



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, June 8, 2021

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; Dennis Zolper; Paul Ford and Stephanie Nelson

**Absent** 3 - David Handwork; Kevin Bailey and Monroe Pointer

### 3. Approval of minutes

[MIN-21:048](#)

MINUTES: MAPC Minutes from May 25th, 2021 MAPC Meeting

**Attachments:** [MAPC Minutes from May 25th, 2021 MAPC Meeting](#)

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

**Aye:** 5 - Jimmy Cooper; Jim Little; Dennis Zolper; Paul Ford and Stephanie Nelson

**Absent:** 3 - David Handwork; Kevin Bailey and Monroe Pointer

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

### 8. Rezoning

[RZ-21-08](#)

REZONING: 3003 Kingsbury Drive

Duyen Tran is requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District for .23 +/- acres of land located at 3003 Kingsbury Drive.

**Attachments:**     [Application](#)  
                              [Answers to Questions](#)  
                              [Staff Summary Corrected 6.8.21](#)  
                              [Staff Summary](#)  
                              [Rezoning Plat](#)  
                              [Craighead Property Card](#)  
                              [USPS Receipts](#)

Duyen Tran is requesting MAPC Approval for a Rezoning from “R-2” Single Family Residential District to “C-3” General Commercial District for .23 +/- acres of land located at 3003 Kingsbury Drive.

**APPLICANT:** Duyen Tran stated he wants to rezone 3003 Kingsbury lot to commercial from a residential. I drafted some example plans for what I plan to do with the property.

**COMMISSION:** Lonnie Roberts stated when I read from the itinerary there was a typo that this was R-1 single family when actually the existing zoning is R-2.

**APPLICANT:** Duyen Tran stated none of these are official but we do plan to move forward after approval to get this in front of some civil engineers to follow codes.

**STAFF:** Derrel Smith stated it does follow all the guidelines for a rezoning as far as reasons to rezone a property. The Land Use plan shows this to be a general commercial area or a high intensity growth sector so C-3 complies with that, so we don't have a problem with the rezoning itself. As we look at the site plan and get into the site design, there may be some problems trying to meet code with everything but the zoning itself is good so we would recommend rezoning the property with the following regulations.

1. That the proposed site shall satisfy all the requirements of the city engineer, all the requirements of the current storm water 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 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.

COMMISSION: Jimmy Cooper stated is he going to have to provide a traffic study for this.

STAFF: Derrel Smith stated he will have to provide the city engineers something showing what the traffic load for this will be. It probably will not require a traffic study. He will have to look at the ITE Manual to come up with a number of trips this will provide. If you have 100 peak hour trips is when a traffic study actually kicks in. Anything less than that we just use a traffic impact analysis and that doesn't even have to be done by a traffic engineer.

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

**Aye:** 5 - Jimmy Cooper; Jim Little; Dennis Zolper; Paul Ford and Stephanie Nelson

**Absent:** 3 - David Handwork; Kevin Bailey and Monroe Pointer

[RZ-21-09](#)

REZONING: 6609 C W 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-2" General Industrial District for 11.53 + /- acres of land located around the 6609 C W Post Road.

**Attachments:**      [Application](#)  
                                 [Rezoning Plat](#)  
                                 [Staff Summary](#)  
                                 [Fire Address](#)  
                                 [Nettleton School District Email](#)  
                                 [Notification Signed](#)  
                                 [Pictures of Rezoning Signs](#)  
                                 [Rezoning Plat](#)  
                                 [USPS Receipts](#)

Withdrawn

## **9. Staff Comments**

## **10. Adjournment**