



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, September 22, 2020

5:30 PM

Municipal Center

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; Kevin Bailey and Paul Ford

3. Approval of minutes

[MIN-20:090](#)

MINUTES: MAPC Minutes from September 8th, 2020 Meeting

Attachments: [MAPC Minutes from September 8th, 2020](#)

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, 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; Kevin Bailey and Paul Ford

4. Miscellaneous Items

[COM-20:040](#)

SIDEWALK IN LIEU FEE: 5410 Harrisburg Road

Mr. Clarence McAlister of McAlister Engineering on behalf of Kevin Meredith is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$6,535.36 along 5410 Harrisburg Road. The total area of sidewalk being requested for is 183.44 feet. The 2020 Rate is \$53.33 per square yard.

Attachments:

[Letter](#)

[Site Development Plans](#)

[Pictures of location](#)

[Wayne Dover Plat](#)

[Staff Summary](#)

[Checklist](#)

[Letter](#)

[CWL Maps](#)

[CWL Email](#)

[Harrisburg Road CWL Map](#)

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

Aye: 8 – Kevin Bailey, Jim Little, Jimmy Cooper, Dennis Zolper, Jerry Reece, David Handwork, Paul Ford and Mary Margaret Jackson

Nay: 0

APPLICANT: Taylor McBride with McAlister Engineering stated no other comments they would like to get back into paying the "In Lieu" Fee. He stated that they don't see a sidewalk anywhere around there, and nor do they think it will be much use for one with the amount of traffic in that area.

COMMISSION: Lonnie Roberts asked for staff comments.

STAFF: Derrel Smith stated originally it was because of sanitary sewer, but we found out they do have sanitary sewer that is available. So now they requested it because of utility and requiring a retaining wall.

APPLICANT: Taylor McBride stated that originally requested do to the fact, that from his land to the Right-of-Way to the street the retaining ditch is all that's there. He stated that was our originally argument and we had attempted to get an exception to get out of the "In Lieu" Fee, but we realize that's impossible. So we would like to go back to our original request.

STAFF: Derrel Smith asked was the sidewalk you have on your drawing is impossible to build.

APPLICANT: Taylor McBride stated it's on there because, we were originally told that it would have to be on our property. Then told that wasn't the case the responsible would then fall on Mr. Meredith.

STAFF: Derrel Smith stated it can't be built because of retaining walls and utilities that should have been showed on the site plans. So we're not favor of allowing the Fee "In Lieu" and feel that it should be built.

COMMISSION: Lonnie Roberts asked for Commissioner's comments.

COMMISSION: Mary Margaret Jackson stated that pictures showed on the submittal doesn't show any need for a retaining wall. Also I concern about all of these "In Lieu" requesting that we're getting right now. If it's shown on the site plan they need to defend why it's not buildable.

COMMISSION: Paul Ford agreed to what Mary Margaret said there's a lot of resident's right here and if there was a sidewalk through here, somebody could walk their dog, ride their bike or jog.

COMMISSION: Dennis Zolper stated that he drove out there today to look at that to get an idea. That property is a drainage swale that runs along the property. On that side of the street, it would be a sidewalk that would never be use. Whither is hard to build or not hard to build that's not really the question. The ordinance does give this commission some lee way, and the "In Lieu" Fee was actually to take money and build sidewalks.

COMMISSION: Lonnie Roberts stated he have to 2 letters to be read into records.

COMMISSION: David Handwork stated he would like to echo the positive comments on not approving this variance. He stated he commends Derrel and the City, why the question, if it showed on the drawing, it wasn't real a justification out there for not approving the variance. This site here has a drawing that shows sidewalks that can be constructed, and I believe that if we don't put a sidewalk there that tax payers would have to put one there later.

COMMISSION: Jim Little stated that he hear what everyone is saying, and one thing about both of those letters really got wrong is not a weary this is a request. This is "In Lieu" request. So the money that would cost to build the sidewalk in both of these location goes to another area in Jonesboro that needs sidewalks.

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

Aye: 2 - Jim Little and Dennis Zolper

Nay: 6 - Jerry Reece; Jimmy Cooper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

[COM-20:056](#)

SIDEWALK IN LIEU FEE: 9602 C W POST ROAD

Mr. Steve Brigrance of A2H on behalf of Risever Industries is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$41,171.25 along 9602 C W Post Road. The total area of sidewalk being requested is 770.42 square yards. The 2020 annual rate is \$53.44 per square yard.

Attachments: [Letter](#)
 [Letter for In Lieu Fee](#)
 [Aerial View of Location](#)
 [Site Plan - Building](#)
 [Site Plan](#)

Mr. Steve Brigrance of A2H on behalf of Risever Industries is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$41,171.25 along 9602 C W Post Road. The total area of sidewalk being requested is 770.42 square yards. The 2020 annual rate is \$53.44 per square yard.

APPLICANT: Chris Taylor stated given the circumstance and the layout of the property, the drainage ditch that runs east and west along C W Post, there's no room for a sidewalk in between road and drainage ditch also drain into the retaining pond. Also on the eastside of the property, there's a railway that the sidewalk will run into. If future expansion in the Industrial Park happen to our west you would also cross another railway that would make it unfeasible to build a sidewalk.

COMMISSION: Lonnie Roberts asked for staff comments

STAFF: Derrel stated when this plan was submitted and approved it showed sidewalks. If they weren't feasible at that time, I would understand why they not feasible at this time, so we would not recommend approval.

COMMISSION: Lonnie Roberts asked for Commissioner's comments.

COMMISSION: David Handwork stated he would like to point out on the minutes when we approved back in 2018 on this Site Plan. So I'm going to read some of the comments in here. The reason I going to read this, I recall this development and the topic of sidewalks came up on this. So I believe I support Derrel's comment that we should not support the "In Lieu" Fee this project.

APPLICANT: Kai fan on behalf of Risever Industries stated he work on the project for almost 2 years. We had the sidewalk originally on our site plan, and we work with the site plan, there's no water or utility there.

COMMISSION: Lonnie Roberts asked for Staff Comments on the drainage

STAFF: Michael Morris stated any site has difficulties in drainage, but they can still put the sidewalk on their property. They can put pipes and cultivate in cross locations.

COMMISSION: Lonnie Roberts asked for additional comments

COMMISSION: Kevin Bailey asked is there a site plan that shows the sidewalk and grading, so we can make a determination if they did the engineering to see if the sidewalk could be put in.

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

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

5. Preliminary Subdivisions

[PP-20-20](#)

Preliminary Subdivision: Around 900 Block

Michael Boggs of Tralan Engineering on behalf of Side Pickle / Savannah Hills, LLC request MAPC Approval of a Preliminary Subdivision for Savannah Hills Phase IV located on Lazare Drive and west of Dean Jo Drive and North of Craighead Forest Road for a total of 6 lots that will have 24 units consisting of 6 four plexes on 2.60 +/- acres that is zoned R-2 Multi-Family Low Density District.

Attachments: [Savannah Hills Phase IV - Plan Set](#)
 [Plat to Record](#)
 [Staff Report](#)
 [Aerial View of Area](#)

Michael Boggs of Tralan Engineering of behalf of Sid Pickle / Savannah Hills, LLC request MAPC Approval of a Preliminary Subdivision for Savannah Hills Phase IV located on Lazare Drive and west of Dean Jo Drive and North of Craighead Forest Road for a total of 6 lots that will have 24 units consisting of 6 four plexes on 2.60 +/- acres that is zoned R-@ Multi-Family Low Density District.

APPLICANT: Michael Boggs with Tralan Engineering stated this is a Preliminary Subdivision Plat on already Zone R-2 property which is allowed for 12 units per acre as is. We're looking for approval for this, and it does met the requirements as is.

COMMISSION: Lonnie Roberts asked for staff comments.

STAFF: Derrel Smith stated this does met the Subdivision requirement of the City of Jonesboro and we would recommend approval.

STAFF: Michael Morris stated that Engineering would like to see a note put on Lot 3 with no Access to Craighead Forest Road.

APPLICANT: Michael Boggs stated they're willing to do that.

COMMISSION: Lonnie Roberts asked for Commissioner's comments.

COMMISSION: Mary Margaret Jackson stated that she was approach by a citizen who wanted to speak on this development. It's my understanding that if a citizen asks a commissioner permission they can be allowed to speak on this type of development proposal. So if that is the case I would like to give Ms. Lack the floor to talk about her concerns about this proposal.

COMMISSION: Lonnie Roberts stated that is the case and MS. Lack if you like to speak go head and reiterate your name for the record please.

APPLICANT: Patty Lack 4108 Forest Hill Road and I want to thank you letting me talk on this. I realize this was pulled a couple of weeks ago, and I realize this is different type of rezoning well it's not a rezoning, because they can build. I know when we came up here, there was some mistakes on the staff summary, I think that was one of the reason why it didn't get forward to the

City Counsel. I know that Lonnie and Tracy when I talk to you, is that you both said that if he keeps it as R-2 he can build more units. So I would just like to talk to you for few minutes to give you some concerns about why they're so many citizens that are frustrated with the apartments in this area. I stand here by myself, but when we were here before, but I don't know how much petition are really important to you guys, but we actually got 332 petition from people that oppose this. Not as for as the apartment, but the City not fulfilling the concern of us and looking at the developer.

COMMISSION: Lonnie Roberts asked for commissioner's comments.

COMMISSION: Mary Margaret Jackson stated she would like to thank Ms. Lack for bring us the history of the approval of this project.

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

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

Nay: 2 - Jerry Reece and Paul Ford

6. Final Subdivisions

7. Conditional Use

[CU-20-10](#)

CONDITIONAL USE: 2500 W. Washington Avenue

BLR Investments, LLC on behalf of Farmer Enterprises, Inc. is requesting MAPC Approval for a Conditional Use to place warehouse / mini storage facility on the property that is located at 2500 W. Washington Avenue, which is required for Warehouse, Residential (mini) Storage within Section 117-139 of the Code. This is within a C-3 General Commercial District.

Attachments:

[Application](#)

[Letter](#)

[Staff Summary](#)

[Plat](#)

[Signed Adjoining Property Owner Notification](#)

[USPS Receipts](#)

[Conceptual Plan](#)

[Conceptual with TOPO](#)

BLR Investments, LLC on behalf of Farmer Enterprises, INC. is requesting MAPC Approval for a Conditional use to place a warehouse / mini storage facility on the property that is located at 2500 W. Washington Avenue, which is required for Warehouse. Residential (mini) Storage with Section 117-139 of the Code. This is within a C-3 General Commercial District.

APPLICANT: George Hammond with Civilogic stated we prepared the drawing. My client is here this afternoon BLR Investment. What they would like to do, that is a Plat that has been drawn and I think it's by associated Engineering, and BLR Investment is under contract to purchase about 4 acres on the eastside of what they wanted to do is open up with some buildings about 5,000 square feet with about 4 to 5 individual bays, that they would have tenant's that can run a business out of there, or use it as a shop or storage. The storage is the component that leads us to request conditional use.

COMMISSION: Lonnie Roberts asked staff for comments.

STAFF: Derrel Smith asked George was he aware that this is an Overlay District.

APPLICANT: George Hammond stated that he wasn't aware.

STAFF: Derrel Smith stated you would have to meet all the requirements of an Overlay District, we would recommend approval with that, and also upon issuing zoning permit approval, all other building permits and other permits as license required locally and statewide would be applied and obtain by the applicant.

COMMISSION: Lonnie Roberts asked for comment regarding the Conditional use.

APPLICANT: Mark Schneider 2620 West Matthews stated he was wondering what Conditional Use means.

COMMISSION: Lonnie Roberts stated because it commercial it's only allowed to do the warehouse side of it by condition, so we have to approve it.

COMMISSION: Lonnie Roberts asked for Commissioner's comments.

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

Aye: 5 - Jim Little; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

Nay: 3 - Jerry Reece; Jimmy Cooper and Dennis Zolper

8. Rezoning

9. Staff Comments

COMMISSION: Mary Margaret Jackson stated she would like to make a motion to amend the MAPC bylaws, but she doesn't have the language in front of her.

COMMISSION: Lonnie Roberts begin to read a copy of the amendment that was emailed..

A motion was read by Commission Lonnie Roberts that states I move to amend Article 5 of the Jonesboro MAPC bylaws so it states the following: All minutes of the prior commission meeting and all petitions, application, reports and supporting documents that are under the consideration by the commission shall be open to the public and available for inspection the Thursday prior to the date set for a meeting. And by supporting documents I mean everything provided by the applicant that would infused decision making or better explain the project proposal under consideration. Traffic studies, photography, changes to the site plans, lost official paperwork that has been found, last minute emails from ARDOT, Engineering or other of these involved project/ proposal. Everything except public comments sent electronically by phone, email or mail. This can always be read into record, I would prefer for the material to be available electronically and the public database which is Legistar and in printed format at City Hall for the public to view prior to the meeting by 5pm Thursday, seconded by Paul Ford that this Amendment be Approved. The motion Approved with the following vote:

Aye 5- Paul Ford, Mary Margaret Jackson, David Handwork, Kevin Bailey and Jim Little,

Nay 3- Jimmy Cooper, Jerry Reece and Dennis Zolper

10. Adjournment