



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, March 9, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

3. Approval of minutes

[MIN-21:016](#)

MINUTES: MAPC Minutes from February 23, 2021 MAPC Meeting

Attachments: [MAPC Minutes from February 23, 2021 MAPC Meeting](#)

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

Aye: 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-21-04](#)

PRELIMINARY SUBDIVISION: Prospect Farms Phase 7

Mark Morris of Jonesboro 2015, LLC is requesting Preliminary Subdivision Approval for Prospect Farms Phase 7 for 61 proposed lots containing 23.59 acres +/- located East of Prospector Drive and South of Yukon Drive. This property is zoned R-1 Single Family Residential District.

Attachments: [Application](#)
 [Staff Report](#)
 [Plans](#)
 [Aerial View](#)

Mark Morris of Jonesboro 2015, LLC is requesting Preliminary Subdivision Approval for Prospect Farms Phase 7 for 61 proposed lots containing 23.59 acres +/- located East of Prospector Drive and South of Yukon Drive. This property is zoned R-1 Single Family Residential District.

APPLICANT: Mark Morris stated we are seeking preliminary approval of 61 lots on 23.59 acres.

Staff: Derrel Smith stated this does meet all the requirements of our subdivision ordinance and we would recommend approval.

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

Aye: 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

6. Final Subdivisions

7. Conditional Use

8. Rezonings

[RZ-21-03](#)

REZONING: 3506 Southwest Drive

Southern Hills Real Estate, LLC is requesting MAPC Approval for a Rezoning from “C-3” General Commercial Limited Industrial District Limited Use Overlay to “RS-6” Single Family District; minimum 7,260 sq. ft. for 21.5 +/- acres of land located at 3506 Southwest Drive located East on back side, which is south side of Southern Ridge Blvd once street is extended.

Attachments: [Application](#)
 [Letter](#)
 [Staff Summary](#)
 [Rezoning Plat](#)

Southern Hills Real Estate, LLC is requesting MAPC Approval for a Rezoning from “C-3” General Commercial Limited Industrial Use Overlay to “RS-6” Single Family District; minimum 7,260 sq ft. for 21.5 +/- acres of land located at 3506 Southwest Drive located East on back side, which is south side of Southern Ridge Blvd once street is extended.

APPLICANT: Jeremy Bevill Engineer with Fisher and Arnold stated we are requesting the RS-6. It is currently zoned Commercial.

COMMISSION: Lonnie Roberts stated he be asking for public comments, but he turning it over to City Planner.

STAFF: Derrel Smith stated we reviewed it, it does meet all the requirements for the rezoning and we would 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 Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property

PUBLIC: Logan Arnold of 3617 Jackson stated his property is adjoining to this proposal and the one big question and concern that a lot of residents in the Twin Oaks Subdivision have is the connection to this property and overflow of traffic that will bog down the neighborhood. There is a road where Jackson

Cove comes in, so we are trying to get some clarification on that, and clear up any confusion as far as the plans for that.

APPLICANT: Jeremy Bevill stated we did plan to connect to Jackson Drive. I think connectivity is more of a city staff comment. The city generally encourages connectivity for police and fire services.

STAFF: Michael Morris stated Southern Hills at one time was going to be a different connection, but now we are going to have on the lower end a residential connection. Most people come from Southwest Drive or from Culberhouse so they should be using this other 3-lane road through here.

PUBLIC: Chris Futrell of 2429 Evie Lane stated I developed Jackson Cove, Jackson Lane, and Sadie Lane. I am in great favor of the rezoning because in my opinion that will keep Sadie Lane, Jackson Lane, and Jackson Cove from being a cut through. By them rezoning and developing that down there, all the cut through traffic will take that road. That road will be a 3-lane 40 mile an hour road. I want all the residents that reviewed that to know that by approving that development, it keeps traffic off Sadie Lane, Jackson Lane, and Jackson Cove.

COMMISSION: Lonnie Roberts asked if there were any other comments.

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

Aye: 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

[RZ-21-04](#)

REZONING: 6515 CW Post Road

George Hamman of Civilogic on behalf of John Stuckey are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “I-1” Limited Industrial District for 12 + /- acres of land located south side of CW Post Rad and about 1250 ft. East of Moore Road.

Attachments: [Application](#)
 [Staff Summary](#)
 [Conceptual layout](#)
 [Rezoning Plat](#)
 [USPS Receipts](#)
 [Letters to Property Owners](#)

George Hamman of Civilogic on behalf of John Stuckey are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential to “I-1” Limited Industrial District for 12 +/- acres of land located south side of CW Post Road and about 1250 ft. East of Moore Road.

APPLICANT: Jim Gramling representing John Stuckey stated this is currently agricultural land. To the north is I-2, R-1 to the south, and east and west is primarily vacant agricultural land. I usually like to have a neighborhood meeting whenever there are any houses around. I did not do that because of Covid, but we did send letters to everybody specifying that we would be happy to meet with them on a one on one basis. To date we have not been contacted by anyone. As Derrel will tell you, the land use map shows this as an Industrial intensity grow sector. The proposed use is some light Industrial use with warehousing and some offices.

COMMISSION: Lonnie Roberts stated he be asking for public comments, but he turning it over to City Planner.

STAFF: Derrel Smith stated this does meet all the requirements of the rezoning amendment and master land use plan and we would recommend approval with the following requirements:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy 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 redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any

redevelopment of this property.

COMMISSION: Lonnie Roberts ask for Public Comments on this Rezoning Request

PUBLIC: No more comments.

COMMISSION: Lonnie Roberts asked for commissioners comments.

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

Aye: 8 - Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; David Handwork; Kevin Bailey and Paul Ford

9. Staff Comments

COMMISSION: Lonnie Roberts stated we are trying to take a poll for the next meeting. City Planner and I are going to be out of town because of Spring Break, which will be 2 weeks. Tracy just informed me we do not have anything turned in yet for the meeting, but in the event that we do, does anyone else plan to miss. Zolpher is out, Roberts is out.

There were enough Commissioners to have a meeting.

10. Adjournment