



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, May 24, 2022

5:30 PM

Municipal Center, 300 S. Church

PUBLIC HEARING: Proposed Zoning Code Changes at 5:00 P.M.

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jim Little; Dennis Zolper; Kevin Bailey; Paul Ford; Monroe Pointer; Stephanie Nelson and Jeff Steiling

Absent 1 - Jimmy Cooper

3. Approval of minutes

Approved

Aye: 7 - Jim Little; Dennis Zolper; Kevin Bailey; Paul Ford; Monroe Pointer; Stephanie Nelson and Jeff Steiling

Absent: 1 - Jimmy Cooper

[MIN-22:043](#) May 10, 2022 MAPC Minutes

Attachments: [MAPC Minutes May 10 2022](#)

4. Miscellaneous Items

[COM-22:021](#) Code Changes

Zoning Code changes proposed by Director of Planning and Zoning, Derrel Smith.

Attachments: [Changes to Zoning Code Summary](#)
[Zoning Code Changes](#)

See Public Hearing Minutes

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

Aye: 7 - Jim Little; Dennis Zolper; Kevin Bailey; Paul Ford; Monroe Pointer; Stephanie Nelson and Jeff Steiling

Absent: 1 - Jimmy Cooper

[COM-22:020](#)

SIDEWALK IN LIEU FEE: 2400 Industrial Drive

Lendermen Investments, LLC, owner of Jonesboro Tool & Die, is requesting MAPC Approval to pay the Sidewalk "In Lieu" Payment of \$20,985.75 for 349 square yards along 2400 Industrial Drive. The 2022 rate is \$60.13 per square yard.

Attachments: [2400 Industrial Sidewalk InLieu Letter](#)
 [2400 Industrial Ditch Pictures](#)

APPLICANT: Shannon Lenderman referred to the aerial photo of the property, noting the parking lot is so close to the road and there's only one drainage ditch between the parking lot and Industrial Drive. There's barely enough room now to keep the ditch maintained. They perform work for all the companies in Jonesboro, plus in 7-8 other states, so the appearance of the building is very important to him. He is not trying to get out of doing anything necessary, but he thinks the money that would be spent on this could be used better somewhere else where it would be of more value. He does want the building to look a certain way, he has a ditch to maintain, and he cannot afford to lose any of his parking space. It can be seen on the photo that virtually every parking space is being utilized. He plans to add another parking lot but still can't afford to lose the parking space there now.

STAFF: Planning Director Derrel Smith said it has been reviewed and they have a letter from the engineer stating that, of the four criteria, one is drainage. "Number 2: A storm water drainage ditch or similar public facility for the installation of a sidewalk – neither the sidewalk nor the facility can be reasonably relocated to accommodate both the sidewalk and the facility." It appears this meets that requirement so STAFF would recommend to approve the fee in lieu.

COMMISSION: Asked "Mr. Carter" if he had some comments to add.

PUBLIC: Harold Carter of Jonesboro said the issue seems pretty plain with the drainage, but in general, he'd like to know if most of these stretches are going to end up just being segments of sidewalks that are not connected, or if they will ever connect in any way between structures.

COMMISSION: Chair Roberts said that's kind of what they are trying to accomplish with the "in lieu of" fee. As the applicant stated, the money would be put into some sidewalks, for example, downtown, where they would be utilized immediately, as opposed to this area where there is no connectivity.

PUBLIC: Mr. Carter said overall he doesn't disagree with it. He basically just wanted to know if there is any effort going forward to sustain any kind of system besides segments of sidewalks being built. He doesn't know how many "in lieu of" fees have been collected but it doesn't sound like they will ever be connected in any significant way.

COMMISSION: Asked Derrel Smith if there is an update on that.

STAFF: Derrel Smith referred to Engineering's Michael Morris, saying he has a list.

COMMISSION: Chair said there is a priority list, and as funds come in, they will try to use the funds systematically in other areas of town.

PUBLIC: He understands. While using the funds in other areas of town doesn't cause him objections, he was trying to get a general idea of how it's shaping up, if there had been many sidewalks built.

COMMISSION: Thanked Mr. Carter for his comments.

STAFF: Engineering's Michael Morris gave an update. To date, from 2018 to 2021, there has been \$104,000 of "in lieu" fees. Of that \$104,000, there has been a draw of \$60,000 used for sidewalks on Freeman and Ferrell, over by Annie Camp Middle School, and was completed with capital improvement money, as that was not enough to cover it all. There has been a draw of \$40,000 this year but it's not certain where it will be spent yet. It may be added to projects at Huntington or Monroe, or possibly another area. It has yet to be determined, but collections were at \$104,612.55.

COMMISSION: Chair thanked Michael for the update and asked if anyone had any questions.

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 - Jim Little;Dennis Zolper;Kevin Bailey;Paul Ford;Monroe Pointer;Stephanie Nelson and Jeff Steiling

Absent: 1 - Jimmy Cooper

5. Preliminary Subdivisions

[PP-22-06](#)

PRELIMINARY SUBDIVISION: Waterview Meadow

Terra Verde, LLC is requesting MAPC Preliminary Subdivision Approval for Waterview Meadow for 9 lots on 29.71 +/- acres. This property is located on Bettie Drive and is zoned PD-R , Residential Planned Unit Development.

Attachments: [Preliminary Plat](#)
[Subdivision Plat](#)
[Grading Plan](#)
[Subdivision Plans](#)
[Sample Floor Plan & Elevations](#)
[Application](#)
[Survey](#)
[Staff Report](#)

APPLICANT: Tony Pardew said he feels they have complied with the City's requirements.

STAFF: Planning Director Derrel Smith said it has been reviewed and does comply with all the requirements of the subdivision code and is recommended.

COMMISSION: Kevin Bailey said when it was initially approved and sent to City Council, they'd talked about the need for leaving the subdivision with two access points getting out to North Church. That has been done but he's a little concerned with how it connects with Bettie Street which would be the northern way out. If you follow French through, then you hit Bettie, he asked if it is being tied all the way back to the intersection with Bettie Street.

APPLICANT: Yes, they are making a transition. The drawing shows it's not a straight line. Their thought is to widen that out and come back up to make that transition. They are still in the process of trying to negotiate a third entrance egress/ingress back to Church on the property (referred to the drawing) where there is a 35 foot piece. Ideally, that's what they want to do. So far, they have not been attained any acceptances or declinations.

COMMISSION: Paul Ford asked if there is a typo on the agenda, as it certainly looks like an awful lot more than 9 lots.

STAFF: Derrel Smith said it is a planned development so it is 9 blocks, actually. And there will be more units inside those blocks. Michael Morris said they will not be subdivided but that's where each building pad is designated for a certain area.

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

Aye: 7 - Jim Little;Dennis Zolper;Kevin Bailey;Paul Ford;Monroe Pointer;Stephanie Nelson and Jeff Steiling

Absent: 1 - Jimmy Cooper

6. Final Subdivisions

7. Conditional Use

8. Rezonings

9. Staff Comments

10. Adjournment