



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, August 11, 2020

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent** 2 - Dennis Zolper and Mary Margaret Jackson

### 3. Approval of minutes

[MIN-20:070](#)

MINUTES: MAPC Minutes - July 28, 2020

**Attachments:** [MAPC Minutes from July 28, 2020](#)

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

**Aye:** 6 - Jerry Reece; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 2 - Dennis Zolper and Mary Margaret Jackson

### 4. Miscellaneous Items

**COM-20:040**      **SIDEWALK IN LIEU FEE: 5410 Harrisburg Road**

Mr. Clarence McAlister of McAlister Engineering on behalf of Kevin Meredith is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$6,535.36 along 5410 Harrisburg Road. The total area of sidewalk being requested for is 183.44 feet. The 2020 Rate is \$53.33 per square yard.

**Attachments:**      Letter  
                                 Site Development Plans  
                                 Pictures of location  
                                 Wayne Dover Plat

Mr. Clarence McAlister of McAlister Engineering on behalf of Kevin Meredith is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$6,535.36 along 5410 Harrisburg Road. The total area of sidewalk being requested for is 183.44 feet. The 2020 Rate is \$53.33 per square yard.

**APPLICANT:** Clarence McAlister stated in appears per the ordinance that this would be exempt from sidewalks being installed and in lieu of fees. The provision is C3. Properties for which public sanitation sewer system is not available and the provision of such service is not planned within the next 12 months.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated he is unsure about the sanitation sewer system, but they do meet two of the requirements for a fee in lieu. That is in the letter sent to the MAPC. He stated since two requirements are met, they would recommend a fee in lieu.

**COMMISSION:** Lonnie Roberts Jr. asked if they can take action and then make a change later if needed.

**STAFF:** Derrel Smith stated they can take action and if there is no sewer, this can be taken care of administratively.

**STAFF:** Carol Duncan stated it would be cleaner to table it until you have all information rather than take action and try to take it back.

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

**Aye:**    6 -    Jerry Reece; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:**   2 -   Dennis Zolper and Mary Margaret Jackson

[SP-20-02](#)

SITE PLAN REVIEW: 2121 Barnhill Road

Christopher Riggins of GSE Engineering on behalf of Colson Group USA is requesting Site Plan Review and Approval for a new proposed facility located at 2121 Barnhill Road that will be in the I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thus requiring MAPC Site Plan Approval and Square Footage Approval for a 184,340 square foot building.

**Attachments:**     [Colson Preliminary Existing Conditions](#)  
[Colson Preliminary Site Layout](#)  
[Colson Preliminary-Grading](#)  
[Pre Elevation Certificate](#)  
[Stamped Survey](#)  
[Aerial View](#)

Christopher Riggins of GSE Engineering on behalf of Colson Group USA is requesting Site Plan Review and Approval for a new proposed facility located at 2121 Barnhill Road that will be in the I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thus requiring MAPC Site Plan Approval and Square Footage Approval for a 184,340 square foot building.

**APPLICANT:** Christopher Riggins stated they are seeking MAPC approval to begin the permitting process for the site and the building.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they will still take this through the full plan review process. Since it is over 75,000 square feet, it is brought to MAPC first. He stated if the MAPC is ok with them starting the process, they will start getting them through the pipeline and get set for plan review.

**COMMISSION:** Lonnie Roberts Jr. asked for staff 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:** 6 - Jerry Reece; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 2 - Dennis Zolper and Mary Margaret Jackson

**5. Preliminary Subdivisions**

[PP-20-17](#)

PRELIMINARY SUBDIVISION APPROVAL: 3700 E. Johnson Avenue - Tommy's Development Addition

Jeremy Bevill of Fisher Arnold Engineering on behalf of Vision 2000, Inc is requesting MAPC approval of a Preliminary Subdivision Approval for Tommy's Development Addition located at 3700 E. Johnson Avenue for 4 lots on 6.02 acres +/- within the C-3 General Commercial District Limited Use Overlay.

**Attachments:**    [Application](#)  
                              [Staff Report](#)  
                              [Subdivision Plans](#)  
                              [P2052 Projected AM - Map](#)  
                              [P2052 Projected PM - Map](#)  
                              [P2052-Trip-Gen-Sum](#)  
                              [Tommy's Development Preliminary Landscape Plan](#)  
                              [Aerial View of Location](#)  
                              [P2052-Traffic-Study-Report-7-27-2020](#)  
                              [Traffic Impact Study - Addendum](#)

Jeremy Bevill of Fisher Arnold Engineering on behalf of Vision 2000, Inc is requesting MAPC approval of a Preliminary Subdivision Approval for Tommy's Development Addition located at 3700 E. Johnson Avenue for 4 lots on 6.02 acres +/- within the C-3 General Commercial District Limited Use Overlay.

A motion was made by Jimmy Cooper to untable this item, seconded by Jim Little, that this matter be Untabled. The motion PASSED with the following vote.

**Aye:**     6 – Paul Ford; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper and Jim Little

**Nay:**     0

**APPLICANT:** George Stem stated they have completed three traffic studies to try and meet requirements. He stated he feels like they have met all the codes and requirements.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated it does meet the requirements of the subdivision codes for the City of Jonesboro and they would recommend approval.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comments.

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

**Aye:**    6 -    Jerry Reece; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:**   2 -    Dennis Zolper and Mary Margaret Jackson

PP-20-16

PRELIMINARY SUBDIVISION APPROVAL: Creekwood Addition

Jeremy Bevill of Fisher and Arnold on behalf of Jackson Rentals and Investments request MAPC approval of a Preliminary Subdivision for Creekwood Addition being west of Roleson and Quail Drive and North of Covey Drive for 40 lots on 15.25 acres +/- within the R-1 Single Family Residential Zoning District.

**Attachments:** Application  
Subdivision Plans  
Staff Report  
Letter of Opposition  
Creekwood Sub-division  
Aerial View of Location

Jeremy Bevill of Fisher and Arnold on behalf of Jackson Rentals and Investments request MAPC approval of a Preliminary Subdivision for Creekwood Addition being west of Roleson and Quail Drive and North of Covey Drive for 40 lots on 15.25 acres +/- within the R-1 Single Family Residential Zoning District.

**APPLICANT:** Jason McDonald requested this to be tabled. He stated they met with Engineering staff this week and there are additional concerns regarding the flood plain.

**STAFF:** Michael Morris stated the commissioners can look at what is submitted to see what they have going on. This could be like a conceptual review to help speed up the process. He stated they have concerns about the ditch. They are going to modify it because of the flood plain.

**COMMISSION:** Lonnie Roberts Jr. asked for additional staff comments. He then asked for commissioner comments.

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

**Aye:** 6 - Jerry Reece; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 2 - Dennis Zolper and Mary Margaret Jackson

**6. Final Subdivisions**

**7. Conditional Use**

CU-20-07

CONDITIONAL USE: 1250 Paragould Road

Smith Communications on behalf of property owner David Abernathy is requesting MAPC Approval for a Conditional Use with the intent to erect a 130 ft. Monopole Wireless Communication Tower. This is located within a C-3 General Commercial Property that requires a Conditional Use to place a communications tower on this property located at 1250 Paragould Road.

**Attachments:**      Application  
                                 Staff Summary  
                                 Plans  
                                 USPS Receipts  
                                 200 ft Radius Report

Smith Communications on behalf of property owner David Abernathy is requesting MAPC Approval for a Conditional Use with the intent to erect a 130 ft. Monopole Wireless Communication Tower. This is located within a C-3 General Commercial Property that requires a Conditional Use to place a communications tower on this property located at 1250 Paragould Road.

**APPLICANT:** Smith Communications stated they are building this tower on behalf of Verizon wireless. He stated they are trying to improve capacity on high speed internet for mobile usage and dropped calls. This is a high trafficked area that Verizon has identified as being under served. He stated they have tried their best to locate it on a commercial piece of property. He stated the survey shows how it will be accessed. They will not need to create a new highway cut. They will use existing access which will wrap around the building and go to the compound behind the building. It will be a 50'x50' compound with a 135' monopole tower.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated they have reviewed it and would recommend approval with the following conditions:

1. That upon issuance of a conditional use the owner shall obtain final site plan and tower placement permits through Planning and Inspections for the placement of the tower.
2. Must get approval from FCC and FAA and any additional agencies.
3. All future alterations to the tower's structure shall be subject to the Planning and Inspections department and be compliant with all FCC and FAA regulations.
4. A final CO shall be achieved within one year for the placement of the tower.

**COMMISSION:** Lonnie Roberts Jr. asked for public comment.

**PUBLIC:** Jonathan Prazak stated he is a lawyer out of Texarkana and also has an office in Little Rock. He represent a company called SBA Towers 5, LLC. He stated when the gentleman on the phone was talking about the site, he believes he was referencing his client's which is at 4221 E Johnson. He stated his understanding is this permit is actually for 1250 Paragould Road. He stated that is less than half a mile from his client's tower, .4498 miles. He stated there is an ordinance, Sec. 117-260, that addresses wireless communication towers. It has nine purposes. Two are to reduce the number of new towers in the city of Jonesboro and to encourage collocation. The ordinance lists an order of preferences where cellphone service providers are to locate. The number one priority it to collocate on an existing structure. Before they move forward to this body, they are supposed to go to the City Planner to discuss collocation and provide a search radius with a search ring of where they are trying to provide coverage and then there is a series of factors they have to go over. When they come with this application, they are supposed to have evidence that they made a reasonable good faith attempt to collocate. It reads that competitive conflict and financial burden alone are not adequate reasons against collocation. Everything is put on to the person trying to come into the market and put something new. The ordinance is meant to limit that by keeping the number of cellphone towers in Jonesboro down. He has seen nothing about collocation and feels they have not satisfied the ordinance. He stated his client has hired engineers to study the area at different frequencies in different search rings. He handed out documents to the MAPC members. He stated his client is opposed to this and he asked for any questions.

**STAFF:** Derrel Smith stated he would like the applicant to provide an actual survey showing distances. He stated he would also like to see the radio frequency data to see if they have looked into collocation before a decision is made.

A motion was made by Jimmy Cooper, seconded by Jim Little, that this matter be Tabled. The motion **PASSED** with the following vote:

**Aye:** 6 - Jerry Reece; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 2 - Dennis Zolper and Mary Margaret Jackson

## **8. Rezoning**

[RZ-20-13](#)

REZONING: 5244 Harrisburg Road

James McLeod of Blue Cloud Development, LLC on behalf of Shirley Marlow via Tanya White are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “PD-RS” Residential Planned Development for 3.7 +/- acres of land located at 5244 Harrisburg Road.

**Attachments:**

[Application](#)

[Zoning Questions](#)

[Staff Summary](#)

[Rezoning Plat](#)

[Designs for the Homes](#)

[Layout of Planned Development](#)

[Letter about neighborhood meeting to property owners and Superintendent 7](#)

[Neighborhood Meeting Presentation 8.4.2020](#)

[Sign In Sheet from Neighborhood Meeting 8.4.2020](#)

[Rezoning Signs and Area Pictures](#)

[USPS Receipts](#)

**Withdrawn**



[RZ-20-06](#)

REZONING: Text Amendment Case: DJDC Districts

Request Proposed DJDC Districts for Public Hearing being Conducted with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

Attachments: [DJDC final version 8.17.20](#)

Request Proposed DJDC Districts for Public Hearing being Conducted with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

STAFF: Derrel Smith stated we started this process around a year ago. After the Master Street Plan and the Trail Plan all came to fruition, we started looking at a connection between Arkansas State and downtown Jonesboro. He stated they started looking at how the trails are laid out, how to get people from Arkansas State University to downtown, and the problems and opportunities associated with that. He stated they got with some of the major stakeholders in the area which is Arkansas State, St. Bernards, major developers, and the oldest residential area in downtown Jonesboro. All of these people got together to look at how to encourage redevelopment of downtown. What we came up with is our Downtown Jonesboro redevelopment code. The purpose and intent is as follows:

1. To preserve and enhance the existing development character of downtown and adjoining neighborhoods through a comprehensive approach to achieve mixed use, transitions, and pedestrian-oriented design.
2. To create appropriate Overlays to implement the vision for different areas of downtown – Core Mixed Use, Commercial Mixed Use, Industrial Arts, and Neighborhood transitional, which implement the vision of the City of Jonesboro.
3. To establish appropriate urban design standards associated with each overlay zone including building form, use, and public open space standards with a focus on implementing pedestrian-oriented design.
4. To establish a clear review, approval, and appeals process for all development.

He stated they broke this area into four different overlay zoning districts. He stated they have a Core Mixed Use which is the original downtown area. Some of the comments were that that needs to extend down to Nettleton. We did that. The Core Mixed Use is going to highlight the historic core of Downtown Jonesboro and expand the core to include key locations for mixed-use development, compatible with the downtown core. There is a Commercial Mixed Use. The focus is to transition this area as a more livable location, by upgrading infrastructure for development and redevelopment while making this area friendlier to residential uses. There is an Industrial Arts area where the intent is to mix manufacturing, residential, and retail in a walkable yet flexible format. This will be down along the tracks and Front St. The Neighborhood Transitional overlay is to support the neighborhoods around downtown. The will allow for some additional mixed use in the residential areas. He stated they looked at three different street types. The way the street

type is will be the way we try to orient the buildings in this overlay. The first is the Pedestrian Priority Frontage Streets. It is going to give the pedestrian more leeway. The sidewalks will be wider, there is going to be more clear space, street furnishings, adequate lighting. It is going to make it look better for pedestrians and encourage walking. He stated they want to see the outside restaurants, tables on the streets. People out living, working, playing downtown. The Pedestrian Friendly Frontage is going to be an area that is mixed. It is going to be geared toward pedestrians, but it will also have vehicles in this area. The buildings will be toward the front. Everything else will be towards the back. He stated Pedestrian Friendly will have less conflict points between pedestrians and vehicles. General frontage are going to be the areas where we maintain traffic flow. He stated that is how we have set this out, to orient our buildings this way. Parking lots will be back towards general streets. Hopefully utilities will be geared towards General and Pedestrian Friendly rather than Pedestrian Priority. He showed a map and stated first was the Core Mixed Use that started in downtown and went down to Nettleton. Originally it stopped at Cherry St. That was in the original Land Use Plan that we started with. We expanded on that original plan. The Industrial Arts is going to run along the track area. There are some opportunities in that area for redevelopment. The salvage yard down there is probably going to be relocating. That will give us opportunities to develop in this area. Our Commercial Mixed Use is the area between Arkansas State and downtown. We decided we were not giving enough consideration to Gee St. We decided to make that a Commercial Mixed Use area also because of the existing commercial over there and hopefully redevelopment opportunities in that area. Our Neighborhood Transitional area is the historic downtown Jonesboro. The oldest homes in Jonesboro area located in this area. There is a lot of character there. There is a lot of opportunity for redevelopment. We want to provide a sort of guideline on how to do that. He went to the next map. He stated these are the street frontages that have been discussed. He stated they worked with partners over at City, Water, and Light on this trying to make sure they had what they needed to have our areas where we could walk and enjoy the areas downtown, but where we could also still provide service for St. Bernard, for the 911 center, for the city, for all emergency services. There are a lot of backbone utilities in this area. We are working with them to continue to keep service that we have to have, but also to make it where the streets are more attractive. We may some utility boxes, but we will have them at least where they are screened so they do not stand out. We have put in our schedule of uses, our build-to lines, we have commercial standards. We want to do this to encourage redevelopment in areas where we already have existing infrastructure. It is better to build in areas with infrastructure than to go out and build and extend infrastructure to it. He stated he believes this is a good plan that helps Arkansas State, the City of Jonesboro. It will make the area a more attractive place for development. He asked for commissioner input and stated there will not be a vote tonight. There are still a few issues they are working through. He is hoping to bring this back to the MAPC members next meeting and move forward after that. He asked for public input and input from commissioners.

COMMISSION: Jimmy Cooper asked about the old West School. He asked if they have visited with the school system and what their plans are.

STAFF: Derrel Smith stated they have talked with some of the representatives

from the school. They have not received many comments back at this time. They are aware of it and so far they have not expressed any concerns.

COMMISSION: David Handwork stated he has reviewed it and believes it will be a positive thing for Jonesboro. He would like to see more details in the plan to keep it sustainable and gives clarity as to what is expected. He stated as a general comment, he believes there is opportunity on Johnson to eventually expand this idea and concept.

COMMISSION: Lonnie Roberts Jr. asked for public comment. He provided a phone number and email address for those watching at home.

PUBLIC: Kevin Imboden with City, Water, and Light stated he would like to commend Derrel, Craig, the Engineering folks, and Carol for their hard work on this. There is a lot of time and work put into that in an effort to better Jonesboro. He stated people from CWL have met with the city for months. There is a lot to work through and they have been very receptive to us. With something this large, this is the potential to impact utilities. That is something we are going to have to work together on. That effort has gone well and they are close to getting all of their concerns addressed.

STAFF: Derrel Smith stated Ms. Jackson had contacted him about the amendment to the by-laws. She wanted to wait until she will hopefully be able to be here for the next meeting to bring this up. He stated the DJDC will be brought up at the next meeting. If there are comments at the next meeting they will address them. Hopefully they will have all the bugs worked out and get a recommendation to city council after that.

COMMISSION: Lonnie Roberts Jr. stated they would seek action at the next meeting.

Read

#### **9. Staff Comments**

#### **10. Adjournment**