



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, June 12, 2018

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Dennis Zolper; David Handwork and Mary Margaret Jackson

Absent 1 - Jim Little

3. Approval of minutes

[MIN-18:054](#)

MINUTES: May 22, 2018

Meeting Minutes from May 22, 2018 MAPC Meeting.

Attachments: [MAPC Meeting Minutes from May 22, 2018.pdf](#)

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

Aye: 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Dennis Zolper; David Handwork and Mary Margaret Jackson

Absent: 1 - Jim Little

4. Miscellaneous Items

SP-18-05

SITE PLAN: 9701 CW Post - Risever Machinery, LLC

Daniel McKee of A2H-MS, PLLC for Risever Machinery, LLC requests Site Plan Review and Approval for the new Risever Machinery, LLC to be located at 9701 CW Post within the I-2 General Industrial District. The development exceeds the 75,000 square feet, thus requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 125,000 square feet for the new building.

Attachments: [Commercial Application.pdf](#)
 [Site Plan.PDF](#)
 [Site Plan - Building.PDF](#)

APPLICANT: Mr. Daniel McKee represented Risever Machinery. Daniel McKee of A2H-MS, PLLC for Risever Machinery, LLC requests Site Plan Review and Approval for the new Risever Machinery, LLC to be located at 9701 CW Post within the I-2 General Industrial District. The development exceeds the 75,000 square feet, thus requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 125,000 square feet for the new building.

STAFF: Mr. Derrel Smith said this project meets all requirements. Also, the city is trying to work with JET bus services as this project will have sidewalks, since this is a project post sidewalk ordinance.

BOARD: Ms. Mary Margaret Jackson asked if the property's site plan is built according to the flood regulations.

STAFF: City Engineer Mr. Michael Morris said the site plan will be up to flood regulations and is part of the permitting process.

BOARD: Kevin Bailey asked if the sidewalks are tabled or will the applicant have to put in the sidewalks.

STAFF: Mr. Derrel Smith said sidewalks will come before the MAPC meeting to be approved.

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 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Dennis Zolper; David Handwork and Mary Margaret Jackson

Absent: 1 - Jim Little

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-18-03](#)

CONDITIONAL USE: 2916 Willow Road

Assembly of God Church run by the organization Centro Christiano de Batesville is requesting MAPC approval for a Conditional Use for extension of the Conditional Use that was granted on April 28, 2015 where they ask for the church to be allowed to go on this property with one of the Stipulations being that the parking was to be paved by the church within a two year time limit. The Church is asking for a (2) year extension that is within an R-1 Single Family District located at 2916 Willow Road.

Attachments:

[Application.pdf](#)

[Staff Summary.pdf](#)

[Survey Plat.pdf](#)

[Letter from Centro Christiano de Batesville Church Organization from 2015 C 2916 Willow RD Church Conditional Use Approved 2015 Case.pdf](#)

[All Photos.pdf](#)

[USPS Receipts.pdf](#)

APPLICANT: Mr. Garcia represented Assembly of God Church. Assembly of God Church run by the organization Centro Christiano de Batesville is requesting MAPC approval for a Conditional Use for extension of the Conditional Use that was granted on April 28, 2015 where they ask for the church to be allowed to go on this property with one of the Stipulations being that the parking was to be paved by the church within a two year time limit. The Church is asking for a (2) year extension that is within an R-1 Single Family District located at 2916 Willow Road.

STAFF: Mr. Derrel Smith said 2 years will be too long instead, he recommends a 1 year extension. Additionally, all future alterations will be approved by the Planning Department, moreover this will be a final extension.

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 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Dennis Zolper; David Handwork and Mary Margaret Jackson

Absent: 1 - Jim Little

8. Rezoning

[RZ-18-13](#)

REZONING: 920 Union Street

John Easley for Associated Engineering on behalf of First United Methodist Church is requesting a Rezoning from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District for .13 acres +/- of land located at 920 Union Street.

This was Tabled at the MAPC June 12 Meeting.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [Warranty Deed and Transfer.pdf](#)
 [USPS Receipts.pdf](#)

John Easley for Associated Engineering on behalf of First United Methodist Church is requesting a Rezoning from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District for .13 acres +/- of land located at 920 Union Street.

APPLICANT: Mr. John Easley represented First United Methodist Church. Mr. Easley said this is phase 2 of a project that started back in 2012. They are trying to bring all the Church property to be uniformly zoned as C-1.

STAFF: Mr. Derrel Smith said this meets the requirements for rezoning. Mr. Smith said this will require a Conditional Use process for a Church to go from a C-2 to C-1 zoning. As adjoining property owners need to be notified.

MOTION was TABLED till the next meeting.

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

Aye: 7 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Dennis Zolper; David Handwork and Mary Margaret Jackson

Absent: 1 - Jim Little

[RZ-18-14](#)

REZONING: 207 E. Cherry Avenue

Shannon Moore on behalf of owner Beverly White is requesting a Rezoning from R-2 Multi-Family Low Density District to C-2 Downtown Fringe Commercial District for .22 acres +/- of land located at 207 E. Cherry Avenue.

This Rezoning has been withdrawn by the Applicant.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [USPS Receipts.pdf](#)

This Rezoning has been withdrawn by the Applicant.

9. Staff Comments

10. Adjournment