



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 12, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

MINUTES: Minutes from the September 28, 2021 MAPC meeting

A motion was made by Lonnie Roberts Jr. that this matter be Approved . The motion PASSED with the following vote:

4. Miscellaneous Items

SITE PLAN REVIEW: Southern Hills Apartment Complex

Jeremy Bevill of Fisher Arnold Engineering is requesting Site Plan Review and Approval for a new proposed apartment complex located in Block E of the Southern Hills development off of Southern Ridge Boulevard and Southern Branch Drive. This is in the PD-M, Planned Development, Mixed Use District. This development exceeds 75,000 square foot and requires MAPC Site Plan Approval.

APPLICANT: Jeremy Bevill with Fisher Arnold stated we are requesting site plan approval from the Planning Commission for 12 acres, 192 unit apartment complex.

STAFF: Derrel Smith stated we have reviewed it. Right now it is going through Plan Review. It does follow the Planned Development that was submitted. It does meet all the city requirements so we would recommend approval.

A motion was made by Dennis Zolper to approve the request, seconded by Monroe Pointer, that this matter be Approved. The motion PASSED with the following vote.

Aye: 7 – Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

5. Preliminary Subdivisions

PRELIMINARY SUBDIVISION: Frog Pond Subdivision

McAlister Engineering is requesting MAPC Preliminary Subdivision Approval for Frog Pond Subdivision for eighty (80) lots on 12.11 +/- acres of land that is located off of Richardson Drive and Frog Pond Road and is located in a R-1, Single Family Residential District, minimum 8,000 sq. ft. lot required.

APPLICANT: Megan McAlister with McAlister Engineering.

STAFF: Derrel Smith stated we have reviewed it. It does meet the requirements of our subdivision codes and we would recommend approval.

STAFF: Michael Morris stated they are not going into this all in one phase. They actually have a phasing plan so you will see this come through more than once in the future. There will be three different phases. They will have to come back to get a final for each phase.

STAFF: Derrel Smith stated on Friday we will be having a session for the public on our new software. It will be a zoom meeting that you can log into from your home computer or at your office. It will be from 1:00 to 3:00. We've provided a zoom link on our website and also on all the notifications we've sent out.

COMMISSION: Dennis Zolper stated I saw that we received some bylaws that are highlighted, some in red. Are these for our information to proposed changes down the way.

STAFF: Derrel Smith stated that is the last changes that were done. This is the newest copy of the bylaws.

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

Aye: 7 – Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

6. Final Subdivisions

7. Conditional Use

CONDITIONAL USE: 5441 and 5443 Southwest Drive
David Hartshorn is requesting MAPC Approval for a Conditional Use to place mini storage units on the property that is located at 5441 and 5443 Southwest Drive. This property is currently zone C-3, General Commercial, and requires Conditional Use approval for this type of use.

APPLICANT: John Easley with Associated Engineering on behalf of David Hartshorn asking for a conditional use for the construction of mini storages at the site.

STAFF: Derrel Smith stated we reviewed it and we would recommend approval with the following conditions. The proposed site shall satisfy all

requirements of the city engineer, all the requirements of the current storm water drainage design manual and flood plan regulations, traffic access management policy regarding any new construction. A final site plan subject to planning commission in the future shall be submitted, reviewed, and approved by the Planning Department prior to any re-development of the property. Any change of use shall be subject to Planning Department approval in the future. The final site plan illustrating compliance with site requirements for parking, storage, dumpster enclosures, sidewalks, etc. shall be submitted to the Planning Department prior to any re-development of the property. This property does lie in the overlay district and will have to meet all requirements of the overlay district.

PUBLIC: Jim Gramling with Gramling Law Firm for Steve Floyd and his sister Lisa Bowers who live east of this property. Where this property is was zoned C-4. The question is whether mini storages are appropriate here and I don't think they are. Our code at Sec. 117-199 says each application shall be verified by one of the owners attesting to the truth and correctness of all facts and information presented with the application. Mr. Zolper knows that verification has a very specific meaning and this application was not verified. There is no narrative from the applicant, only a letter from Associated Engineering that re-states the application. There is residential zoning to the north, there is a house to the east, and on the west there is a subdivision. I would like to briefly look at the standards for a conditional use permit. Sec. 117-198 states all development shall be designed in such a way as to minimize any potential negative impact on the surrounding areas. Special attention shall be given to buffering commercial developments from adjacent style family areas. Standards are in the use within provisions for conditional uses, of course this meets that. Conditional mini storages is a conditional use for C-3. Does this use confirm to all applicable provisions for the district, I don't think that it does. Will it protect the public health safety and welfare adding 250 units with people coming and going near a residential subdivision, this could not possibly improve the public safety this close to a residential subdivision. Is the use compatible with and won't adversely affect their property in the area. My client used to be a realtor and he has told the Council and the MAPC that in his experience as a realtor that putting mini storages is going to diminish property values of these residential properties that are nearby. The size and shape of these structures under Sec. 117-197 the intent of the chapter is to protect the character and integrity of the area and mini storages do not protect the character and integrity of this area. Is the proposed ingress egress interior circulation system location and the amount of off street parking adequate. This property is 3.56 acres or about 156K sq. ft. so engineering can correct me if I'm wrong but there will have to be two entrances here for fire and emergency. Looking at the plat they submitted, the only other place for another entrance is Jaybee Drive up in the northwest corner, which feeds right into the subdivision. You will have mini storages that empty out into a subdivision with lots of single family homes. I don't think this application meets the conditional use criteria. There are building standards with an overlay district. A certain percentage has to be brick, etc. and with mini storages you can put brick on the outside but each one of these mini storages will have to have some type of garage door and that cannot be brick. If it's in an overlay district it has to be something that looks nice and I don't think mini storages are appropriate for this area.

STAFF: Michael Morris stated you need two points of ingress egress if it

exceeds 62K. This only has 28K so they do not need two points of ingress egress.

APPLICANT: John Easley stated this is a conditional use request. The site plan is a conceptual site plan and has not been reviewed by the City of Jonesboro, Fire Marshalls, or the City Engineer. The buffer zones on the left side and on the west side are existing trees that have been planted several years ago. The pond is required storm water mitigation facilities. We have residential around it, a Dollar General on the east and a water proofing company on the west and southwest we have a strip mall, traffic use for commercial. Buildings will be bricked as required by the overlay district. We feel this a very quiet commercial development and once construction is done it won't be a quick shop type traffic pattern, it will be quiet.

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

Aye: 7 – Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

8. Rezoning

9. Staff Comments

10. Adjournment