



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 26, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent 1 - Paul Ford

3. Approval of minutes

MINUTES: October 12, 2021 MAPC Minutes

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that this matter be Approved. The motion PASSED unanimously.

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

Absent: 1 - Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

FINAL SUBDIVISION: Cope's Minor Plat

Dale Adamson of Adamson Surveying is requesting MAPC Final Subdivision Approval for Cope's Minor Plat for three (3) lots on 23.49 +/- acres of land that is located off of Caraway Road and is located in a R-1, Single Family Residential District, minimum 8,000 sq. ft. lot required. Preliminary approved by MAPC on 9/28/2021.

APPLICANT: Roger Cope was present for final subdivision approval.

STAFF: Derrel Smith stated we reviewed it. It does meet the requirements of the R-1 zoning district 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 - Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork; Kevin Bailey; Monroe Pointer and Stephanie Nelson

Absent: 1 - Paul Ford

7. Conditional Use

CONDITIONAL USE: 2701 Paula Drive

River Advertising, LLC, on behalf of John and Deborah White, is requesting MAPC Approval for a Conditional Use to replace four static billboards with two digital billboards on the property located at 2701 Paula Drive. This property is currently zoned C-3, General Commercial.

APPLICANT: George Hamman with Civilogic stated this is a parcel we surveyed for Johnny White years ago. It is a single structure but it has 2 billboards on each side and it needs direction. River Advertising would like to replace those four faces with only two new faces but he would like for them to be 14 feet by 48 feet and would like them to be digital. The reason for the 14x48 is because it has become a nationwide standard for the size of manufacturing. The current ones are 4 panels each of the 12x24.

STAFF: Derrel Smith stated we talked yesterday about normally this commission has allowed the change to digital as long as the square footage remained the same without increase. We would recommend approval of the billboards with the following conditions. That the sign shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light. At no time shall a sign exceed a brightness level of three tenths foot candles above ambient light as measured using a foot candle meter. All signs shall contain a default mechanism that shall cause the sign to revert immediately to a black screen if the sign malfunctions. No sign message shall be displayed for a period of time less than eight seconds and a maximum transition time shall seem instantaneous to the human eye. That upon issuance of the zoning permit approval all other building permits and licenses required locally and statewide may be applied for and obtained by the applicant.

COMMISSION: Monroe Pointer asked if the sign would be 48 feet wide now and not 28 feet wide.

APPLICANT: George Hamman stated correct.

COMMISSION: Jim Little stated 48 wide seems really wide.

APPLICANT: Randy Wheeler stated I have a picture. All of the other signs up and down the bypass are 48 feet wide, it's a national standard. The request we are asking for is to make them 2 feet taller.

COMMISSION: Stephanie Nelson stated she agreed how wide the billboard is.

APPLICANT: Randy Wheeler stated there are probably 400 billboards in the city and probably 300 of them are this size. When you get it up in the air it doesn't look like its 48 feet wide.

COMMISSION: Kevin Bailey stated I would be ok with the same square footage but I can't support the increase of the square footage.

APPLICANT: George Hamman stated I did speak with my client today and he would be ok with 12 foot height and 48 foot width even though it's probably a longer delivery time and a little more expensive sign because it's not a national manufacturing standard. He would be ok with that.

COMMISSION: Dennis Zolper asked is that a proposal to amend their application.

APPLICANT: George Hamman stated yes.

COMMISSION: Dennis Zolper stated so it's now a 12 foot height, 48 foot wide digital sign, subject to our standard stipulations.

STAFF: Derrel Smith stated correct.

CHAIRMAN: Lonnie Roberts asked do you want to amend your motion.

APPLICANT: George Hamman stated I'll amend my motion to cover that situation.

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

Aye: 3 - Jimmy Cooper;Dennis Zolper and Kevin Bailey

Nay: 4 - Jim Little;David Handwork;Monroe Pointer and Stephanie Nelson

Absent: 1 - Paul Ford

8. Rezoning

REZONING: 4600 E Nettleton Avenue

McAlister Engineering, on behalf of Jerrett Holladay, is requesting MAPC Approval for a Rezoning from "R-2" - Single Family Residential to "C-3" - General Commercial for 0.2 +/- acres of land located at 4600 E Nettleton Avenue.

APPLICANT: Jerrett Holladay had nothing further to add.

STAFF: Derrel Smith stated we have reviewed it and would recommend approval with the following conditions. That the proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved the Planning Department prior to any re-development of the property. Any change of use shall be subject to the planning commission in the future. 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.

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

with the following vote:

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

Absent: 1 - Paul Ford

9. Staff Comments

Derrel Smith stated beginning November 1st the city will be going digital. As far as plan review we are excited but extremely nervous because it will be new. From now on all plan reviews will be digital so it will be better for developers, contractors, and everybody being able to follow their plans in the review process.

10. Adjournment