



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, April 13, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent 2 - Dennis Zolper and Paul Ford

3. Approval of minutes

[MIN-21:028](#)

MINUTES: MAPC Minutes from March 9th, 2021 MAPC Meeting

Attachments: [MAPC Minutes from March 9th, 2021 MAPC Meeting](#)

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-21-05](#)

FINAL SUBDIVISION PLAT APPROVAL: Wolf Meadows Phase 3

Taylor McBride of McAlister Engineering on behalf of WMPOF, LLC is requesting MAPC Final Subdivision Plat Approval for 54 proposed lots on 12.11 acres +/- located on the south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District: minimum 5,445 ft. lot required.

Attachments: [Application](#)
 [Staff Report](#)
 [Final Subdivision Plat](#)
 [Action Details from MAPC Meeting June 11, 2019](#)
 [All Phases of Wolf Meadows](#)
 [Legislation Sidewalk Details](#)
 [Ordinance](#)
 [Wolf Meadows and Prospect Farms Connection](#)
 [Aerial View of Location](#)

Taylor McBride of McAlister Engineering on behalf of WMPOF, LLC is requesting MAPC Final Subdivision Plat Approval for 54 proposed lots on 12.11 acres +/- located on the south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District: minimum 5,445 ft. lot required.

APPLICANT: Jason Marshall stated review as submitted.

STAFF: Ryan Robeson stated we have reviewed this and we recommend approval.

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Paul Ford

[PP-21-06](#)

FINAL SUBDIVISION PLAT APPROVAL: Lake Pointe Phase II

Mark Morris request MAPC approval for Final Subdivision - Lake Pointe Subdivision Phase 2 for 13 Lots on 6.41 acres located on the Lake Pointe Lane and Lake Pointe Cove.

Attachments: [Application](#)
 [Staff Report](#)
 [Final Subdivision Plat](#)
 [Overall Layout](#)
 [Plans](#)
 [Aerial View](#)

Mark Morris requests MAPC approval for Final Subdivision- Lake Pointe Subdivision Phase 2 for 13 Lots on 6.41 acres located on the Lake Pointe Lane and Lake Pointe Cove.

APPLICANT: Mark Morris stated we are seeking final approval for 13 lots on 6.4 acres and everything is finished.

STAFF: Ryan Robeson stated we have reviewed this and we recommend approval.

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Paul Ford

[PP-21-07](#)

FINAL PLAT APPROVAL: Tommy's Development Addition - Tommy's Car Wash - 3700 E. Johnson

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

Attachments: [Application](#)
 [Staff Report](#)
 [Plat](#)
 [Tommy's Development Car Wash landscape plan](#)
 [Aerial View of Location](#)
 [Tommys Subdivision Plans](#)

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

APPLICANT: Jeremy Bevill with Fisher Arnold stated we are requesting Final Subdivision Plat Approval.

STAFF: Ryan Robeson stated we have reviewed this and we recommend approval.

COMMISSION: Mary Margaret Jackson asked if the entrance would be off Johnson Road.

APPLICANT: Jeremy Bevill stated our connection to Johnson Avenue is a 3 lane street connection, Visions Avenue, and we connect to Hudson Drive on the north side of the project.

COMMISSION: Mary Margaret Jackson stated I was just wondering about the traffic stacking up like the other location.

APPLICANT: Jeremy Bevill stated there was a traffic study previously submitted when we gained subdivision approval.

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

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Paul Ford

7. Conditional Use

8. Rezonings

[RZ-21-05](#)

REZONING: 4503 Southwest Drive

Debra Mangrum and Tom Kirksey is requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District for 1.76 +/- acres of land located at 4503 Southwest Drive.

Attachments:

[Application](#)

[Staff Summary](#)

[Rezoning Plat](#)

[Description](#)

[List of Neighbors](#)

[Returned USPS Green Cards](#)

[USPS Green Cards](#)

[USPS Receipts](#)

[Valley View School USPS Green Card](#)

[Warranty Deed](#)

[Property Owner Notification Signed](#)

[Aerial View of Location](#)

Debra Mangrum and Tom Kirksey is requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential to “C-3” General Commercial District for 1.76 +/- acres of land located at 4503 Southwest Drive.

APPLICANT: Jim Gramling with Gramling Law Firm for Debra Mangrum and Tom Kirksey. This 1.76 acres on Southwest Drive is across the street from the Valley View Church of Christ, C-3 to the north and east of the property with R-1 to the west and south. All of the property that borders my client's property is owned by Gary Ezell who my client has spoken to and he has no opposition to this request. I generally like to have neighborhood meetings anytime we are going against residential property but did not because of the Covid restrictions. I did send letters to everyone on the notice list letting them know they could set up an appointment. There are also Facebook groups my client posted to offering to meet with anyone who had questions or concerns. To date we have not had communication with anyone. Valley View Church of Christ asked what was going there, I told them we had no plans and he had no objection to it. This meets all relevant criteria and we are asking as an additional condition that the applicant, Ms. Mangrum, be allowed to live on the property until it sells. To the extent there is concern, this is in an Overlay District, so that imposes some significant requirements. Buffering, signage, additional landscaping, and even the quality of the building has to be 80% brick, stone, or wood. Whatever goes there will have to conform to the Overlay District requirements, which should alleviate some concerns of an eye sore or nuisance going in on the property.

STAFF: Ryan Robeson stated we have reviewed this and recommend it with the following conditions:

1. The proposed site shall satisfy all requirements of the City Engineer, all the requirements of the current storm water drainage design manual and flood plain requirements regarding any new development.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department prior to any re-development of the property.

3. Any change of use shall be subject to Planning Department approval in the future.

4. The final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosures, sidewalks, etc. shall be submitted to the Planning Department prior to any re-development of the property.

5. This property is located in the Overlay District and must comply with those design standards.

PUBLIC: Latasha stated I live right behind the property, unsure what this type of meeting approves.

COMMISSION: Lonnie Roberts stated this would go to City Council and be heard 3 times at the City Council Meeting. We are a recommending body; we do not actually approve it.

PUBLIC: Latasha asked what do us as a neighborhood need to do to figure out what is going there.

STAFF: Carol Duncan stated legally we are not allowed to ask them specifically what is going to be placed there. The developer could voluntarily tell you if he knew but we can't require them to tell that, so you have to assume that anything that is allowed under the designation that is being rezoned to, which is C-3 General Commercial, would be allowed to go there.

PUBLIC: Latasha asked as for any neighbors surrounding that property, what we need to do if we want to contest it.

STAFF: Carol Duncan stated I would personally recommend if you have certain things that you would like to not see there, that you talk to Mr. Gramling that is what he usually does in a neighborhood meeting. You are telling them here now that you are speaking against it, but you and neighbors should be at the first reading at City Council if it is approved from this body.

PUBLIC COMMENTS: No public comment.

A motion was made by Jim Little, seconded by David Handwork, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 6 - Jerry Reece; Jimmy Cooper; Jim Little; Mary Margaret Jackson; David Handwork and Kevin Bailey

Absent: 2 - Dennis Zolper and Paul Ford

9. Staff Comments

10. Adjournment