



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, June 9, 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-20:047](#)

MINUTES: MAPC Minutes - May 26, 2020

Attachments: [MAPC Minutes from May 26, 2020](#)

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

4. Miscellaneous Items

[COM-20:024](#)

SITE APPROVAL: 1114 E. Washington Avenue

George Hamman of Civilogic on behalf of Artis Scott are requesting MAPC Approval of the existing driveway and parking to be allowed to remain in place and not abandoning the inlet concept, and remove or revise the existing driveway to flow into the street as requested change from the Engineering Department. This is located in a R-2 Multi-Family Low Density District.

THIS HAS BEEN WITHDRAWN BY THE APPLICANT.

Attachments:

[Letter](#)

[Plans](#)

[Revised Plot Plan](#)

[Summary of Events](#)

[Grading Plan](#)

[Parking Lot Drain View from the South](#)

[Parking Lot Drain View from the North](#)

Withdrawn

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-20-11](#)

FINAL SUBDIVISION: Prospect Village Phase 1

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Final Subdivision Approval for Prospect Village Phase 1 located East of Airport Road and North of the Wyattwood Addition and connects into Sandra Lane with 20 proposed lots on 5.65 acres +/- within the R-1 Single Family Residential District.

Attachments: [Application](#)
 [Prospect Village Phase 1 Plat](#)
 [Staff Report](#)
 [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 20 proposed lots on 5.65 acres +/- within the R-1 Single Family Residential District.

APPLICANT: Mark Morris stated they have the final layer of asphalt down and they have the bond turned in.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed it and it does meet all of the requirements of the zoning district. He stated they would recommend approval.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments.

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-20-12](#)

FINAL SUBDIVISION - MINOR PLAT: 2728 N Church

Michael Daniels of Daniels Land Surveying on behalf of Adam Long is requesting MAPC Approval to plat this land that has had a house on this property for over 23 years, but the lot must front upon a public street or road that has a right-of-way not less than 50 feet in width that is required by code to have a structure on the property that is located at 2728 N. Church. This is located within a R-1 Single Family Residential District.

Attachments: [Minor Plat](#)
 [Aerial View of Location](#)

Michael Daniels of Daniels Land Surveying on behalf of Adam Long is requesting MAPC Approval to plat this land that has had a house on this property for over 23 years, but the lot must front upon a public street or road that has a right-of-way not less than 50 feet in width that is required by code to have a structure on the property that is located at 2728 N. Church. This is located within a R-1 Single Family Residential District.

APPLICANT: Michael Daniels stated both he and Adam Long are available for any questions.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have looked at this and since it does not meet the frontage requirements, it has been brought before this commission. He stated there is a trailer on the property at this time. He stated it is their understanding they are going to remove that and want to build a new home on that location. City, Water, and Light has also looked at it. Normally, they do not like to set a meter unless there is frontage. However, there is already a meter at this location. They were ok with this.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comments.

COMMISSION: Mary Margaret Jackson asked if this is an existing non-conforming lot.

COMMISSION: Lonnie Roberts Jr. stated that is correct. They already have utilities to a trailer. They are wanting to make improvements and build a home. When they went to get the permit, it was caught that they did not have adequate frontage.

COMMISSION: Mary Margaret Jackson asked if the lot would require any other variances.

STAFF: Derrel Smith stated this is the only thing. Everything else it is in compliance with.

A motion was made by Jerry Reece, seconded by Kevin Bailey, 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-20-06](#)

CONDITIONAL USE: 5410 Harrisburg Road

Kevin Meredith is requesting MAPC Approval for a Conditional Use to extend current Vehicle impound lot / Auto Wrecker Service and add maintenance building for tow vehicles and to have the back fenced in area with chat instead of pavement where vehicles will be stored located at 5410 Harrisburg Road and allowed in the Industrial I-1 Zoning by Conditional Use Only. The proposed use of an auto wrecker service aligns with many permitted I-1 Zoning uses as vehicle repair, vehicle and equipment sales, and mini storages. Temporary storage of inoperable or wrecked motor vehicles will not exceed the time period allowed by City Codes (30 days).

Attachments: [Application](#)
 [Site Development Plans](#)
 [Letter](#)
 [Checklist](#)
 [Adjoining Neighbors Signature](#)
 [Staff Summary](#)
 [Wayne Dover Plat](#)
 [Pictures of location](#)

Kevin Meredith is requesting MAPC Approval for a Conditional Use to extend current Vehicle impound lot / Auto Wrecker Service and add maintenance building for tow vehicles and to have the back fenced in area with chat instead of pavement where vehicles will be stored located at 5410 Harrisburg Road and allowed in the Industrial I-1 Zoning by Conditional Use Only. The proposed use of an auto wrecker service aligns with many permitted I-1 Zoning uses as vehicle repair, vehicle and equipment sales, and mini storages. Temporary storage of inoperable or wrecked motor vehicles will not exceed the time period allowed by City Codes (30 days).

APPLICANT: Kevin Meredith stated he is available for questions.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they would recommend approval of the conditional use for a period of one (1) year with the following conditions:

1. That upon issuance of the Conditional Use Approval, all future alterations to the structure shall be subject to Planning Dept. approval in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
3. Final Occupancy shall be achieved within a one-year time limit.
4. Business hours shall be limited to a closing time at 1:00 AM, as approved by the MAPC.

COMMISSION: Lonnie Roberts Jr. asked for commission and public comments. He provided the phone number and email for comments.

A motion was made by Kevin Bailey, seconded by Jimmy Cooper, that this

matter be Approved. The motion **PASSED** with the following vote.

Aye: 5 - Jerry Reece; Jimmy Cooper; Jim Little; David Handwork and Kevin Bailey

Nay: 1 - Mary Margaret Jackson

Absent: 2 - Dennis Zolper and Jim Scurlock

8. Rezoning

[RZ-20-07](#)

REZONING: 5005 E Nettleton

Corey Hutson is requesting MAPC Approval for a Rezoning from “R-3” Multi Family High Density District to “C-1” Downtown Core Commercial District for .40 +/- acres of land located at 5005 E. Nettleton.

THIS HAS BEEN PULLED UNTIL A LATER DATE.

Attachments: [The Big Dog](#)
 [USPS Receipts](#)
 [Signed Notification](#)

Withdrawn

9. Staff Comments

[RZ-20-06](#)

REZONING: Text Amendment Case: DJDC Districts

Request Proposed DJDC Districts for Public Hearing being Conducted on the next MAPC Meeting - June 23, 2020 at 5:30 with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

Attachments: [Draft DJRD Document](#)

Request Proposed DJDC Districts for Public Hearing being Conducted on the next MAPC Meeting - June 23, 2020 at 5:30 with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

STAFF: Derrel Smith stated at the last meeting he presented the commission with the new downtown Jonesboro development code document. If there are any comments that need to be addressed, please send them. He stated he did make one change after the last meeting. It should be in the packet you received. Along Gee Street, instead of leaving that as a neighborhood transitional district, that is more of a commercial area. He stated he changed that to a core mixed use district. He stated there were also two typos that were corrected. He asked if anyone has any comments or concerns about this that need to be addressed. He stated they are still working with some of the stakeholders in the area trying to make sure we get all of their concerns addressed. He stated he is not going to try to get this before a public hearing probably until the first meeting in August. He stated to please let him know if there are any changes that need to be made between now and then.

COMMISSION: Mary Margaret Jackson asked what format they would prefer for comments. She stated they submitted a form via drop box that allowed them to insert comments. She stated they also received a pdf. She asked which way would be best to submit comments for review.

STAFF: Derrel Smith stated he can take them anyway they would like to submit them. Whichever is easiest for the commissioners is how they will be taken.

COMMISSION: Mary Margaret Jackson asked if there is a way to enlarge the maps so that they can be seen more clearly.

STAFF: Derrel Smith stated he will get a link where you can zoom into the map. He stated he will have the GIS people get started on that.

COMMISSION: Mary Margaret Jackson asked if the order of approval on this is the same as it has been in the past. It goes to MAPC first and then the Board of Adjustments, or vice versa.

STAFF: Derrel Smith stated it goes to the Board of Zoning Adjustments first. It should always go to BZA first.

COMMISSION: David Handwork stated on the map there are different designations of different areas. He stated in those different areas the idea would be that there is a specific street cross section that would go in that area. He asked how is that designated as we do the development.

STAFF: Derrel Smith stated the cross sections are in there for the different street types. They are located right past Table 6.1. He stated those are the cross sections they are going to try to use.

COMMISSION: David Handwork asked if there has been any study or thought on the cross section for each area.

STAFF: Derrel Smith stated that is what they are working on with City, Water, and Light and others. They are trying to come up with exactly what they are going to use in these areas.

COMMISSION: David Handwork stated that will be one of his comments. He stated they need to have a certain level of detail when it gets developed. He asked how that will transition from district to district.

STAFF: Derrel Smith stated they will not change much from district to district. The streets are going to be designated as a general street, a pedestrian priority street, or a pedestrian friendly street. They are going to run through all the districts. Whatever the designation is, is how that street will be laid out. Where we have the different street types, priority, friendly, general, those will be the streets throughout the entire district.

COMMISSION: David Handwork stated he thinks it would be good for developers before they start developing to understand this is the street type out there they are looking for. He stated he thinks this concept is great for Jonesboro.

COMMISSION: Lonnie Roberts Jr. asked for any additional comments or staff comments. There were none.
Meeting adjourned.

10. Adjournment