



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, December 14, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.;Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork;Kevin Bailey;Paul Ford;Monroe Pointer and Stephanie Nelson

3. Approval of minutes

MINUTES: MAPC Minutes from November 9, 2021 meeting.

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

Aye: 8 - Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork;Kevin Bailey;Paul Ford;Monroe Pointer and Stephanie Nelson

4. Miscellaneous Items

5. Preliminary Subdivisions

PRELIMINARY SUBDIVISION APPROVAL: Jackson's Apple Hills
Jeremy Bevill of Fisher Arnold is requesting MAPC Preliminary Subdivision Approval for Jackson's Apple Hills Subdivision for 66 lots on 19.1 acres +/- for property zoned R-1 Single Family Residential District. This subdivision will be located off of Jonathon Drive.

APPLICANT: Jeremy Bevill with Fisher Arnold stated we are requesting preliminary subdivision approval. It is 66 lots, single family residential. We are north of Jonathon Drive and we are also going to extend Warren Street north into our development. We also had a stub out to the vacant property north of the subdivision.

STAFF: Derrel Smith stated we've reviewed it. It does meet all the requirements of the subdivision code so we would recommend approval.

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

Aye: 8 - Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork;Kevin Bailey;Paul Ford;Monroe Pointer and Stephanie Nelson

6. Final Subdivisions

7. Conditional Use

CONDITIONAL USE: 2701 Paula Drive

River Advertising, LLC, on behalf of John and Deborah White, is requesting MAPC Approval for a Conditional Use to replace four static billboards with two digital billboards on the property located at 2701 Paula Drive. This property is currently zoned C-3, General Commercial.

APPLICANT: George Hamman with Civilogic. City Council reviewed it and sent it back to the Planning Commission. The only request we are making is whether or not this sign can be a digital sign verses a static sign. The size of the sign is already dictated by regulations and it's been determined that this existing sign is a conforming sign. It's permitted in the C-3 zoning and has appropriate distances from all other signs.

STAFF: Derrel Smith stated they amended the request at the last meeting to make the size equal to the sign that was being replaced.

APPLICANT: George Hamman stated that is correct.

STAFF: Derrel Smith stated signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three-tenths foot candles above ambient light, as measured using a foot candle(Lux) meter. All signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions. No sign message shall be displayed for a period of time less than 8 seconds and maximum transition time between messages shall seem instantaneous to the human eye. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and license required locally and statewide be applied for and obtained by the applicant.

COMMISSIONER: David Handwork asked if it was the same size or same square footage.

STAFF: Derrel Smith stated it is the same square footage.

COMMISSIONER: Paul Ford asked if that was the only difference or will the sign be smaller.

APPLICANT: George Hamman stated No, we agreed to match the square footage last time as well. Different configuration but the same square footage. That is not the issue Planning Commission is asked to address.

CHAIRMAN: Lonnie Roberts stated it meets the requirements of the sign code. We've set a precedent with approving it in the past if they went with the same square footage. That's the point he wanted to make with City Council and instead of City Council making a decision they voted we reconsidered it. The point of consideration is typically we make the decision based on the idea they are going from static to electronic. We still have the right to ask about the size

if we are concerned about the size.

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

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

Nay: 2 - David Handwork and Paul Ford

CONDITIONAL USE: 2150 West Washington Avenue

John Easley of Associated Engineering, LLC on behalf of TTJD Investments, LLC located at 3108 Woodsprings Road is requesting Conditional Use approval to construct storage units (mini-storages) on the property located at 2150 West Washington Avenue. The property is currently zoned C-3, General Commercial District, and requires Conditional Use approval by the MAPC before this can be allowed.

APPLICANT: John Easley with Associated Engineering representing TTJD which is Tim Thrasher. We are asking for a Conditional Use on this property which is a vacant site. In order to do mini storages a Conditional Use is required in C-3.

STAFF: Derrel Smith stated we have reviewed it and would recommend approval with the following conditions. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction. 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. Any change of use shall be subject to Planning Commission approval in the future. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted to the Planning Department prior to any new re-development. The property lies in the Overlay District and will have to meet all requirements of that District.

CHAIRMAN: Lonnie Roberts regarding letter of opposition:
We are writing to express our strong opposition to the Conditional Use Permit proposed rezoning to allow construction of a mini-storage complex at 2150 West Washington Avenue. The proposed construction would place this complex amongst over 10 office and commercial buildings on the North side of West Washington Avenue. In addition, there is already a large mini-storage complex located to the east approximately a half-mile down the street and another one being built to the west less than a half mile that meets the needs for mini storage space while being separated by some distance from the local businesses.

The increased traffic and criminal activity that such a facility could engender at 2150 West Washington Avenue would have a negative impact on the business community already operating along West Washington Avenue, including potentially lowering the property value of these businesses. Signed: Phillip Barr, James Barr & Stacey Blaxton, 2200 West Washington Ave. Other letter from James and Michelle Laws opposition because there are already mini storages to the east and west of it already.

COMMISSIONER: Paul Ford asked what the reason was behind the current

code that requires a Conditional Use for this type of building for being permitted or not permitted.

STAFF: Derrel Smith stated that's the way the code has been set up for years. Normally mini storages are allowed in light industrial (I-1) areas and anything other than that is usually a Conditional Use. C-3 being general commercial has normally been set aside as a Conditional Use because it has such a broad range of uses in it.

COMMISSION: Paul Ford stated it seems like there would be a policy consideration when this should be approved and when it should not be approved.

COMMISSION: Dennis Zolper stated I believe there is a list of things we can consider about a Conditional Use.

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

CHAIRMAN: Lonnie Roberts asked in other cities if it was allowed in C-3.

STAFF: Derrel Smith stated normally commercial mini storages are considered a Conditional Use permit.

COMMISSION: Kevin Bailey stated if we do grant this Conditional Use John are you going to the BZA and ask for a variance to not do the 80% brick and stone. I would not be for it if you're going to the BZA and ask not to put the brick and stone.

STAFF: Derrel Smith stated they are supposed to go to the BZA for a hardship, but I don't see what the hardship would be.

APPLICANT: John Easley stated it has not been discussed.

Aye: 4 - Jimmy Cooper; Dennis Zolper; Kevin Bailey and Monroe Pointer

Nay: 3 - David Handwork; Paul Ford and Stephanie Nelson

Abstain: 1 - Jim Little

8. Rezonings

REZONING: 5005 E Nettleton Avenue
Corey Hutson is requesting a Rezoning from R-3, Multi-Family High Density District, to C-3, General Commercial District, for 0.40 +/- acres of land located at 5005 E Nettleton Avenue.

APPLICANT: Corey Hutson stated everything has been submitted and he is trying to get the property rezoned.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed the request and it does meet the requirements for rezoning. He stated they would recommend approval for

rezoning with the following requirements:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage 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 redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. This property is located in the overlay district and must comply with all required design standards.

COMMISSION: Lonnie Roberts Jr. asked for public comments and commissioner comments. There were none.

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

Aye: 8 - Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork; Kevin Bailey; Paul Ford; Monroe Pointer and Stephanie Nelson

REZONING: 1510 and 1604 Woodsprings Road

Mike Cameron is requesting a Rezoning from C-4, Neighborhood Commercial District, to RS-6, Single-Family Residential District, six units per acre, for 2.35 +/- acres of land located at 1510 and 1604 Woodsprings Road. This is a single parcel of land that currently has two address points.

Withdrawn

REZONING: Neil Circle

George Hamman of Civilogic, LLC on behalf of Herbert and Sharon Stallings is requesting a Rezoning from I-2, General Industrial District, to I-1, Limited Industrial District, for 0.43 +/- acres of land located between 3200 Neil Circle and 3217 Neil Circle.

APPLICANT: George Hamman stated this is a request from an I-2 to an I-2 zoning. He stated within the 200' area of surrounding properties, the applicant's own five. He stated it will be very similar to the existing developments on Neil Circle.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does meet the requirements for rezoning and would recommend rezoning with the following conditions:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage 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 redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the

future.

4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.

COMMISSION: Lonnie Roberts Jr. asked for public comment and commissioner comments. There were none.

A motion was made by Paul Ford, seconded by Monroe Pointer, that this matter be Approved with conditions. The motion PASSED with the following vote:

Aye: 8 - Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork; Kevin Bailey; Paul Ford; Monroe Pointer and Stephanie Nelson

REZONING: Bettie Drive

Terra Verde, LLC, on behalf of Watkins Living Trust, is requesting a Rezoning from R-1, Single Family Residential District, to PD-R, Planned Development - Residential for Single Family Attached, for 29.82 +/- acres of land located south of Bettie Drive and West of North Church Street.

APPLICANT: Tony Pardew, Don Overton. Don Overton stated they met with Commission members and staff at the pre-meeting and answered all questions that were presented. Overton stated they would answer any other questions.

STAFF: Derrel Smith, Director of Planning and Zoning, stated the request has been reviewed and would suggest approval with the following conditions; that the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property. Any change of use shall be subject to Planning Commission approval in the future. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property. The property will have to follow all guidelines for the Planned Development Zoning.

COMMISSION: Lonnie Roberts asked for public comments.

PUBLIC: Ronnie Wain stated he is a property owner on Bettie Street. Wain stated he collected signatures from 31 of his neighbors stating they are fearful the planned development would increase traffic flow in the area. He asked if the property owner would install a privacy fence around the proposed planned development. He stated the main issue is with the traffic flow, the streets are narrow and difficult to pass the vehicles you meet now.

APPLICANT: Overton stated there was a neighborhood meeting last week and the neighbors were provided with the traffic study. He stated they voiced many of these same issues at the meeting. Overton stated the traffic study's summary of findings show the area currently as LOS B, the proposed development would not change this. We are planning to extend French Street North to connect to Bettie. There will be traffic coming off Bettie going to Church and

there will also be traffic coming off Alpine going to Church. Overton stated one of the residents had mentioned possibly selling part of the ingress/regress easement that connects to Church, then we could put a 60' wide main drive in. The LOS B indicates there is less than a 15 second delay at the intersection, the traffic study shows this delay is projected to remain the same. This is turning onto Church from Bettie and Alpine.

STAFF: Smith stated when the City or State designs a street they usually design for a Level of Service of D, so this is considerably better than what the City or State would design for it.

COMMISSION: Robert's asked the neighbors who were in attendance if their greatest concern was the potential for increased traffic.

PUBLIC: Waln stated there are about 40 cars a day going in and out now and they will have 2000 a day with the new development. Waln answered yes, it was his primary concern. There is going to be 115 duplexes each family will have at least one car. The streets are so narrow already.

COMMISSION: Roberts asked for any other comments or questions.

PUBLIC: Leona Miller stated she lives on Bettie Street and her concern is the amount of traffic. She stated there are 14 single family homes on Bettie Street, some have two vehicles but it is still a low populated area. Miller stated she is not opposed to the type of housing but rather the number of units and the amount of cars going through the narrow streets. There are two ways to get out but other than that it is a landlocked area, Bettie Street will likely get the brunt of it.

COMMISSION: Paul Ford asked if there has been any assessment of Bettie Street itself.

STAFF: Michael Morris, Civil Engineer, answered that there has not be an assessment for Bettie.

COMMISSION: David Handwork asked after the development was built what would warrant a review to assess if there was an issue or not.

STAFF: Morris answered he was not sure, the City of Jonesboro has a lot of narrow streets.

COMMISSION: Handwork stated that it appears the natural progression of Bettie to the West would be to North Culberhouse, is that something the City would see as a good strategic extension of Bettie or is that something that is not needed.

STAFF: Morris answered the extension of Bettie is actually on the Master Street Plan. The Applicant is dedicating the top end of the development for the extension of Bettie Street per the Master Street Plan. When the extension happen it may possibly warrant an assessment of Bettie.

APPLICANT: Overton stated that Bettie is a collector on the Master Street Plan, which is an 80' wide street. We have been working with Derrel and Michael on

this and one of the suggestions Derrel made was to dedicate that 10'.

COMMISSION: Ford asked the Applicant is they would still want to obtain the easement for ingress/regress, would it make the development even better?

APPLICANT: Overton answered yes.

COMMISSION: Roberts asked if there were any other questions or comments. There were none.

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

Aye: 7 - Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork;Kevin Bailey;Paul Ford and Stephanie Nelson

Excused: 1 - Monroe Pointer

9. Staff Comments

10. Adjournment

Adjourned