



# City of Jonesboro

300 South Church Street  
Jonesboro, AR 72401

## Meeting Minutes 2 Metropolitan Area Planning Commission

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Tuesday, June 11, 2013

5:30 PM

900 West Monroe

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### 1. Call to order

### 2. Roll Call

Mr. Scurlock was present.

**Present** 6 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent** 2 - Paul Hoelscher and Ron Kelton

### 3. Approval of minutes

**Present** 7 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent** 1 - Ron Kelton

[MIN-13:046](#)

Approval of the May 14, 2013 MAPC Meeting Minutes

**Attachments:** [MAPC May2013\\_MeetingMinutes](#)

**A motion was made by Beverly Nix, seconded by Joe Tomlinson, that the minutes be approved. The motion PASSED with the following vote; Note Mr. Scurlock was present:**

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

### 4. Site Plans & Preliminary Subdivisions

[SP-13-07](#)

Site Plan Review:

Caraland LLC & Kroger Limited Partnership I requests MAPC approval of a site plan for a Marketplace and Fuel Center to be located on South Caraway Road at Wilkins Avenue (Southwest Corner)/Former Indian Mall Site. For a 123,000 store and a gas fueling station.

**Attachments:** [MPCA Letter\\_KrogerMarketPlace](#)  
[Site Plan](#)  
[PLAT-REPLAT LOT 3-PRELIM](#)  
[MPO Comments](#)

Mr. Spriggs stated that the plan was brought before the commission because it exceeded the 75,000 ft. threshold. Staff has forwarded the plan and has had meetings with representatives for the applicants. They have been in discussion about 4-6 months. Overall, the development is a good fit for the area but there are traffic concerns.

Mark Nichols, City Traffic Engineer, noted concerns of the throat length of the drives on Caraway Road. It has about 25000 vehicles a day and this will be a large trip generated project. One vehicle coming from the entrance has the potential to block the entrance of the drive. More illustrations were shown to demonstrate strains of transportation. He noted at Turtle Creek Mall, there are no drives and they would prefer to see them at the proposed location.

Mr. Nichols also explained that with 25,000 vehicles a day on Caraway Road, if a driver made a right turn currently and decelerating, those driving behind would have to decelerate to 15-18 miles and so a solution would be a right turn deceleration lane so traffic could continue on. For examples, Sam's has a deceleration lane.

Mr. Spriggs recommended approval of the site plan contingent upon Staff concerns and meeting all permit and platting requirements.

A motion was made by Joe Tomlinson, seconded by Jerry Reece, that the Site Plan be approved. The motion PASSED with the following vote; Note: Mr. Scurlock was present and voted Aye.

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**SP-13-08**

Site Plan Review:

Jimmy Hudspeth, Architect, on behalf of his client: St. Bernards, requests MAPC approval of the site plan for the Assisted Living Level 2 Facility to be located at 2217 W. Parker Road. The property is zoned C-3 L.U.O.

**Attachments:** [Drawings Assisted Living](#)  
[Plat](#)  
[Ordinance 12 028](#)  
[Aerial View](#)  
[MPO Comments](#)

Mr. Spriggs stated it was a rezoning and with that in mind, the site plan is brought back to the MAPC for the area. The facility will be along West Parker Road. The MPO Director has concerns for cross access easements. Those should be coordinated with the property owner. The number of drives were a concern. All of the provisions in the ordinance will be complied and they will leave the natural areas of trees.

Dr. Guffey stated access management plans are best to prevent future problems. Encouraging a shared driveway for the second point with NEA Baptist Clinic and we lessen the number of driveways and asked for it to be considered with the site plan.

Mr. Morris stated the applicant will ask for a drainage easement and to sign a maintenance agreement. Dr. Guffey stated it maybe oil and water but need to think about sharing those easements.

The applicant stated they are trying to separate the cross traffic from the senior and the visitors. Mr. Spriggs stated if they were to combine that effort it would be on the property were the seniors are. Mr. Hudspeth stated there is no easement today. NEA has a driveway along the East property line. Dr. Guffey does not want the applicant to develop the drive along the west property line. Dr. Guffey stated she understands this is a new concept but if started now, it would prevent future problems. Mr. Hudspeth is not in agreement because the properties are not contiguous. They do not own the property in between.

Mr. Terry Bare, architect, stated it would be a hardship to combine the two properties. Normally if the properties were on an even plane it would be desirable but not for this case. Mr. Scurlock abstained, because he serves on the St. Bernard's Village Board. Ms. Nix motioned to accept Site plan as presented with no requirements of the egress and ingress. Second and approved.

A motion was made by Beverly Nix, seconded by Joe Tomlinson, that the Site Plan be approved. The motion **PASSED** with the following vote; Note Mr. Scurlock was present and voted Aye:

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**PP-13-17**

Preliminary Subdivision:

Madison Acres, LLC requests MAPC approval of Preliminary Subdivision for Madison Estates Phase 3, located off Crowleys Ridge Rd., at the end of Sullivan Circle (See Aerial View) for 26 lots. Current Zoning classification is R-1 Single Family Residential.

**Attachments:**     [Aerial](#)  
                              [Application](#)  
                              [Madison 3 Preliminary Plans](#)  
                              [Staff Summary Report](#)

**Withdrawn**

**PP-13-19**

Preliminary Subdivision Plat: Winters, LLC, 2nd Replat, 2300 Thorn Street (Intersection of Clark, Vera & Thorn St.)

George Hamman, Civilogic requests MAPC's Preliminary Approval of a replat for a proposed (7-Duplexes) development. Property is zoned R-2, Low density Multi-family. This layout was reviewed as a concept review before the Planning Commission in January, 2013, for a total of 7 lots.

**Attachments:**     [Preliminary Subdivision Plat](#)  
                              [Staff Summary Report](#)

Mr. Hamman stated that he requested the input of MAPC in January and it is reflected in the report that the lots do not meet the depth requirement of 100 feet. The lots that look more regular shaped as opposed to the original layout with arm shaped layout.

Mr. Spriggs stated Staff had concerns of the original layout and the panhandles. MAPC advised them to revise the plan as noted. With the Final plan, Staff recommends approval. They have already platted two of the lots and they are consistent.

A motion was made by Jerry Reece, seconded by Joe Tomlinson, the Preliminary be approved. The motion PASSED with the following vote; Note Mr. Scurlock was present and voted Aye:

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

## **5. Final Subdivisions**

### **PP-13-13**

Final Subdivision: Buckhead Subdivision - Location: Southside of Woodsprings Road, East of Friendly Hope Rd.

Nikki Macon requests MAPC approval of a Preliminary Subdivision located within the R-1 Single Family Residential District, for 28 lots.

**Attachments:** [Application](#)  
[Buckhead Phase 1 Final](#)  
[Drawings](#)  
[Report\\_Buckhead](#)

Carlos Wood stated he read comments about terminus for the of end of street. They have located one lot south for a cul-de-sac roundabout for the next part of their phase. Mr. Spriggs stated in the previous meeting, concerns were raised about connectivity and compliance with the Master Street Plan.

Mr. Morris stated at the end of Douston Drive, they would like to see the rest of the cul-de-sac be finished. If the right of way is not finished, they request that it be finished. Mr. Woods stated if right of way it is there, they will develop it. Mr. Woods stated Carriage drive is very narrow and would be in a future phase. Carriage is a collector of 80 ft. The applicant will not be opposed to connecting that in the future.

Mr. Spriggs stated they expect the coordination to be done as they develop the future phases.

Mr. Woods commented that on the east side, there is a gravel pit and a pretty good size residence on the west. The applicant will connect to Keller's Chapel Road.

A motion was made by Joe Tomlinson to approve as submitted provided that he adds easement/access to the east. A future submission of an addition to this subdivision to contain stub outs to east and west; seconded by Jerry Reece, that the Final Subdivision be approved. The motion PASSED with the following vote; Note Mr. Scurlock was present and voted Aye:

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**PP-13-14**

Final Subdivision: Gregory's Subdivision Phase III

George Hamman, Civilogic on behalf of FDD, LLC is requesting MAPC approval of a Final Subdivision for 27 lots located off of Crepe Myrtle and Gregory Drives; Property is zoned R-1 Single Family Residential.

**Attachments:**     [GregorySubdivision III Report](#)

**Mr. George Hamman stated they have spoken with Engineering about connectivity to the East and their preference to extend connectivity on Ocean Drive. All of the lots on the east side have been sold. On Gregory drive there is a reserved right of way to go to the east for future phase.**

**Mr. Spriggs stated this plan is consistent with the Master Land Use Plan. Mr. Tomlinson stated the MAPC would like for him to look at the continuation of the streets.**

**A motion was made by Joe Tomlinson, seconded by Beverly Nix, that this Final Subdivision be approved. The motion PASSED with the following vote; Note Mr. Scurlock was present and voted Aye:**

**Aye:** 6 - Joe Tomlinson; Brian Dover; Paul Hoelscher; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 1 - Ron Kelton

**PP-13-15**

Final Subdivision - Gabriel Crossing

Morris-Kidd LLC, requests MAPC approval of a 36 lot subdivision - Gabriel Crossing Final Subdivision located at the southeast corner of Airport Rd. and Prospect Rd. Property is currently zoned R-1 Single Family Residential.

**Attachments:**     [Gabriel Final Subd Application](#)  
[Gabriel Crossing Final Plans](#)  
[Report Gabriel Crossing](#)

**Carlos Wood, on behalf of the applicant. He stated they left out an easement for drainage to serve property on the southeast section of Airport Road. Mr. Spriggs stated it is consistent and recommends approval.**

**A motion was made by Jerry Reece, seconded by Joe Tomlinson, that this Final Subdivision be approved. The motion PASSED with the following vote; Note Mr. Scurlock was present and voted Aye.**

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**PP-13-16**

Final Subdivision: Valley View Manor Subdivision:

George Hamman, Civilogic on behalf of Madison Estates LLC, is requesting MAPC approval of a Final Subdivision located on Rockport Drive in the Valley View area. (See Aerial View).

**Attachments:**     [Drawings Valley View Manor Subdivision](#)  
                              [Aerial View](#)  
                              [Report ValleyView Manor](#)  
                              [Drawings Design Set](#)

George Hamman stated that he submitted the Final Plans and the changes are reflected on the plat. Mr. Hamman stated the questionable lots are now in compliance because they moved the building setbacks further back.

Mr. Spriggs stated that Staff recommends approval of final subject to Engineering's comments to the Northwest. Mr. Morris stated the developer elected not to develop a street to the east because they felt they could not get enough routes. They negotiated a northwest route.

A motion was made by Joe Tomlinson, seconded by Jerry Reece, that the Final be Approved. The motion PASSED with the following vote; Note: Mr. Scurlock was present and voted Aye.

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**PP-13-18**

FP: Barrington Park Subdivision Phase VII-Final  
For consideration by Metropolitan Planning Commission for final approval of 10 proposed lots on 4.4 acres as submitted by:  
Applicant/Agent/ Owner: Jim Abel, Engineer / Surveyor: Wood Engineering for property located on Weldon Lane (West of Phase VI), South of Hwy. 226.

**Attachments:**     [Application](#)  
                              [Final Plans](#)  
                              [Report Barrington Park Phase VII-Final](#)

Carlos Wood on behalf of the owner presented the Plans. Mr. Spriggs stated it is compliance with the ten lots as approved by MAPC previously as a Preliminary.

A motion was made by Joe Tomlinson, seconded by Beverly Nix, that this Final be Approved. The motion PASSED with the following vote; Note Mr. Scurlock was present and voted Aye:

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**6. Rezonings**

**RZ-13-04**

RZ 13-04: Text Amendment- Helipad/Heliport Ordinance: The City of Jonesboro Planning Department is presenting a Text Amendment to Chapter 117 of the Code of Ordinances to regulate the placement of off-airport helipads/heliports uses for modes of flight within the City Limits. Item to be untabled.

This Ordinance has been studied over the last two months to allow for a complete analysis and open public process for input. The MAPC is asked to forward a recommendation to City Council to Amend Chapter 117 as noted.

**Sponsors:** Planning

**Attachments:** [Helipad\\_heliport\\_Draft Regulations](#)  
[Conditional Use Process](#)  
[FAA Advisory Circular 150 5390 2c](#)

Item remained Tabled. Mr. Spriggs noted that he will be bringing a detailed recommendation to forward to Council next meeting.

**RZ-13-06**

Rezoning:

Charles Davis, Owner and Rick Shuffield of Resource Consulting Civil Engineering on behalf of Loves Travel Stop requests MAPC approval of a rezoning from R-1 Single Family to PD-C, Planned Development District- Commercial, for 46.79 acres located on the east side of US 63, Exit 40 @ Hwy. 463, between W. Parker and Ingels Road.

**Sponsors:** Planning

**Attachments:** [LovesApplication](#)  
[Letter](#)  
[Preliminary Development Plan](#)  
[Application](#)  
[Rezoning Plat](#)  
[Staff Summary Report](#)  
[MPO Memo re Love's Rezoning](#)

**Applicants:**

Mr. John 'Trey' Savoie, PE., Resource Consultants, appeared before the Commission stating that he is the engineer doing the site design. Mr. Steve Walters with Loves stated that he is standing in for Rick Sheffield; and Mr. Terry Bare, HKB, appeared as the local assistant working on the project.

**Staff:**

Mr. Spriggs presented the summary of the Staff Report. Mr. Spriggs stated that staff met with the project team who expressed their hopes of including such uses as the truck stop, convenience store, restaurant, fueling station and the future hotel use. We advised the team that the best approach would be the Planned Unit- Mixed Use Development approach, which will accommodate the range of uses. This will also allow us to deal with the challenges from a long range planning perspective. The proposal is consistent with the adopted Land Use Map for the Planned Mixed Use Employment Area category.

**Master Street Plan/Land Use Plan Consistency:**

In terms of the Master Street Plan, the Preliminary Plan and Plat do meet the proposed right of way requirements along Hwy. 463, as an arterial, as well as Parker Rd. as a local road right-of-way.

Mr. Spriggs noted that staff met with the utility agencies and other departments in the Predevelopment Meeting and had an opportunity to discuss the various issues of site development as it relates to access management. We have listed the minimum requirements for parking and site design within the Staff Report.

**Open Space:**

Mr. Spriggs mentioned the 15 % open space requirement as part of the Planned District; suggestions were given on possibly providing a park-like resting area for the patrons, or open space provisions that could utilize the natural areas.

**Departmental Reviews:**

Mr. Spriggs summarized comments that were received from Engineering, MPO, Jets, etc.

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the proposed site.
3. The applicant agrees to comply with the Master Street Plan recommendations for the East Parker Rd. and Hwy. 463 right-of-way(s).
4. The applicant shall submit a Final Development Plan addressing the recommendations of the Metropolitan Planning Organization:
  - Reconfiguring the median on AR 463 should not occur
  - Improve the connectivity between the travel stop and the hotel.
  - Relocating the Parker Road entrance to the travel stop.
  - Adding a right-turn lane at the intersection of Parker Road and AR 463.
  - Extending both southbound lanes beyond the developed frontage.

**Traffic/ Access Management Discussion:**

Mr. Spriggs introduced Mark Nichols, Traffic Engineer for the City.

Mr. Terry Bare: We have presented a rezoning only. We are still working and negotiating with the Highway Department concerning the question of controlled access and the median on Hwy. 463. They will submit a site plan. This is only a preliminary concept.

Mr. Mark Nichols noted that Staff appreciates that. Our intent is only to bring up these issues to your attention, as soon as possible for consideration. Prepared diagrams were shown by Mr. Nichols: Most of the traffic will be wanting to take a left-turn from Parker Rd. on to Hwy. 463. A single left-turn vehicle blocks all the right-turn traffic. It would be beneficial to have a designated right turn-lane and to have the driveway a little further from the intersection. As Otis Spriggs noted, some type of shared access between the hotel use and the truck stop would be beneficial to avoid having to go back out on Hwy. 463 to shop or eat at the retail use. Illustrations/diagrams were shown.

Mr. Reece: Asked if all of these issues will be worked out, during the site plan review stage?

Mr. Spriggs: That is correct. Mark Nichols makes a good point that we would like to get these issues recognized early in the process. The MAPC has the ability within the Planned District process to negotiate some of these issues. Now that we have a traffic engineer on staff, it saves us a lot of time determining that a traffic study might not have to be performed in large developments like this; in which we could recommend one be done. However, the last condition notes that we would like to see consideration made on these items.



Mr. Reece: Fact is- this is a rezoning and not a site plan and we do not want to design the plan. Is that correct?

Mr. Spriggs: The idea is not to design the site plan. All of these are legitimate concerns that need to be forwarded to City Council in order to make and informed decision.

Mr. Reece: I think that the best use for the property is commercial.

Mr. Spriggs: We do not disagree with that at all.

Action:

Mr. Reece: Made a motion to approve the rezoning and recommend it to City Council with the stipulations that all of the Site Plan development conditions. Motion was seconded by Mr. Scurlock.

Mr. Terry Bare: We do not have a problem with the recommendations. As far as meeting all of those stipulations and meeting them, because the site plan that you see attached is not the site plan that we will be working with because the Highway Department is reviewing the request.

Public Input: None present.

Roll Call Vote: Motion passed with a 6-0 vote recommending approval. Note Mr. Scurlock was present and voted Aye.

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

Absent: 2 - Paul Hoelscher and Ron Kelton

#### RZ-13-07

Rezoning

Sharon K. Huff/Kagle Huff request MAPC approval of a Rezoning from R-1 Single Family Residential to PD-M, Planned Development District- Mixed Use for 6.63 acres of land located at 4021 Southwest Drive (Hwy. 49); on the west side of road, between Keller's Chapel and Ozark Dr.

Attachments:     [Preliminary Plan](#)  
                             [RZ 13-07 Zoning Application](#)  
                             [Rezoning Plat](#)  
                             [Site Plan](#)  
                             [Architectural Drawings](#)  
                             [Staff Summary RZ 13-07 Kagle Huff MAPC](#)  
                             [MPO Memo re RZ 13-07 Huff PDD](#)

Applicant: Josh Hurd, Project Manager for McAlister Engineering and Mr. Hardy Little, Architect presented the case before the Commission.

Staff:

Mr. Spriggs gave Staff Summary comments outlined in the report. This is a Planned District Development for a mixed use petition that was presented to the MAPC as a conceptual review previously. There is a mixture of single family, inclusion of duplexes and commercial to be situated on Highway 49 South.

Consistency is achieved with the adopted Land Use Plan as Planned Mixed Use Area. The Master Street Plan requirements are satisfied. Mr. Spriggs noted comments received from the Police Chief Yates opposing the rezoning of the property as it applies to the multi-family units (Duplexes). Chief Yates noted that the location of this additional housing will flow traffic onto an area of Southwest Drive that is currently one of the most congested & dangerous regions of our traffic systems. The additional housing also stretches limited public safety resources and until such a plan is adopted to address increased demand for public safety resources, concern is submitted. There were no further submitted objections by the other City departments or utility agencies on this proposal.

Mr. Spriggs noted the concerns of staff as it relates to access management. This was originally discussed during the conceptual review state. Mr. Spriggs noted that Staff recommends that the applicant consider restricting access directly on and off of Southwest Drive, but limit access to the City right of way/ public street proposed. This is noted on the plat. Consideration for a turn lane out of the development should be studied. The MPO office submitted comments noting concerns over future connectivity. A separate connection to future or planned roadways should be provided. This was also discussed during the conceptual review. Mr. Hurd stated that the subdivision to the west is already developed and cuts off that possibility. Mr. Spriggs stated that the standards for the units in terms of parking and building setback requirements are listed in the report and should be addressed during the Site Plan approval process. The conditions were read and Mr. Spriggs asked the applicants if they concurred; Mr. Hurd replied yes.

Staff has no other issues with the proposal, and is recommending approval subject to MAPC review of a final Site Plan in the future. Mr. Spriggs also recommended that the applicant considers a cross access agreement with the neighbor to the south to alleviate a bad intersection.

Public Input: None Present.

Commission Action:

Motion was made by Mr. Scurlock that Case: RZ-13-07 on the floor for consideration of the recommendation by MAPC to the City Council for the rezoning of this property from "R-1 Single Family Residential to PD-M - Mixed Use Planned Development District", with the staff conditions. MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by Ms. Kim Schantz.

Roll Call Vote: Motion passed with a 6-0 vote recommending approval.

Mr. Dover- Aye; Ms. Nix- Aye; Mrs. Shrantz-Aye; Mr. Reece- Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Mr. Lonnie Roberts- Chair; Absent were Mr. Kelton, Mr. Hoelscher.

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

[RZ-13-08](#)

Rezoning

Paula & Louis Wewers request MAPC approval of a Rezoning from R-1 Single Family Residential to C-4, Neighborhood Commercial for a 14,141 sq. ft. lot, located at 909 Southwest Drive.

**Attachments:**     [Plat 909 SW](#)  
                              [Application SW Rezoning](#)  
                              [RZ 13-08 Aerial](#)  
                              [Staff Summary RZ 13-08WewersRezoning MAPC](#)

**Applicant:** Mrs. Wewers presented her case before the Commission, stating they purchased this abutting lot to make it part of her antique shop and framing shop business.

**Staff:**

Mr. Spriggs gave Staff Summary comments outlined in the report. Consistency is achieved with the adopted Land Use Plan. The Master Street Plan requirements are satisfied. There were no submitted objections by any City department or utility agency on this proposal.

Staff has no issues with the proposal, and is recommending approval subject to MAPC review of a final Site Plan in the future. Mr. Spriggs also recommended that the applicant does due diligence in considering a cross access agreement with the neighbor to the south to alleviate a bad intersection as it access the architect's office to the south.

**Public Input:** None Present.

**Commission Action:**

Motion was made by Mr. Scurlock that RZ-13-08 on the floor for consideration of the recommendation by MAPC to the City Council for the rezoning of this property from "R-1 Single Family Residential to C-4 Neighborhood Commercial, subject to the Staff conditions. MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Motion was seconded by Mr. Schrantz

Roll Call Vote: Motion passed with a 6-0 vote recommending approval.

Mr. Dover- Aye; Ms. Nix- Aye; Mrs. Shrantz-Aye; Mr. Reece- Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Mr. Lonnie Roberts- Chair; Absent were Mr. Kelton and Mr. Hoelscher.

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

## **7. Conditional Use**

### **CU-13-04**

City of Jonesboro requests MAPC Conditional Use Approval for a proposed fire station # 5 to be located east and adjacent to 2601 Neely Road (See attached Map).

A Conditional Use Approval is required by the MAPC for governmental and public

safety uses within the R-1 Single Family Residence

**Attachments:**    [Fire Station 5 Site Layout](#)  
                          [CU 13-04 2525 Neely Road - Fire Station #5](#)  
                          [CU 13-04 APPLICATION](#)  
                          [Staff Summary Report](#)

Mr. Spriggs reported that the property is a platted lot into an R-1 District. Chief Allen Dunn stated they want to relocate fire station currently at Wood and Parker Road. Mr. Spriggs stated the applicant were required to notify the neighbors. They did receive phone calls of public concerns and were referred to the Fire Chief.

Mr. Robert Greene lives on the North side of Neely. His neighbor raised concerns about ignoring the plat. Mr. Greene stated that although the fire station will be changed but have concerns that other properties will be changed from R-1. He wanted to ensure the other platted lots would not be disturbed.

Mr. Spriggs stated the existing right of ways will remain consistent with the plotted lots. The only way these can be changed if it goes through a certain process. The applicant can develop the fire station under the existing plat. Motion made by Mr. Tomlinson and seconded by Ms. Nix. Motion carried.

A motion was made by Joe Tomlinson, seconded by Beverly Nix, that this matter be Approved . The motion PASSED with the following vote.

**Aye:**    5 -    Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:**    2 -    Paul Hoelscher and Ron Kelton

**CU-13-05**

Conditional Use:

LC Corporation on behalf of Jonesboro Gymnastics Academy , requests MAPC Conditional Use Approval for a gymnastics use within an existing I-1 Industrial Zoning District, to be located at 4502 Access Road.

**Attachments:**    [CU 13-05 APPLICATION](#)  
                          [CU 13-05 Aerial View](#)  
                          [Staff Summary Report](#)  
                          [Permit Drawings Architectural](#)

Charles Fisher on behalf of the applicant appeared before the MAPC.

Mr. Spriggs stated it is required to go through a conditional use because of the indoor play equipment proposed.

Motion by Mr. Scurlock and seconded by Mr. Tomlinson.

The motion PASSED with the following vote; Noted Mr. Scurlock voted Aye.

**Aye:**    5 -    Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:**    2 -    Paul Hoelscher and Ron Kelton

**CU-13-06**

Conditional Use:

ALDI, Inc. requests MAPC approval of a Conditional Use for a retail grocery store to be located at 2602 & 2610 Caraway Rd. (S.E. corner of Race) within a C-2, Downtown Commercial Fringe Zoning District.

**Attachments:**     [Conditional Use Application](#)  
                              [CU 13-06 Drawings](#)  
                              [CU 13-06 Letter](#)  
                              [Staff Summary Report](#)

Terry Bare of HKB, Engineers, on behalf of the applicant appeared before the Commission. He stated the following: ALDI's has some specifications regarding the area site. C-2 doesn't allow them to construct this development. The surrounding area is nonconforming with C-2 as well.

Mr. Spriggs: The applicants have submitted a concept of the building. They are requesting to build a 17,000 sq. ft grocery on the site. The C-3 downtown fringe area is inconsistent with the way the area has been used in the past years. Staff is asking the comments to be taken into consideration. Most of the hotels exist in the area but is not permitted in C-2 and zoning ordinances have not been updated. Staff recommends approval of the site plan with five conditions noted.

Mr. Spriggs stated the property owner to the immediate east has some storm water run-off issues. Mr. Bare stated he spoke with that owner and told him that ALDI's detention will be underground so it will be of no effect to the abutting property.

Mr. Michael Morris asked for consideration to be given for a cross access easement to the south of property.

A motion was made by Mr. Scurlock, 2nd by Mr. Jerry Reece that this matter be Approved. Mr. Scurlock voted Aye. The motion PASSED with the following vote.

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**CU-13-07**

Conditional Use:

Rachel Johnson requests MAPC approval of a Conditional Use for an Indoor Play Center (Recreational Use) within an I-1 L.U.O. District for property located at 3501 E. Parker Road.

**Attachments:**     [Application](#)  
                              [CU 13-07 Drawings](#)  
                              [CU 13-07 Aerial](#)  
                              [Staff Summary Report](#)

Ms. Rachel Johnson, owner appeared before the Commission.

Mr. Spriggs stated this site is a former fitness center and it was rezoned for a high impact auto race car center. Ms. Johnson stated hours of operation will be 10-7 daily and will open later for Sunday. Since it is abutting a residential

property the question was raised if it would rent out the facility. Ms. Johnson replied no. Mr. Tomlinson motion for approval and Mr. Reece seconded.

**Mr. Scurlock voted Aye. The motion PASSED with the following vote.**

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**CU-13-08**

Conditional Use:

SBA Towers IV, LLC, applicant is requesting a Conditional Use approval of a 100 ft. monopole telecommunication tower to be located on property owned by Jonesboro School District, located at 301 Hurricane Dr., on the Jonesboro High School Campus, within an R-1 Single Family Residential District.

**Attachments:**

[Drawings](#)

[Notices JBHS](#)

[ULS License - Cellular License - KNKN796 - ALLTEL CENTRAL ARKANSAS](#)

[CU 13-08 Application](#)

[CU 13-08 Documents](#)

[CU 13-08 LETTER](#)

[Photo Simulations](#)

[Staff Summary Report](#)

Ms. Tona Demures on behalf of the applicant appeared before the Commission. The applicant prepared a presentation in which she handed out. She noted that Dr. Wilbanks, Superintendent of JHS Schools provided a letter. By cell tower standards a 100 ft monopole is not that tall. This will not have much effect. The maximum tower height on a R-2 property is 100ft. Ms. Demures stated they have complied and exceeded recommendations. She commended the detail of the zoning ordinance to protect the community.

Mr. Spriggs stated no objections from Staff. Ms. Demures stated the setbacks are 50 ft from the property line and they are further out than that. She stated a stealth type tower is generally used for taller structures. There is residential on west and commercial on east and south. Mr. Spriggs stated they were required to look for co-locations and provided their reasoning as to why they could not find another location. Recommends approval with listed conditions.

Mr. Skip Mooney represents land owner, Mr. Mike Ebbert resides immediately west of the school property, 1808 Sherwood Drive. Mr. Mooney was surprised to see the school board officially have agreed to have a tower built on their facility. The School property, everything west of it is a subdivision has been there for years. The church near the property has children and the tower will be really close to the children. The street is a private drive that drives around to a parking lot. To put this tower on the edge of the parking lot and people that work there park in that lot. He walked the distance to the school itself and it is slightly over a 100 ft. to the school on same lot. All of the property next to the school is R-1. When a tornado hit Jonesboro and blew it away, now placing a tower does not make any since. He noted the high school's zoning is R-2.

Mr. Brad Herringer lives next door to Mr. Ebbert. He noted that the tower is not small to him and it will stand out. His concern was for the daycare and noted

the band also practices in the area. Read that Baltimore, Maryland council banned these developments where children were present. Believes there are better locations.

Ms. Dumeres stated they reason why cell tower companies pick a spot because there is too much usage in that area or there is not enough antenna usage there to support. The school will be getting financial compensation as well as residual such as better connectivity with internet. A cell towers antennas goes out about a mile and half, and there was a dead space and this location was seen as a need by Verizon to service the area. Data usage has increased over 8,000% and the school needs the enhanced usage. Federal government is moving to require states and towns to accommodate for failures in tornados and catastrophic events. They will not fall over as with years ago. The towers are engineered to collapse within any size compound.

Mr. Tomlinson stated when something is 100 % legal to our zoning, he has a difficult time turning it down. Tower companies are very thorough and good with engineering. No comments have been geared toward any regulations. Mr. Spriggs stated he received information that a tower cannot be denied just because someone dislikes the looks of it. The FCC has ruled cell towers as a utility.

Ms. Nix made motion for approval for conditional use. Mr. Scurlock, 2nd the motion, and noted it was offensive at first being that JHS hid it from view of their view but it will be in the view of the neighbors.

The motion PASSED with the following vote, with Mr. Scurlock voted Aye.

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

## **8. Staff Comments**

### **COM-13:039**

Final Approval:

Michael Goad, M-L Goad Homebuilders requests MAPC approval of a Site Plan Approval for an existing building refinish for the former Food Bank Building located at 3406 Culberhouse within a C-4 L.U.O. Neighborhood Commercial District.

**Attachments:** [Narrative Letter Proposal For Indoor Storage](#)  
[Ordinance 11\\_042](#)

Mr. Spriggs stated Mr. Goad would like to use the Food Bank for storage. There was no other compatible use for the property within the neighborhood. Mr. Goad stated the building will get a facelift, new paint, and will be more compliant in its future state. There will be small signage on the property. The back area on the right side will have access to the rear on the right. The rear will be fenced off. The loading dock will not be removed.

Mr. Tomlinson inquired about certain aesthetics. It will have two large overheads doors and replaced with panels.

Motion made for approval by Mr. Tomlinson and seconded by Mr. Scurlock.

The motion **PASSED** with the following vote, with Mr. Scurlock voting Aye.

**Aye:** 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jerry Reece

**Absent:** 2 - Paul Hoelscher and Ron Kelton

**COM-13:041**

Dr. Robert Abraham requests MAPC concept review on a development for a housing development located north of Johnson Avenue on Bradely Street.

**Attachments:** [Aerial Map](#)  
[Layout Plan](#)

Mr. George Hamman stated they have 88 units. Mr. Hamman stated there might be multifamily homes and open space. He did note there may be drainage concerns addressed. It is an existing platted area.

Mr. Spriggs stated it will have lower units than permitted on the lots. The area is north of Johnson. No action is needed since they are only requesting a conceptual review. Mr. Spriggs stated the streets will be private and there is no objection to the design. No issues or concerns were voiced by the Commission.

**9. Adjournment**