



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, May 11, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent 2 - Dennis Zolper and Paul Ford

3. Approval of minutes

[MIN-21:037](#)

MINUTES: MAPC Minutes from April 13, 2021 MAPC Meeting

Attachments: [MAPC Minutes from April 20th, 2021 MAPC Meeting](#)

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

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent: 2 - Dennis Zolper and Paul Ford

4. Miscellaneous Items

[SP-21-02](#)

SITE PLAN REVIEW: Highland Drive and Great Dane - East Side

Jeremy Bevill of Fisher Arnold on behalf of 42 Real Estate are requesting a Site Plan review of a new proposed facility located on the east side of Great Dane and south side of Highland Drive that will be in the "I-2" General Industrial District that also lies in the Overlay District. The Development exceeds the 75,000 square. footage thru requiring MAPC Site Plan Approval and Square Footage Approval for the building being at 315,000 square footage.

Attachments: [Site Plan Review](#)
 [Aerial View of Location](#)

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APPLICANT: Jeremy Bevill with Fisher Arnold requesting site plan review. We are over that 75K feet threshold so we had to come to the Planning Commission for review. It is at Great Dane and Highland Drive, about a 45 acre site.

STAFF: Derrel Smith stated by this approval it does not mean it will not go through the complete staff approval. Looking at the site plan, drainage, sidewalks, landscaping, all the stuff we normally look at. We would recommend approval with the stipulation that it will go through the entire site plan review process.

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

Aye: 5 - Jimmy Cooper; Jim Little; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent: 2 - Dennis Zolper and Paul Ford

Abstain: 1 - David Handwork

5. Preliminary Subdivisions

[PP-21-08](#)

PRELIMINARY SUBDIVISION APPROVAL: Eden Hills Estate Phase III

Mark Morris of Mark Morris Construction is requesting MAPC Preliminary Subdivision Approval for Eden Hills Estates Phase II for 32 lots on 12.41 acres +/- for property zoned R-1 Single Family Residential District located north of Peachtree Avenue and west of Pebblewood Drive that is a continuants of Eden Hills Estate of Phase I and II.

Attachments: [Application](#)
 [Plans](#)
 [Aerial View of Location](#)

Mark Morris of Mark Morris Construction is requesting MAPC Preliminary Subdivision Approval for Eden Hills Estates Phase II for 32 lots on 12.41 acres +/- for property zoned R-1 Single Family Residential District located north of Peachtree Avenue and west of Pebblewood Drive that is continuants of Eden Hills Estate of Phase I and II.

APPLICANT: Mark Morris stated I am seeking preliminary approval on 32 lots on about 12.5 acres.

STAFF: Derrel Smith stated we have reviewed it and it does meet all the requirements for the subdivision. We would recommend approval with a couple of conditions that submit a revised plan showing the sidewalk locations. They did a traffic impact analysis, it is below the 100 car threshold so the traffic study is not required at this time.

COMMISSION: Lonnie Roberts asked if there were any more comments.

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

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent: 2 - Dennis Zolper and Paul Ford

[PP-21-09](#)

PRELIMINARY SUBDIVISION APPROVAL: Harrison Hills

Bob Harrison is requesting MAPC Preliminary Subdivision Approval for Harrison Hills for 11 lots for 4.04 acres +/- for property zoned R-1 Single Family Residential District located South of Neely Road and North of Neely Lane.

Attachments: [Application](#)
 [Plans](#)
 [Aerial View of Location](#)

Bob Harrison is requesting MAPC Preliminary Subdivision Approval for Harrison Hills for 11 lots for 4.04 acres +/- for property zoned R-1 Single Family Residential District located South of Neely Road and North of Neely Lane.

APPLICANT: Joshua Hurd with McAlister Engineering on behalf of Mr. Harrison. This entire subdivision was approved once by MAPC, but Mr. Harrison had decided to go slow with the development of it. This is just Phase I-C. Phase I-A and B have already been done. It is all part of the overall approved Phase I at this point. It was approved back in 2013 with these lots included but we were told we would have to come back because he was choosing to break it up even further.

STAFF: Derrel Smith stated the subdivision does meet the requirements of the zoning district as far as lot size and depth. We do need to show that Harrison Hills Drive that the U needs to connect. It is showing to be of gravel paving that needs curb and gutter asphalt to meet city standards, so that needs to be included on the revised plans.

COMMISSION: Lonnie Roberts ask if anyone has any questions.

COMMISSION: David Handwork referred to Michael Morris with the Engineering Department. There seems to be a lot of grading on this site, so from a flood management control retention area does everything look satisfactory from your standpoint?

STAFF: Michael Morris stated we will look at it through the submittal process for permits. He actually has three ponds on Phase I and II. It was actually looked at back in 2013 when we first reviewed it.

COMMISSION: Kevin Bailey asked just to confirm, this subdivision was approved with the sidewalk ordinance?

STAFF: Derrel Smith stated it appears that the Harrison Hills Subdivision would not come into effect, but the surrounding subdivisions if it was all considered part of one, it probably wouldn't come into effect. Since they have broken this out prior to the ordinance coming in I do not think we can require it on this.

COMMISSION: Lonnie Roberts asked what about Phase II, at what point do these two subdivisions merge or mix?

STAFF: Derrel Smith asked the applicant Joshua Hurd if there would be a Phase II.

APPLICANT: Joshua Hurd stated there would be a Phase II. It will really just finish out to the south in the Phase II area, the rest of it is all in Phase I.

STAFF: Derrel Smith stated it is over the 50% now.

COMMISSION: Lonnie Roberts ask if there were anymore comments.

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

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent: 2 - Dennis Zolper and Paul Ford

[PP-21-10](#)

PRELIMINARY SUBDIVISION APPROVAL: Jackson Cove Residential Subdivision

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 30 lots on 8.84 acres of land that is west of Greensboro Road that is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Staff Report](#)
 [Plat](#)
 [Plans](#)
 [Homeowners Association Docs](#)
 [Aerial View of Location](#)

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 30 lots on 8.84 acres of land that is west of Greensboro Road that is located in an R-1 Single Family Residential District.

APPLICANT: Was not present at the meeting.

STAFF: Derrel Smith stated they do need to get back with us before this comes back so I do recommend we table this.

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

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent: 2 - Dennis Zolper and Paul Ford

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-21-07](#)

REZONING: 7201 E Highland Drive

Joshua Neely of Ridge Surveying on behalf of Jeremy Baltz are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “C-3” General Commercial Limited Industrial District Limited Use Overlay for 17.33 +/- acres of land located at 7201 E Highland Drive that is also located in the Overlay District.

Attachments: [Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Deed](#)
 [Pictures of Area](#)
 [USPS Receipts](#)

Joshua Neely of Ridge Surveying on behalf of Jeremy Baltz are requesting MAPC Approval For a Rezoning from “R-1” Single Family Residential District to “C-3” General Commercial Limited Industrial District Limited Use Overlay for 17.33 +/- acres of land located at 7201 E Highland Drive that is also located in the Overlay District.

APPLICANT: Josh Neely with Ridge Surveying. I have Mr. Baltz here if there are any questions for him. This is just requesting C-3 Commercial with a Limited Use Overlay on Highland Drive. There is existing C-3 to the east already.

STAFF: Derrel Smith stated it does meet the requirements of our zoning questions that we normally ask so we would recommend approval with the following stipulations.

1. The proposed site shall satisfy all the requirements of the City Engineer, all requirements of the storm water 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 re-development of the property.
3. Any change of use shall be subject to Planning Department approval in the future. The final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosures, sidewalks, etc. shall be submitted to the Planning Department prior to any re-development of this property.
4. This property is within the overlay district and has to comply with all the rules and regulations for that district.
5. The limited use overlay for this zoning will be the following uses only:
 - A. Bank or Financial Institution
 - B. Office, General
 - C. Retail Service

D. Vehicle Equipment Sales

COMMISSION: Lonnie Roberts asked for public comments and gave a minute of the clock for someone to call in.

PUBLIC: No calls or comments.

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

Aye: 6 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent: 2 - Dennis Zolper and Paul Ford

9. Staff Comments

STAFF: Derrel Smith stated that when Jerry Reece left the MAPC he was also our Representative on our board of zoning appeals, so we no longer have a planning commission member on the BZA which we are required to. Mr. Kevin Bailey has offered to fill that position. We also need a Vice Chair since Mr. Jerry Reece was also Vice Chair at the time. We need either to have someone volunteer as the Vice Chair of the MAPC or be nominated. A nomination would probably be best.

COMMISSION: Mr. Jimmy Cooper nominated David Handwork.

COMMISSION: Commission approved of David Handwork being the Co Chair of the MAPC.

STAFF: Derrel Smith stated that a resolution will have to be drawn up to the Mayor's office tomorrow. Kevin says he has the time to do this and has volunteered to be our BZA Representative. I appreciate him doing this for us. Monroe Pointer and Stephanie Nelson are appreciated also.

10. Adjournment