



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, September 10, 2013

5:30 PM

300 S. Church Street

1. Call to order

2. Roll Call

Present 5 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Kim Schrantz and Jim Scurlock

Absent 4 - Paul Hoelscher; Ron Kelton; Beverly Nix and Jerry Reece

3. Approval of minutes

[MIN-13:079](#)

Approval of the August 13, 2013 MAPC Meeting Minutes

Attachments: [MeetingMinutesAugust 2013](#)

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

Aye: 5 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Kim Schrantz and Jim Scurlock

Absent: 4 - Paul Hoelscher; Ron Kelton; Beverly Nix and Jerry Reece

4. Preliminary Subdivisions

[PP-13-25](#)

Preliminary Subdivision:

TraLan Engineer Co. on behalf of Stephen Southard, Owner requests MAPC approval of a Preliminary Subdivision- Southbound Subdivision located on Commerce Drive, North of Rees Dr. Property is currently zoned R-2 Low Density Multi-Family and RM-12 L.U.O. Multi-Family. Total acreage 3.12 acres with 9 lots.

Attachments: [SOUTHBOUND SUBDIVISION](#)
[SOUTHBOUND SUBDIVISION PLAT](#)

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

Aye: 5 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Kim Schrantz and Jim Scurlock

Absent: 4 - Paul Hoelscher; Ron Kelton; Beverly Nix and Jerry Reece

PP-13-27

PP: 130-27 Preliminary Subdivision: South Oaks Phase 2 Revised

George Hamman Civilogic on behalf of the Owner- Mr. Jack Jones requests MAPC's preliminary approval for a Preliminary Subdivision located East of Wood Street, North of Amberwood Dr.

Attachments: [Revised Preliminary Plan](#)
[SouthOakSub_Aerial](#)
[SouthOaksAdditionPhase2_Original Plat](#)
[south oaks ph 2 revised preliminary set 9-5-13](#)

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

Aye: 5 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Kim Schrantz and Jim Scurlock

Absent: 4 - Paul Hoelscher; Ron Kelton; Beverly Nix and Jerry Reece

PP-13-28

Final Plat Approval:

George Hamman, Civilogic on behalf of the Owner, Mr. Brandon Winters requests MAPC final approval of the Final Plat for property previously approved by the MAPC for 7 duplex lots located on Thorn, Clark and Vera Streets.

Attachments: [Winters Final Plat](#)

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

Aye: 5 - Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Kim Schrantz and Jim Scurlock

Absent: 4 - Paul Hoelscher; Ron Kelton; Beverly Nix and Jerry Reece

5. Final Site Plan Approval

SP-13-16

John Easely, Associated Engineering on behalf of his client Cesar & Becky Islas request MAPC Final Site Plan Review of a Planned Unit Development - P.U.D. approved in September, 1999 by the MAPC. The proposed plan will complete the build-out of the remaining units remaining of the original 96 units approved. The applicant is requesting approval of 36 units (3 twelve-plexes) (See attached Plans).

Attachments: [Caraway Commons Drawings](#)

Mr. John Easely, Associated Engineering appeared before the Commission summarizing the proposal of the Final Development Plan.

Mr. Spriggs gave comments regarding the proposed plan. Noted that this phase will complete the build-out of the remaining units- of the original 96 units approved. The applicant is requesting approval of 36 units (3 twelve-plexes). Mr. Easely pointed out the new structures.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be approved. The motion PASSED with the following vote.

Aye: 5 - Lonnie Roberts Jr.; Joe Tomlinson; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

Abstain: 1 - Brian Dover

SP-13-17

Site Plan Review: Large Scale Development: Existing R-3 Property: The Reserve at Sage Meadows.

Engineer Travis Fischer/TraLan Engineering, on behalf of the Owner: The Reserve at Sage Meadows, LLC is requesting MAPC site plan approval for 41 one-bedroom and two bedroom units located on a 7.00 acre tract of land off of Prairie Dunes Lane in Sage Meadows Subdivision.

The Applicants are also requesting that Prairie Dunes Lane be renamed to Reserve Boulevard. (This Item is requested to be untabled and acted on by the MAPC).

Attachments: [The Reserve at Sage Meadows-Overall Concept](#)
[The Reserve at Sage Meadows Concept-Site Dimension Plan](#)

Ms. Beverly Nix made the motion. But due to she was absent at the first had to make note. Tabled for this item.

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, that this matter be Withdrawn at the request of Mr. Don Parker. The motion PASSED with the following vote.

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

SP-13-18

Site Plan Approval: SP13-18

George Hamman, Civilogic, on behalf of Cinema Management Group, Inc. requests MAPC approval of a final site plan for a movie theater to be located on land recently rezoned to C-3 L.U.O. located just north and east of 5600 E. Johnson Ave.

Attachments: [MovieTheater Layout](#)

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Read . The motion PASSED with the following vote.

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

SP-13-14

Evers Brown requests MAPC's review and approval of a Site Plan for 1504 Stadium Blvd., for property zoned C-3 L.U.O., for a proposed 5,500 sq. ft. Commercial Building. MAPC Site Plan approval is required per ORD 10:086, passed December 7, 2010.

Conditions:

1. The following uses shall be allowed only as a Conditional Use, and shall be approved by the

Metropolitan Area Planning Commission (MAPC):

- A) Carwash
 - B) Cemetery
 - C) Construction Service
 - D) Convenience Store
 - E) Fast Food Restaurant
 - F) Gas Station
 - G) General and Limited Vehicle Repair
- 2) That a lighting and landscaping plan be prepared and submitted to the City Staff for review.
- 3) That a buffer of ten feet (10') be provided on the north and south sides of the parcel, when abutting residential uses, and that a buffer of twenty feet (20') be provided on the east side of the parcel, when abutting residential uses. Privacy fencing be installed where the site abuts residential uses.
- 4) That the proposed development shall satisfy all requirements if the City Engineer, satisfying all requirements of the current Storm Drainage Design Manual.
- 5) That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by City, state, and local agencies shall be satisfied.

Sponsors: Planning

Attachments: [Report](#)
[SP 13-209 1504 STADIUM -- APPLICATION](#)
[Ordinance 10_086](#)
[EVERS BROWN 1504 STADIUM SDP SET 9-6-13](#)
[Permission for Evers Brown 3002 Kingsbury](#)

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, that this matter be approved with the stipulations made by staff including the cross access easements. The motion PASSED with the following vote.

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

6. Conditional Use

CU-13-10

Conditional Use Request: Rachel Dean requests MAPC Conditional Use Approval for a proposed in home daycare for the purpose of caring for 8 children or less within an R-1 Single Family District located at 305 Gilbert.

Attachments: [Staff Report](#)
[CU 13 10_305 Gilbert](#)
[SP 13-10 305 GILBERT CERTIFIED NOTICES](#)
[305 Gilbert_Aerial](#)
[Robindale4thADD Plat](#)

Applicant: Ms. Rachel Dean was not able to make it; however, her husband Mr. Dean appeared before the Commission requesting approval.

Public Input: None.

Staff: Mr. Spriggs gave staff summary comments.

Commission Action:

Motion was made by Mr. Tomlinson to approve the Conditional Use, with the conditions stated. Motion was 2nd by Mr. Dover.

The motion PASSED with the following vote:

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

CU-13-11

CU 13:11 (Revision)

Conditional Use Request: Address Change: Dewayne Sharp requests MAPC Approval to move facility two lots west (Change from lots 6 and 7 of Jonesboro Industrial Mini Park #2, to Lots 4 & 5 within an existing I-2 General Industrial Zoning District). Conditional Use was granted by MAPC September 10, 2013.

CU 13:11: Dewayne Sharp requests MAPC Conditional Use Approval for a Metal Recycling Facility to be located at end of Vance Drive, lots 6 and 7 of Jonesboro Industrial Mini Park #2 use within an existing I-2 General Industrial Zoning District.

Attachments:

[Letter Requesting Site Relocation](#)
[New Site Plan](#)
[New Grading Plan](#)
[Jonesboro Mini-Park Replat Signed](#)
[CU 13 11 Application Vance Drive](#)
[Vance Drive Aerial](#)
[Zoning Map](#)
[Previously Approved Site Plan](#)
[Jonesboro Recycling Site Application](#)
[Jonesboro Recycling Fac ECM SP-3](#)
[Staff Report](#)

Applicant: Mr. Carlos Wood presented the request for a Conditional Use Site Plan Application approval on behalf of the developer for a recycling facility; the specialist for the developer will also be available to answer any specific questions. Mr. Wood also recognized that he was aware of the neighbor-ASU's concerns, and he is asking for site plan approval.

To answer a couple of those questions, Mr. Woods stated that they are planning to put up a perimeter fence or a barrier to deal with the sight issues; the height needs can be determined with the City and the neighbor.

Mr. Greg Pheland with Environmental Service Group (ESG), Little Rock, AR; representing Sharp Recycling appeared before the Commission with a power point presentation.

Mr. Greg Pheland: Stated that he was hired by the developer to address all compliance issues with OSHA and the EPA, and he handles all of the environmental regulation requirements.

Mr. Pheland stated that ESG has been in the business for 20 years. Staff is comprised of certified safety personnel and environmental professionals. They have clients in over 30 states. We currently provide them with permits for

air, water, and land and hazardous waste programs. Mr. Pheland showed a copy of the storm-water permit for the facility they have in Pocahontas, AR. We developed their SW-3P storm-water prevention plan. We serve as their liaison to OSHA and the EPA to assure 100% compliance. They have a spill prevention control plan as well. We train on all aspects and update the plan, and report to the EPA as needed. And we certify integrity testing through our own agency. ESG provides storm-water training, and safety training for folk-lift certification. Written emergency plans for evacuation are done. Our results are awareness training, inspections and record keeping with full compliance.

MAPC Questions:

Mr. Tomlinson: What type of metals are you speaking about? Automobiles?

Mr. Pheland: Yes, there will be automobiles and scrap metals. Mr. Tomlinson: I know that you are speaking of installing a fence but, I do not know of a fence that would be tall enough to hide an existing facility that we have in Jonesboro.

Mr. Pheland: Showed photographs of the facility in Pocahontas, AR. Showing the entrance, he stated that there is no way to tell- if you are just passing that it is a scrap yard. Mr. Tomlinson made reference to the aerial photograph in the staff report and stated that the site looked pretty scattered. He added that he can see why ASU and the general Industrial Park could be concerned. It needs to be monitored very closely.

Mr. Pheland: We represent other recycling facilities and people have concerns about "eyesores". There are things that can be built where it would not be an "eyesore". As far as the concern for vermin, which the property is zoned I-2, which allows auto recycling. One would think you would have vermin with the existing vegetation. This isn't a trash house; this is metal recycling. I don't think vermin is a real issue.

Mr. Dover: What is the turn-around for the metal put out or bring in for recycling? Mr. Pheland: 1-week to 10 days; you build up and then you turn it over.

Mr. Tomlinson: What forms of transportation do you use to get rid of it? Mr. Pheland: It would be on truck.

Mr. Carlos Wood: We also have plans for a building to house smaller items (precious metals, i.e. copper) inside.

Mr. Dover: The larger materials will be automobiles? Mr. Pheland: Yes, they are push/pull, and then they will be crushed and shipped out.

Staff Presentation:

Mr. Otis Spriggs: The applicant is hoping to locate the recycling facility within our existing I-2 Heavy Industrial District, in the Industrial Park, Lot 6 & 7 on Vance Drive.

The applicant approached Planning Staff over 4 months ago, seeking to find a site within a permitted district. We attempted to locate a site within the I-2 Districts, with mostly problematic sites that were designated within the floodplain; but recently the applicant inquired on the subject site. Staff sent the request through the Conditional Use process, because we felt that it fell into the category of the handling of solid waste, as well as processing and

manufacturing of the materials.

Our concern as staff was to assure that the facility can be located here with consideration of access management, issues of screening and buffering, coordination and pavement of drives to prevent mud on the road, as seen with these types of uses.

We were presented case details and information with a level of comfort-ability that the facility would be run in an orderly and clean fashion, and it would address any issues of staff and the Commission. Five possible conditions were drafted and read:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local certifications be obtained and maintained by the applicant.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.
3. That a minimum 8-ft. secured solid fencing be installed around the perimeter of the facility to block any storage of metals from road view.
4. Public Roads and drive areas shall be maintained and free from debris or mud.
5. A final site plan shall be submitted to the Planning and Engineering Departments depicting all site design, paved road access within public areas, etc.

The site plan was shown on the projection screen.

Public Input:

Mr. Charley Applebee, Vice Chancellor of ASU Newport, appeared before the Commission. He stated that their Jonesboro Campus Facility is located on Krueger Dr.

Mr. Applebee added: This facility is specified to be located will be located across the ditch from our new Fowler Family Hospitality Service Building, opened a month ago. We are doing training on hospitality managements and culinary arts. Mr. Applebee made reference to the displayed photographs from the Pocahontas facility and stated that it was taking from the best possible angle. If he could pan the camera to the left, you would be able to see piles of metals above the fence line (probably higher than 8 ft.). I found this picture available using street view. Our concerns include: one of site and for the hospitality services- issues of smells and odors. I didn't hear anything presented that would address smells and odors; other than being in compliance with the regulations. Our facility is experiencing growth and our enrollment is up 65% over last year. We have approximately 420 students enrolled in full credit classes, and 80 to 100 people in apprenticeship courses. So all of these people will come in contact with a facility that will be at least thirty or forty feet from our campus.

Ms. Nix: What equipment will you plan to install? (i.e. balers shredders, and

shears?)

Applicant: Mr. Dwayne Sharp: We will have balers to compress the car in cubes and shears to cut steel with. Ms. Nix: Will you have an auto flattener? Mr. Sharp: We will you have an auto flattener, it really a baler. Ms. Nix: On the materials, will you store those inside or outside? Mr. Sharp: The precious metals will be stored inside. Ms. Nix: do you have any comments about the odor that you would like to make? Mr. Sharp: I haven't had any odor complaints at the other facility.

Mr. Spriggs: Do you know what the maximum storage height potential is?

Mr. Sharp: The maximum height of storage at the facility can be 8 to 10 ft. We can keep it down lower if there is a problem. We can stack it higher at the other location. There are neater stacks than Jonesboro is accustomed to seeing.

Mr. Spriggs: Would you be agreeable to a maximum storage potential height of 10 ft. high? Mr. Sharp: Yes.

Mr. Spriggs: Would you be willing to install a 10 ft. privacy fence for screening purposes?

Mr. Carlos Wood: Requested a brief recess to confer with his client. Commission granted.

Mr. Roberts: Please verify on the aerial where the facility is located.

Mr. Applebee: Based on the type of equipment, I voice concern of noise of crushing automobiles relative to students.

Ms. Nix: What are you planning to recycle? Mr. Wayne Sharp: Scrap metals, automobiles, copper, aluminum, no plastics, batteries, etc.

Photographs were shown by Mr. Pheland, of the existing facility in Pocahontas.

Mr. Pheland: This one of the cleanest facilities. You will not find a better group of guys that run this facility. Mr. Roberts how high are the car pickers, are they visible? Mr. Pheland: yes they are visible. Mr. Wood: The client would be willing to put in a taller greenery that could grow much higher.

Mr. Spriggs asked for information from the applicant concerning the hours of operation or days of closure that may be beneficial in addressing the concerns about noise?

Mr. Gary Ingels, CEO of Environmental Services Group Inc., addressed the odor and noise issues: Dwayne Sharp: 8-5 will be the hours of operation M-F, and possible till noon on Saturday.

Mr. Spriggs: Usually it is the inverse of impacts within Industrial Districts regarding issues of noise and odor where it relates to residential and office uses. We tend to keep residential uses away from the Industrial or Manufacturing; or any uses that could be adversely impacted by industry are

typically situated away from this district. Schools and educational uses are allowed within the code only as a conditional use process within the I-2 District.

Mr. Spriggs asked Mr. Wood: Are there any design elements of the site plan that could address the proximity issues?

Mr. Wood: We have the detention pond located on the southern side of the property. We also need fill material to raise the site. We could stipulate a distance from our south property line to begin our stacking and storage for example 100 ft. We will open around the first of the year.

Mr. Spriggs: Will time allow you to bring back a site plan to address the issues brought up today such as screening?

Mr. Wood: Yes we could bring back details to address issues of odor. We could place those near the front where there are hydro-carbons. Are you required by our state agency permits to supply an operational/procedures management plan? If so can we be copied on it?

Mr. Pheland: Yes as part of the storm water management plan. Mr. Wood we can provide that as part of the final site plan approval process.

Mr. Pheland: We recently had an issue of noise in Springdale, AR. They will not have a shredder here. We did a noise test and they had a shredder of metals that averaged 70 decibels. it was below. Location and placement of equipment will reduce that level. Odors and hydrocarbons, will not be an issue as well. This is not a solid waste facility, it is a scrap yard. The hydro carbons are drained from the vehicles and placed in containers. Those are requirements from the State.

Commission Action:

Motion was made by Mr. Scurlock to approve the Conditional Use, although he is concerned about what we are doing; with the conditions stated and the requirement that we see a final site plan. Motion was 2nd by Mr. Dover.

The motion PASSED with the following vote:

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

7. Rezoning

RZ-13-16

Rezoning Case: RZ 13-16: Lowell French and Steve Prestidge, Owners and Josh Brown of Haag Brown Commercial requests MAPC approval of a rezoning from R-1 Single Family Residential to C-3 General Commercial District, for 1.2 acres located at 2006 Greenway Lane and 5710 E. Johnson.

Attachments: [RZ13 16 Application](#)
[REZONING PLAT](#)
[Staff Report](#)

Applicant: Mr. Josh Brown of Haag/Brown appeared before the Commission for the rezoning request, to change the property from R-1 to C-3 General Commercial. Mr. Brown made observation of the previous case: The movie theater that adjoins the property, and stated that the success of the cinema project will be contingent upon them gaining sewer access. Mr. Spriggs explained that the sewer line connection would have to be coordinated with CWL, and it is not under any City controls. Mr. Brown explained that there are two homes adjacent to Greenway Lane. He noted that his client/owner of the subject rezoning would like to remain in their home until such time the property is sold and ready for redevelopment.

Mr. Spriggs stated that the Commission may stipulate a sunset clause that the residents could continue dwelling in the residence for a period of 3 years or until such time the property is sold for redevelopment. If an extension is needed, the owners may appear before the Commission to request an extension of time. The Commission agreed.

Staff: Mr. Spriggs gave Staff comments noting the surrounding conditions and the adjacency of the two (2) recent rezonings to C-3 L.U.O. that occurred last month to the West and Northwest of the subject site. Mr. Spriggs noted that the Current Land Use Map recommends Single Family for the subject site; however Staff supports a recommendation to Council for consideration of a map revision to address this gap in the plan, as some form of commercial along a major highway/arterial. The Master Street Plan will have to be complied with (E. Johnson is a major arterial). No further comments were made by the Engineering Staff. And no objections were received from the agencies nor departments during the Pre-Development meeting held previously.

Public: No public input or opposition appeared.

Commission Action:

Mr. Scurlock made a motion to place Case: RZ-13-16 on the floor for recommendation by MAPC to the City Council with the noted stipulations and that changing the zoning of this property from R-1 Single Family Medium Density to the proposed C-3, L.U.O., General Commercial District is compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Tomlinson.

The motion PASSED with the following vote:

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

RZ-13-17

Rezoning Case: RZ 13-17: Michael Book, Owner and Josh Brown of Haag Brown Commercial request MAPC approval of a Rezoning from R-1 Single Family Residential to C-3 General Commercial District, for 3.08 acres of land located at 4200 E. Johnson.

Attachments: [RZ13 17 Application](#)
[Staff Report](#)
[Rezoning Plat](#)

Applicant: Mr. Josh Brown of Haag/Brown appeared before the Commission

for the rezoning request, to change the property from R-1 to C-3 General Commercial. Mr. Brown noted that the location is west of the last case, proceeding west on Johnson towards the University. He noted that Prospect Missionary Baptist Church had appeared previously and attempted to rezone the property, but later made other plans.

Staff: Mr. Spriggs gave Staff comments noting the surrounding conditions Mr. Spriggs noted that the Current Land Use Map recommends Public/Semi-Public Institutional because of the Church use; however Staff supports a recommendation to Council for consideration of a map revision to address to demand for commercial along the major highway/arterial. The Master Street Plan will have to be complied with (E. Johnson is a major arterial). Staff feels that the site plan to come later, will address good access management as it relates to Pleasant Grove Rd.

Mr. Spriggs noted to the Commission and the applicant that in order to limit the permitted use lists and avoid undesirable uses, a Limited Use Overlay revision is highly recommended. The applicant agreed.

No further comments were made by the Engineering Staff. And no objections were received from the agencies nor departments during the Pre-Development meeting held previously.

Public: No public input or opposition appeared.

Commission Action:

Mr. Scurlock made a motion to place Case: RZ-13-17 on the floor for recommendation by MAPC to the City Council with the noted stipulations and that changing the zoning of this property from R-1 Single Family Medium Density to the proposed C-3, L.U.O., General Commercial District is compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Tomlinson.

The motion PASSED with the following vote:

Aye: 5 - Joe Tomlinson; Brian Dover; Beverly Nix; Kim Schrantz and Jim Scurlock

Absent: 3 - Paul Hoelscher; Ron Kelton and Jerry Reece

8. Staff Comments

9. Adjournment