General Commercial Limited Use Overlay. The request is to replat the existing single lot into 3 lots. The Lot has 2 existing buildings on it now being leased. Each building tenant is wanting to purchase their respective building and associated parking as an individual lot. All 3 lots have an access use agreement for the customers to use the drives, parking and walks.

Attachments: [Application](#)
 [Replat](#)
 [Aerial View](#)

Carlos Wood of Wood Engineering on behalf of Phillips Investments and Construction, LLC is requesting MAPC Replat Approval of Lot 1 of Gateway Square of 1.28 acres located at 210 E. Johnson Avenue that is within the C-3 General Commercial Limited Use Overlay. The request is to replat the existing single lot into 3 lots. The Lot has 2 existing buildings on it now being leased. Each building tenant is wanting to purchase their respective building and associated parking as an individual lot. All 3 lots have an access use agreement for the customers to use the drives, parking and walks.

APPLICANT: Carlos Wood stated there are existing buildings. This was one lot and they leased the buildings. The tenants now want to purchase the buildings and want their own lot.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated there are no comments.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments.

COMMISSION: Mary Margaret Jackson asked if the access agreement includes maintenance.

APPLICANT: Carlos Wood stated it does.

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 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Jim Scurlock

PP-20-06 FINAL SUBDIVISION REPLAT: Fair Park Crossing

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Replat Approval because the frontage along Caraway Road is only 59.94 ft. and the stated minimum is 60 ft.. The shorage is .06' which is only 3/4 inches short of the requirement. Also, The developers would like to have MAPC Permission to install a 40 ft driveway into that lot. However the commercial requirements state that commercial driveways are to be a minimum of 25 ft from the side property lines. If 25 ft is measured from both sides, there are only 9.94 of width for a driveway. The is within the C-2 Downtown Fringe Commercial District.

Attachments: Replat
Fair Park Crossing Subd. Set
Aerial View

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Replat Approval because the frontage along Caraway Road is only 59.94 ft. and the stated minimum is 60 ft.. The shorage is .06' which is only 3/4 inches short of the requirement. Also, the developers would like to have MAPC Permission to install a 40 ft driveway into that lot. However, the commercial requirements state that commercial driveways are to be a minimum of 25 ft from the side property lines. If 25 ft is measured from both sides, there are only 9.94 of width for a driveway. The is within the C-2 downtown fringe commercial district.

APPLICANT: George Hamman stated the sum of the request is to make sure they will be allowed to have lot 5 that is 3/4" short of the 60'. He stated they also want to install a 40' driveway on Caraway Road for Lot 5.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they would like to make a recommendation that only two drives be allowed on Race Street and they be centered between lots 1 and 2 on the property line and lot 3 and 4. Only three drives will be allowed on Fairpark.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments. He stated there is the driveway issue that needs to be addressed and the 3/4" from 60' lot size.

COMMISSION: David Handwork stated he has a comment about the driveway that accesses Caraway Road. He stated he does not believe the newest Master Street Plan has been fully adopted. He asked if this was correct.

STAFF: Derrel Smith stated they are in the 30-day waiting period now. It has been adopted, but the ordinance does not go into effect until 30 days.

COMMISSION: David Handwork stated this is requesting approval before it gets adopted. The principles that were in there for all the access roads is not consistent with that. He stated because of that, he cannot support that driveway as shown on Caraway Road.

COMMISSION: Mary Margaret Jackson stated when she looks at the aerial, other driveways are so close. She asked if they have investigated the opportunity for a shared drive on either side. She asked for Engineering's statement regarding traffic and traffic speed on Caraway Road.

STAFF: Michael Morris stated he is unaware of any data for Caraway Road now that the traffic engineer is not with the city. He stated they will need to research it because he does not know what the impact would be for Caraway Road.

COMMISSION: Mary Margaret Jackson stated they have so many good share access drives along Fairpark Boulevard. She stated it seems like this could be connected somehow.

COMMISSION: Lonnie Roberts Jr. asked if she is talking about completely abandoning Caraway Road access and making access just along Fairpark.

COMMISSION: Mary Margaret Jackson stated she is not. She stated this part of town is one of the better places where they are maneuvering traffic. We have some alternate access roads and shared drives. We should encourage more of that. She stated she did not think she could support this without some more traffic information. From the decisions we are making on Red Wolf and Hilltop, Caraway has a lot of curb cuts in that area too.

COMMISSION: Kevin Bailey asked how many possible drives will there be on Fairpark.

STAFF: Derrel Smith stated up to three on Fairpark. On Race Street there will be one between lots 1 and 2 and one between lots 3 and 4.

COMMISSION: Kevin Bailey asked if they previously limited drives on Fairpark in a different development further to the south.

STAFF: Derrel Smith stated we did and it was about the same limits as this one. It is almost 500' through there. We could drop it down to two on Fairpark if the commission wants to reduce that to two.

COMMISSION: Kevin Bailey stated he would feel better reducing it down to two on Fairpark.

COMMISSION: Lonnie Roberts Jr. asked Mary Margaret Jackson how that change would relate to her questions.

COMMISSION: Mary Margaret Jackson asked how old the aerial is that is being shown.

STAFF: Michael Morris stated it is a 2014 photo.

COMMISSION: Mary Margaret Jackson asked what are they not seeing in the photo.

COMMISSION: Lonnie Roberts Jr. stated 2610 is Aldi. The Hilton Gardens is

down at the bottom. This is right across from the Post Office to the south.

COMMISSION: Kevin Bailey stated the lot on the corner is where the new bank is going to go.

COMMISSION: David Handwork stated he does not have any issues with the access on Race Street and Fairpark. He stated he just cannot support the Caraway Road access as it is requested. He asked if they have access off Race to the new bank on the corner and off Fairpark. He asked for total number of drives for the proposed development and the bank.

COMMISSION: Lonnie Roberts Jr. stated it would be three total on Fairpark.

COMMISSION: Jerry Reece asked if there was access from Caraway at this time.

STAFF: Derrel Smith stated there is currently no access off Caraway to this property.

COMMISSION: Mary Margaret Jackson stated she cannot support this without knowing the traffic information. She stated there is a lot of opportunity with the existing businesses to go around and access the property from the back.

COMMISSION: Lonnie Roberts Jr. asked David Handwork if the traffic information would help him.

COMMISSION: David Handwork stated the traffic information would provide a clearer picture. He stated there is a safety concern in the area. He stated he thinks there will be issues without some type of cross access or shared access. The traffic study would look at options in the area and inform us of any safety issues.

APPLICANT: George Hamman stated finding a buyer for lot 5 would be difficult knowing they have to drive through someone else's parking lot to get to their property when they have frontage on Carway Road.

COMMISSION: Jimmy Cooper asked if there was an option to table this until they get the traffic study.

APPLICANT: George Hamman stated there is another plat that has been submitted that has only the northern four lots that front on Race Street. Would it be possible to get these lots approved tonight? They have a contract ready to be signed for drainage work and they are going to post a bond. The developer wants to get started on lot 1. That would give us time to work together and study the remaining traffic issues and get it resolved for lots 5, 6, and 8.

STAFF: Derrel Smith asked if the plat is already in place for lots 1-4.

APPLICANT: George Hamman stated it has been submitted, but this one was submitted afterward.

STAFF: Derrel Smith stated they do not have it here. They would have to look at it at the next meeting.

APPLICANT: George Hamman stated one of the things that is going to be in the bill of assurance is they want all of these lots interconnected without having to get back out on public right-of-way.

COMMISSION: Mary Margaret Jackson stated that is good. She asked if the traffic study would use pre-tornado data, not post-tornado data.

STAFF: Derrel Smith stated the traffic study would be what is happening at this time. It will be after the tornado. To do traffic study they will have to get a consulting engineer on board to do that study. They are going to look at it from this time forward.

COMMISSION: Lonnie Roberts Jr. asked how to proceed.

STAFF: Derrel Smith stated he does not think they can look at lots 1-4 unless they have the plat.

APPLICANT: George Hamman stated in essence, they do have the plat in front of them. He stated they are not any different.

STAFF: Derrel Smith stated he does not think they can do it. If the commission wants to make that ruling, they can.

COMMISSION: Kevin Bailey stated he would rather just wait for the traffic study.

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Jim Scurlock

7. Conditional Use

[CU-20-02](#)

CONDITIONAL USE: 4119 S STADIUM

Scott Young is requesting MAPC Approval for a Conditional Use to put mini storage units / warehouses on land located at 4119 S Stadium. This is zoned C-3 General Commercial District which requires a Conditional Use for Mini Storages / Warehouses.

Attachments: [Application](#)
 [Staff Summary](#)
 [Site Plan](#)
 [Aerial View](#)
 [USPS Receipts](#)

Scott Young is requesting MAPC Approval for a Conditional Use to put mini storage units/warehouses on land located at 4119 S Stadium. This is zoned C-3 General Commercial District which requires a Conditional Use for Mini Storages / Warehouses.

APPLICANT: Michael Boggs stated they are looking to get a conditional use on the property that is to the west of his initial property. He owns the mini storage units and warehousing off Stadium. He is looking to expand his business to the west. The property is zoned C-3. They are looking for the conditional use.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed it and it is compatible with what is in the area. They would recommend approval with the following conditions:

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. This lot is included in the Overlay District Area and will have to follow the requirements of the overlay area that is outlined in the adopted Land Use Plan.

COMMISSION: Lonnie Roberts Jr. asked for staff and public comments.

APPLICANT: Michael Boggs stated this property is in the overlay district. He asked if the development sits far enough back, could they possible get a variance to not meet overlay district standards.

STAFF: Derrel Smith stated the ordinances reads that if any part is in the overlay district, the entire property is in the overlay district. The BZA can grant a variance on that if they feel there is a hardship.

A motion was made by Jim Little, seconded by Kevin Bailey, that this matter be Tabled. The motion PASSED with the following vote.

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Jim Scurlock

8. Rezoning

9. Staff Comments

10. Adjournment