



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, February 9, 2021

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; Kevin Bailey and Paul Ford

**Absent** 1 - David Handwork

### 3. Approval of minutes

[MIN-21:010](#)

**Attachments:** [MAPC Minutes from January 12th, 2021 MAPC Meeting](#)

**Approved**

### 4. Miscellaneous Items

[COM-21:010](#)

CONCEPTUAL REVIEW: 1510 and 1604 Woodsprings Road

John Easley of Associated Engineering on behalf Derek Dodd of CMU Investment, LLC is requesting MAPC to do a conceptual review of 1510 and 1604 Woodsprings Road for a proposed RD-RM Planned Unit Development Residential Multifamily. The zoning is C-4 Neighborhood Commercial District and is 2.35 +/- acres.

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

**John Easley of Associated Engineering on behalf of Derek Dodd of CMU Investment, LLC. Is requesting MAPC to do a Conceptual review of 1510 and 1604 Woodsprings Road for a proposed RD-RM Planned Unite Development Residential Multifamily. The zoning is C-4 Neighborhood Commercial District and is 2.35 +/- acres.**

**APPLICANT: John Easley of Associated Engineering stated this is a request for review of the site plan on Woodsprings across from Twin Oaks, was a Woodsprings Pharmacy that was tore down a long time ago. Derek Dodd of CMU Investments is looking to develop into townhouses and a 4-plex into the Planned Unit Development. We have talked to the owner and the owner has spoken with neighbors in the immediate area. They are all in favor and support it. We have not had any kind of neighborhood meeting due to the pandemic. Mostly we want to get to a point where we start sending out adjacent property owner notifications, and then we will reach out to them individually. We would rather not have an organized meeting.**

**COMMISSION: Jim Little asked John Easley if it was in the floodway.**

**APPLICANT: John Easley stated no the floodway is just to the west of the property along Christian Creek. The floodway is within the banks of Christian Creek.**

**STAFF: Michael Morris stated make sure you depict the floodway line on the plan and you have to stay at least 10 feet away from that line.**

**APPLICANT: John Easley stated we would make a point of that.**

**STAFF: Derrel Smith stated to John Easley that he would like to see it redesigned. The road that you have got going in does not line up with the road that is across the street. Engineering tells me that there is a right of way that dead-ends this property on the north that needs to be extended into this property, and I just do not like the way it is laid out. I would rather see parking adjacent to the Creek instead of buildings. I would rather see buildings along the front trying to block the parking you got from the street. I would really like to see it redesigned and submit a concept plan for a Planned Unit Development that we can actually look at and review. We have too many questions on this. The streets do not line up, right of way that dead ends on this property that is not extended. We need to see all that before we make any determinations.**

APPLICANT-John Easley stated he would reach out to Derrel Smith to get notes from him.

Read

## 5. Preliminary Subdivisions

[PP-21-03](#)

SUBDIVISION: Prospect Village Phase 2

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Preliminary Subdivision Approval for Prospect Village Phase 2 located South of Airport Road and North of the Wyattwood Addition and connects into Sandra Lane with 43 proposed lots on 12.93 acres +/- within the R-1 Single Family Residential District.

**Attachments:** [Application](#)  
[Site Plans](#)  
[Aerial View of Location](#)  
[Staff Report](#)

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Preliminary Subdivision Approval for Prospect Village Phase 2 located South of Airport Road and North of the Wyattwood Addition and connects into Sandra Lane with 43 proposed lots on 12.93 Acres +/- within the R-1 Single Family Residential District.

APPLICANT: Mark Morris stated I am the Engineer on record for this project. I'm seeking preliminary approval on 43 lots. This is the 2nd phase for this development.

STAFF: Derrel Smith stated we reviewed it. It meets the requirements of the Subdivision Ordinance and we recommend approval.

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

**Aye:** 7 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; Kevin Bailey and Paul Ford

**Absent:** 1 - David Handwork

## 6. Final Subdivisions

## 7. Conditional Use

## 8. Rezonings

[RZ-21-01](#)

REZONING: 3506 Southwest Drive located on backside of this development

Carroll Caldwell on behalf of James Hardin are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “C-3” General Commercial Limited Industrial District for 5.73 +/- acres of land located at 3506 Southwest Drive located East on back side, which is south side of Southern Ridge Blvd once street is extended.

**Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Cover Letter](#)  
                          [Rezoning Plat](#)  
                          [Aerial View of Location](#)  
                          [Certified Mail Receipts](#)  
                          [Rezoning Concept](#)  
                          [Rezoning Signs Pictures](#)  
                          [School Notification Signature](#)  
                          [Signed Notifications Returned](#)

**Carroll Caldwell on behalf of James Hardin are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “C-3” General Commercial Limited Industrial District for 5.73 +/- acres of land located at 3506 Southwest Drive located East on back side, which is south side of Southern Ridge Blvd once street is extended.**

**APPLICANT: Carroll Caldwell stated my group is buying this land from the Hardins, it is 30 acres. We're extending the 3 lane from Southwest Drive. Looking at the aerial veiw from Jeremy Bevill, everything in green we are leaving residential and everything in yellow is the only thing we are rezoning. To the west, it joins our multifamily and to the east it joins the property already zoned C-4. This commercial is not going to touch anyone's property that is not zoned commercial already.**

**STAFF: Derrel Smith stated we reviewed it. This is a limited use overlay, they are applying for a C-3 LUO and they have a list attached of all the uses to allow in this zoning. I am not going to read all of them but with that we have reviewed it and it meets all the requirements of our zoning district and complies with our growth plan. We would recommend approval.**

**COMMISSION: Mary Margaret Jackson stated I would like an update on the plans for Culberhouse Road. For extending and the time frame for that.**

**STAFF: Michael Morris stated I don't know if there are any plans. Nothing has been submitted between there and Culberhouse.**

**COMMISSION: Mary Margaret Jackson asked if Southern Ridge Road would connect to this extension.**

**APPLICANT: Carroll Caldwell stated this does not go all the way to**

Culberhouse.

COMMISSION: Mary Margaret Jackson stated I know that. This will connect to that plan for that road, correct?

APPLICANT: Carroll Caldwell stated correct.

COMMISSION: Mary Margaret Jackson stated the city doesn't have any plans to finish that connection, is what you said Michael?

STAFF: Michael Morris stated that is correct, not currently at this time. Maybe wait for the next developer to come through there and build that section, or the city for a building project.

COMMISSION: Mary Margaret Jackson stated I know that we've done traffic studies across the road for the other development, will that be figured into this or will we look at how traffic will impact this overall area. This Southwest Drive intersection is growing so much.

APPLICANT: Carroll Caldwell stated this is going to relieve traffic, not add to. You know where the traffic backs up on Parker Road, we are trying to relieve some of that traffic. I would think you would want that.

COMMISSION: Mary Margaret Jackson stated my question was directed to the city to see if they have looked at build out of this area and how traffic will overall be impacted, and the timeline for projects that the city has planned.

STAFF: Derrel Smith stated at this time the city does not have a project to complete this and so we have not looked into the traffic impact. We have looked at what the developer has provided on the impact study that he provided, which his traffic engineer looked at full development of the Southwest Drive project. As this develops, we will have them update that to determine what needs to be done there. We know that we are trying to get a light there at the intersection on Southwest Drive, so that will be used in support of that.

COMMISSION: Mary Margaret Jackson stated I'm interested in making sure that our timeline with the city and what the city is going to pay for is going to line up with some of the development plans for this area. This is where I point to the importance of comprehensive planning. To keep us on track and keep us on budget and have an overall idea of where we are going, not just now or next year as the developer continues to buy more land around this intersection and makes this great development how we as a city are going to handle some of this. The impacts on the traffic, not just at this intersection but feeding into these other areas. I was hoping for more forward thinking and had an idea of what we wanted to do 5-10 years from now to absorb some of the impacts from the development part of the city. Thank you for the answer that you are not planning at this point to extend Culberhouse Road on the horizon or nothing budgeted for it. This looks like something we will be dealing with quite a bit in conjunction with the traffic that's going on I-555, the construction. We have had many accidents in relation to that.

COMMISSION: Jimmy Cooper asked would this not tie into the development off

Culberhouse that the land south of that development was not interested in doing anything at this time?

**STAFF:** Derrel Smith stated as of right now the city is not in contact with anyone. I don't know if the developer could be working on something but the city is not in contact with anyone.

**CHAIRMAN:** Lonnie Roberts stated to elaborate to you Ms. Jackson, based on my knowledge, I set in on some meetings at the beginning, but I don't know if there are any further talks with any of the property owners between there and Culberhouse that are going to allow the road to come through at this point or if there is a plan. That's the missing puzzle piece the city can't really plan around yet.

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

**Aye:** 7 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; Kevin Bailey and Paul Ford

**Absent:** 1 - David Handwork

[RZ-21-02](#)

REZONING: 305 Airport Road

Ignacio Islas is requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “RS-8” Single Family Residential District with minimum 5,445 square foot lot required for 7/- acres of land located at 305 Airport Road.

**Attachments:**     [Rezoning Application](#)  
                              [Staff Summary](#)  
                              [Rezoning Replat](#)  
                              [Returned Signed Notification](#)  
                              [Aerial View of Location](#)  
                              [Pictures of Signs](#)

Ignacio Islas is requesting MAPC Approval for a Rezoning from "R-1" Single Family Residential District to "RS-8" Single Family Residential District with minimum 5,445 square foot lot required for 7+/- acres of land located at 305 Airport Road.

**APPLICANT:** Taylor McBride with McAlister Engineering representing Mr. Islas. The client is wanting to do something more permanent than on again off again Bar & Grill Nightclub type thing. The city is growing and we definitely need more housing for the population growth. We are more less indicating what's going on right across the street. There is a new Subdivision called Willow Pointe that we were kind of copying what they have done.

**STAFF:** Derrel Smith stated this does meet all the requirements of the zoning ordinance. It follows the land use plan and we would recommend approval.

**PUBLIC:** Patty Lack stated there is a lot of development on Airport Road and it is impacting our school districts. Nettleton schools are overcrowded right now. The other rezoning you had earlier of 43 homes and this one is about 30-35 homes. You start adding that many more kids to Nettleton schools and it's just going to be even more so.

**CHAIRMAN:** Lonnie Roberts stated we do have a letter displayed right now from the Superintendent of Nettleton Schools but we always welcome and appreciate your comments on that.

**PUBLIC:** Patty Lack stated the schools can't really object to the students coming in, but once again they are being impacted with all the development in the city and it's mostly hitting Nettleton.

**COMMISSION:** Mary Margaret Jackson stated this rezoning and the previous rezoning that we have considered is going to have a tremendous impact on our community, schools, and roads. While it may be in coordinate with our future land use map, we need to consider how this is going to affect us as a city. Overall impact are we able as a city to support the impact that might be required to add more school buildings, put in sidewalks, and expand those roads. We need to look at the impact fees so taxpayers don't bare the burden

of the cost of these developments. We need to come together with a comprehensive plan. I will keep bringing this up, too important to ignore.

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

**Aye:** 7 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; Kevin Bailey and Paul Ford

**Absent:** 1 - David Handwork

**9. Staff Comments**

**10. Adjournment**