



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, September 12, 2017

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Lonnie Roberts Jr.; Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent** 3 - Ron Kelton; Jim Scurlock and Rick Stripling

### 3. Approval of minutes

[MIN-17:100](#)

MINUTES: Meeting Minutes from August 22, 2017 MAPC Meeting.

**Attachments:** [MAPC Meeting minutes from August 22, 2017](#)

**Approved**

**Aye:** 5 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 3 - Ron Kelton; Jim Scurlock and Rick Stripling

### 4. Miscellaneous Items

**SP-17-06**

**SITE PLAN REVIEW: 3912 Stadium Blvd**

Grant W. Goode of Quality Development, LLC is requesting Site Plan Approval for Mini-Storages to be placed at 3912 Stadium Blvd per the rezoning conditions. This went thru a Conditional Use and was approved thru MAPC on 06.13.17 to allow a proposed new Self Storage Facility on a C-3 zoned General Commercial Lot.

**Attachments:**     [Site Plan](#)  
                              [Grading Plan](#)  
                              [Plat](#)  
                              [View of the Area](#)  
                              [Staff Summary CU 17-09 3912 Stadium Blvd. Storage Units](#)

**APPLICANT:** Mr. Grant Goode requested site plan approval for mini-storages at 3912 Stadium Blvd. This use was approved by the MAPC on June 13, 2017. The property is zoned C-3 General Commercial.

**APPLICANT:** Mr. Justin McGee represented Mr. Grant Goode at the meeting. He said they were aware of the concerns brought up by the Engineering Department regarding floodway issues, setbacks and hard paving. They have no problem meeting those requirements.

**STAFF:** Mr. Derrel Smith asked about the gravel parking.

**APPLICANT:** Mr. Justin McGee said his applicant was planning to keep the gravel parking lot because they are not going to be parking on it or renting out any part of that area.

**STAFF:** Mr. Derrel Smith said he would like to just see a gravel drive instead of having the total area graveled.

**COMMISSION:** Mr. Denise Zolper made a motion to approve the site plan with the following conditions:

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.
2. The applicant will be required to adhere to all codes and ordinances regarding parking lots.

**No Opposition.**

**Approved**

**Aye:** 5 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 3 - Ron Kelton; Jim Scurlock and Rick Stripling

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

**7. Conditional Use**

**8. Rezoning**

**RZ-17-25**      **REZONING: 1110 Loberg Lane**

George Hamman of Civilogic on behalf of Chris Ishmael is requesting a Rezoning from R-1 Single Family Residential District to RM-8 Residential Multi-Family Classification: Eight units per net acre, includes all forms of units, duplexes, triplexes, quads and higher with Limited Use Overlay District for 1.36 acres of land located at 1110 Loberg Lane.

**Attachments:**      Application  
                                 Staff Summary  
                                 Rezoning Plat  
                                 Land Survey  
                                 Opposition Letter  
                                 Letter from Renter for Rezoning  
                                 Letter about receipts from USPS  
                                 USPS Receipts

**APPLICANT:** Mr. George Hamman requested a Rezoning from R-1 Single Family Residential to RM-8 Residential Multi-Family. This zoning will allow up to eight units per acre and includes duplexes, triplexes, quads, and higher. They are also asking for a Limited Use Overlay. The property is located at 1110 Loberg Lane. Mr. George Hamman said they would like to place six duplexes on the property. He also wanted to point out there are other multi-family developments in the area. They are going to try to retain as many of the trees on the property as possible.

**STAFF:** Mr. Derrel Smith presented the staff comments.

**STAFF:** Mr. Derrel Smith asked Mr. Hamman what the Limited Use was.

**APPLICANT:** Mr. George Hamman said they were limiting this development to six units only.

**STAFF:** Mr. Derrel Smith said the Planning and Zoning Department did recommend 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. 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.

COMMISSION: Mr. Zolper said he was concerned about the number of units on the property.

COMMISSION: Mr. Jim Little asked when would be the appropriate time to tell the builder what the MAPC would want him to save in terms of trees.

STAFF: Mr. Derrel Smith said this was the time to add conditions to the rezoning. There has not been a site plan submitted.

OPPOSITION: There were several individuals at the meeting in opposition to this rezoning request.

Ms. Judy Casteel was opposed to the rezoning for a number of reasons: traffic, property values, crime and preservation of trees in the areas. She provided the Commission with pictures. She also noted the cemetery is not across from this property and that the applicant was aware the property was zoned R-1 when he purchased the property.

Mr. Mark McDermont was opposed to the rezoning request. He opposed the rezoning because of traffic and noise.

Mr. Steve Cud was opposed to the rezoning. This development is what he will see in his backyard. He does not want that to happen.

Ms. Vickie Carroll was opposed to the rezoning request. She does not think the applicant will be able to upkeep the apartments 20 years for now. She pointed out several apartment complexes tend to stay in good shape for a few years and then they begin to deteriorate and the owner does not have to fix it.

Mr. Shane Perkins was opposed to the rezoning request. He was opposed to the rezoning because of drainage issues in the area.

Ms. Wilson was opposed to the rezoning request. She likes to exercise on Loberg and the traffic is already bad. She was opposed to the rezoning because of traffic.

Ms. Mary Beth Williams was opposed to the rezoning request. She was opposed to the rezoning because of the garbage created by apartment complexes.

COMMISSION: Mr. Reece asked the applicant if they knew about the R-1 zoning when he purchased the property.

APPLICANT: Mr. Chris Ishmael said he was aware of the zoning when he purchased the property.

APPLICANT: Mr. George Hamman said in light of the concerns from the surrounding neighbors and that some of the Commissioners were missing from this meeting, he would like to table this issue until the first meeting in October.

A motion was made by Kevin Bailey, seconded by Dennis Zolper, that this

matter be Tabled. The motion passed and the request was tabled for the first meeting in October. The motion **PASSED** with the following vote.

**Aye:** 4 - Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Nay:** 1 - Jerry Reece

**Absent:** 3 - Ron Kelton; Jim Scurlock and Rick Stripling

**RZ-17-26**

**REZONING: 800 Southwest Drive**

First National Bank of Paragould is requesting a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial District for 3.54 acres of land located at 800 Southwest Drive

**Attachments:**     [Application](#)  
                              [Staff Summary](#)  
                              [Survey for First National Bank of Paragould](#)  
                              [Neighborhood Letter and Meeting Minutes](#)  
                              [Notifications of Property within 200 ft](#)  
                              [Returned Sign Neighbor Letters](#)  
                              [600 ft buffer around 800 Southwest Drive](#)  
                              [Certified Receipts](#)  
                              [Deed](#)  
                              [Affidavit of Compliance](#)  
                              [USPS Returned Certified Cards](#)

**APPLICANT:** Mr. Don Parker requested a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial District. He pointed out this request did meet all of the zoning criteria set by the Planning Department and there were no objections to this request from any other department within the city. They also held a neighborhood meeting mainly for informational purposes. No one attended the meeting.

**STAFF:** Mr. Derrel Smith presented staff comments. He 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. 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.

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

**Aye:** 5 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 3 - Ron Kelton; Jim Scurlock and Rick Stripling

**9. Staff Comments**

**[COM-17:063](#)**

REVIEW: Design Guidelines for Multi-Family Residential Development Booklet

**Attachments:** [Design Guidelines - Draft](#)

**STAFF:** Mr. Derrel Smith wanted to let everyone know that he has given the City Council members copies of multi-family residential design guidelines.

**COMMISSION:** Mr. Denise Zolper wanted to know what size developments these guidelines would apply too.

**STAFF:** Mr. Derrel Smith said these guidelines would apply to triplexes and up.

**10. Adjournment**