



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, July 11, 2017

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent** 1 - Rick Stripling

### 3. Approval of minutes

[MIN-17:076](#)

Meeting Minutes from June 27, 2017 MAPC Meeting.

**Attachments:** [MAPC Meeting Minutes from June 27, 2017 Meeting](#)

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 1 - Rick Stripling

### 4. Miscellaneous Items

**SP-17-04**

**SITE PLAN REVIEW: Kathleen Street - McKnight Falls Apartments Phase II**

Michael Boggs of Tralan Engineering on behalf of McKnight Falls, LLC is requesting MAPC approval of a Site Plan for McKnight Falls Apartments Phase II. The overall Site Plan includes three six-plexes, one five-plex, twenty-seven four-plexes and thirty-eight three-plexes for a total of 245 units. This development will be within an R-6 Limited Use Overlay District.

**Attachments:**

[McKnight Falls Phase II - Plan Set](#)  
[McKnight Falls - Phase II - Site Plan](#)  
[McKnight Falls Phase II - Overall Site Plan](#)  
[Application - Grading](#)  
[Aerial View of Location](#)  
[Ordinance for Zoning](#)

**APPLICANT:** Mr. Michael Boggs requested MAPC approval of a site plan for McKnight Falls Apartments Phase II. The overall site plan includes three sixplexes, one fiveplex, twenty-seven fourplexes and thirty-eight triplexes for 245 units. The development will be within an R-6 Limited Use Overlay District. Mr. Boggs said the overall development would have 10 units an acre. There will be total of 287 units in this area.

**STAFF:** Mr. Derrel Smith from the Planning Department recommended approval since this request did meet all of the Cities subdivision requirements.

**No Public Comments.**

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 1 - Rick Stripling

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

**7. Conditional Use**

**CU-17-10**

**CONDITIONAL USE: CU 17-10: 3704 Nestle Road**

Marystel Appleton is requesting MAPC approval for property located at 3704 Nestle Road for a Conditional Use for placement of a new Manufactured Mobile Home Residential Design within an R-1 Single Family District Lot.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Residential Application](#)  
                              [Sales Agreement](#)  
                              [Location of Manufactured Mobile Home](#)  
                              [Pictures of the Manufactured Home](#)  
                              [Aerial View of Location](#)  
                              [Adjoining Property Owners Notifications](#)

**APPLICANT:** Ms. Marystel Appleton requested MAPC approval for property located at 3704 Nestle Road for a Conditional Use to place a new manufactured mobile home with residential designs within an R-1 Single Family Residential District. Ms. Appleton explained that she has purchased a nice mobile home for the property. She just wants to upgrade the property.

**STAFF:** Mr. Derrel Smith recommended approval with one condition:  
1. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

**No Public Comments.**

**A motion was made to approve the request with the recommended conditions attached from the Planning and Zoning Department.**

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 1 - Rick Stripling

**CU-17-11**

**CONDITIONAL USE: CU 17-11: 4202 S. Caraway**

Halsey Self-Storage is requesting MAPC approval for property located at 4202 S. Caraway for a Conditional Use for placement of Self Storage Buildings within a C-3 General Commercial District.

**Attachments:**

[Application](#)

[Staff Summary](#)

[Areas around the Property](#)

[Halsey Self Storage SDP](#)

[Overview](#)

[Aerial View of Property](#)

[Property Owner Notification Returned Letter Signed](#)

[Property Owners within 200 ft](#)

**APPLICANT:** Mr. John Easley representing Halsey Self-Storage requested MAPC approval for property located at 4202 South Caraway Road for a Conditional Use for placement of self-storage buildings within a C-3 General Commercial District. Mr. John Easley said the applicant wants to complete Phase II of the ministorage units that were originally built in 2007. They are also requesting the same conditions as the original mini storages that were built in 2007.

**STAFF:** Mr. Derrel Smith recommended approval of this request with one condition attached:

1. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

A motion was made to approve the request with the recommended conditions attached from the Planning and Zoning Department.

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

**Aye:** 5 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey and Jimmy Cooper

**Absent:** 1 - Rick Stripling

**Abstain:** 2 - Jim Little and Dennis Zolper

**8. Rezonings**

**RZ-17-16**

**REZONING: RZ 17-16 500 Block between Gladiolus and Brookstone Drive**

Victor J. Ditta is requesting MAPC approval of a Rezoning from C-3 General Commercial District to RM-16 Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher located at the end of Gladiolus Drive in the 500 Block between Gladiolus and Brookstone Drive.

This has been pulled until MAPC July 11th Meeting.

**Attachments:**

[Application](#)

[Staff Summary](#)

[Rezoning Plat](#)

[Traffic Report](#)

[Property Owner Notifications](#)

[USPS Certified Return Cards](#)

[USPS Receipts](#)

[Aerial View of Location](#)

**APPLICANT:** Mr. Victor Ditta requested MAPC approval of a rezoning from C-3 General Commercial District to RM-16 Residential Multifamily Classification allowing for up to 16 units per met acre. The RM-16 zoning includes all forms of units, duplexes, triplexes, quads, and higher. This property is located at the end of Gladiolus Drive in the 500 Block between Gladiolus and Brookstone Drive.

**APPLICANT:** Mr. Jim Gramling said the land is currently zoned C-3 and is surrounded by C-3 properties. There is a large ditch on the western boarder that provides a good buffer zone between the proposed rezoning and the residential neighborhood next to this location. Mr. Gramling said his client is willing to provide additional buffering if the MAPC feels like that would be needed in order to get this rezoning approved. His client is also in negotiations with the adjacent property owners to get access to Parker Road. This access to Parker Road would be the second access needed in order to meet Fire Code and get a building permit for this development. Mr. Gramling felt like the addition of this road would help the traffic in that area rather than make the traffic worse. They also did a traffic study. The traffic study showed that a majority of the traffic that would normally turn left on to Harrisburg Road would be rerouted on to Parker Road once this secondary roadway was developed. Mr. Gramling also pointed out the Staff Summary shows the property to be half in a High Intensity Growth Sector and a Moderate Intensity Growth Sector. He felt like the uses that are allowed in C-3 zonings are more aligned with High Intensity Growth Sectors rather than Moderate Intensity Growth Sectors. Mr. Gramling also reiterated they understood that any future development would depend on them getting access to Parker Road.

**STAFF:** Mr. Derrel Smith pointed out the request does meet 5 of the 6 rezoning criteria. The only one that it does not meet is the request consistency with the Land Use Map. The Land Use Plan only allows for a maximum for 14 units per acre in High Intensity Growth areas. This request is asking for 16 units per

acre. They do meet all other rezoning criteria. The Planning Department does feel like this is a good request as long as they get the second access. The Planning Department does recommend the MAPC put some stipulations with the approval of this request:

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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

**PUBLIC COMMENT:** Ms. Young was at the meeting to voice her opposition to this request. Ms. Young lives behind the proposed development in Woodland Heights and does not feel like this is good for their neighborhood. There are people in her neighborhood that have already put their houses up for sale because of this request.

**COMMISSION:** Mr. Jim Little asked if Woodland Heights would be on the other side of the ditch behind this proposed development.

**CHAIR:** Mr. Lonnie Roberts told Mr. Little that Woodland Heights was on the other side of the ditch behind the proposed development.

**COMMISSION:** Mr. Kelton asked the applicant what kind of screening and buffering they were going to provide with this development.

**APPLICANT:** Mr. Gramling said they were willing to provide additional trees if the MAPC would like to see that.

**COMMISSION:** Mr. Kelton also asked if the applicant was willing to reduce the density from RM-16 to RM-14.

**APPLICANT:** Mr. Gramling said his client was willing to reduce the density from RM-16 to RM-14.

**COMMISSION:** Mr. Jim Little wanted to know the density of the apartments next to this proposed development. That information was not available at the meeting.

**CHAIR:** Mr. Lonnie Roberts said it would not match up to the RM-16 zoning anyway.

**ATTORNEY:** Ms. Carol Duncan recommended the MAPC vote to amend the rezoning request from RM-16 to RM-14.

The MAPC voted to approve the amendment.

**ENGINEERING:** Mr. Michael Morris pointed out the Fire Code says the

secondary entrance only needs to be useable by a Fire Truck and not necessarily a public road.

**APPLICANT:** Mr. Kent Arnold said they are proposing a 27-foot street with curb and gutter to Parker Road.

**COMMISSION:** Mr. Reece asked Mr. Kent Arnold what his plans would be if they were not able to secure access to Parker Road.

**APPLICANT:** Mr. Kent Arnold said they would rezone the property back to C-3 General Commercial District.

**No more Public Comments.**

A motion was made to approve the rezoning with the stipulation that were read by the Planning Department as well as adding the conditions of a dedicated public ingress and egress for public use and additional trees for buffering.

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

**Aye:** 5 - Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper and Jim Little

**Nay:** 1 - Jerry Reece

**Absent:** 1 - Rick Stripling

**Abstain:** 1 - Dennis Zolper

**RZ-17-17**

**REZONING: RZ 17-17 512 W. Jefferson**

Gary and Lisa Harpole is in the process of purchasing from Halsey Partners, LLC are requesting MAPC approval of a Rezoning from C-2 Downtown Fringe Commercial District to RS-4 Single Family Residential District, minimum 10,890 square foot lot required for .36 +/- acres of land located at 512 W. Jefferson.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Plat](#)  
                              [Warranty Deed](#)  
                              [Aerial View of Location](#)  
                              [USPS Receipts](#)  
                              [Signed](#)  
                              [USPS Returned Cards](#)

**APPLICANT:** Mr. Gary Harpole requested MAPC approval of a rezoning from C-2 Downtown Fringe Commercial District to RS-4 Single Family Residential District. This residential zoning required a minimum lot size of 10,890 square feet. The property is located at 512 West Jefferson. Mr. Harpole said he wants to build a single family home on the lot.

**STAFF:** Mr. Derrel Smith recommended the rezoning request be approved 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. Any change of use shall be subject to Planning Commission approval in the future.

**No Public Comment.**

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

**Aye:** 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper and Dennis Zolper

**Absent:** 1 - Rick Stripling

**Abstain:** 1 - Jim Little



**RZ-17-18**

**REZONING: RZ 17-18 5614 Maple Valley Drive**

Wade Carpenter is requesting MAPC approval of a Rezoning from C-4 Neighborhood Commercial District to RS-2 Single Family District for .88 +/- acres of land located at 5614 Maple Valley Drive.

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Rezoning Plat](#)  
                              [Aerial View of Location](#)  
                              [Minutes](#)  
                              [Warranty Deed](#)  
                              [USPS Receipts](#)  
                              [USPS Cards](#)

**APPLICANT:** Mr. Wade Carpenter requested MAPC approval of a rezoning from C-4 Neighborhood Commercial District to RS-2 Single Family Residential District for .88 +/- acres of land located at 5614 Maple Valley Drive. Mr. Carpenter said they would like to remodel the inside so they can make the location their permit residence.

**STAFF:** Mr. Derrel Smith recommended approval 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. Any change of use shall be subject to Planning Commission approval in the future.

**APPLICANT:** Mr. Wade Carpenter pointed out the address was 5416 not 5614 Maple Valley Drive.

The MAPC voted to approve the rezoning request with the recommended conditions and the updated address of 5416 Maple Valley Drive.

A motion was made by Jim Scurlock, seconded by Ron Kelton, that this matter be Recommended to Council. The motion **PASSED** with the following vote.

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 1 - Rick Stripling

**9. Staff Comments**

**RZ-17-20**

**REZONING: RZ 17-20: Text Zoning Amendment**

An Ordinance to define and Provide Zoning Classifications for Pharmacies, Medical Marijuana Dispensaries and Medical Marijuana Cultivation Centers for approval to be recommended to City Council for Adoption.

**Attachments:**     [Amending Zoning Ordinance for Medical Marijuana](#)  
[Map Locations](#)

**STAFF:** Mr. Derrel Smith from the Planning Department presented an ordinance to define and provide zoning classification for pharmacies, medical marijuana dispensaries and medical marijuana cultivation centers for approval to be recommended to City Council for adoption.

**ATTORNEY:** Ms. Carol Duncan said she has met with other cities to see what they were doing. State law requires the city to treat this the same as a pharmacy. They felt like allowing pharmacies and marijuana dispensaries in C-3 General Commercial Districts and pharmacies and cultivation centers I-1 Limited Industrial Districts and AG Agricultural Districts.

**COMMISSION:** Mr. Dennise Zolper asked what other cities were doing.

**ATTORNEY:** Ms. Carol Duncan said other cities are asking if we would send them our proposed ordinance. She did point out some cities are requiring a Conditional Use for these request but she did not want to do that in Jonesboro.

**No Public Comment.**

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

**Aye:** 7 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 1 - Rick Stripling

**COM-17:048**

**Lamar Outdoor Advertising Presentation on Billboards**

This has been withdrawn till August.

**Withdrawn**

**10. Adjournment**