



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, February 28, 2017

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent 1 - Kevin Bailey

3. Approval of minutes

[MIN-17:018](#)

MAPC Meeting Minutes from Tuesday, February 14, 2017.

Attachments: [MAPC Meeting Minutes from Tuesday, February 14, 2017](#)

A motion was made by Jerry Reece, seconded by Paul Hoelscher, that this matter be Approved . The motion PASSED with the following vote:

Aye: 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent: 1 - Kevin Bailey

4. Preliminary Subdivisions

PP-17-09

Final Subdivision Review: Bridlewood Subdivision Phase 3 (40 lots on 9.5 Acres)

Carlos Wood of Wood Engineering on behalf of B & T Land Company, LLC requests MAPC approval of a Preliminary Subdivision for Bridlewood Subdivision Phase 3 being East of Phase 2, Adjacent to Longcrest Dr. for 40 lots on 9.5 acres within the R-1 Single Family Zoning District.

Attachments: [Application](#)
 [Staff Report](#)
 [Plans and Plat](#)
 [Bridlewood Overall](#)
 [Aerial View of Location](#)

APPLICANT: Mr. Carlos Wood requested MAPC approval of a preliminary subdivision for Bridlewood Subdivision Phase 3. This is located east of Phase 3. This property is located in an R-1 Single Family Zoning District.

STAFF: Mr. Derrel Smith presented staff comments. As he explained, this does meet all the subdivision requirements and the Planning Department recommends approval of this request

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

Aye: 7 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Brant Perkins;Jimmy Cooper and Rick Stripling

Absent: 1 - Kevin Bailey

5. Final Subdivisions

6. Conditional Use

7. Rezoning

[RZ-17-04](#)

RZ 17-04: 206 North Main - "I-1" to "C-3" LUO for .617 Acres

Roger McNeil of Womack, Phelps, Puryear, Mayfield & McNeil, PA on behalf of Linda Matthews with the Phillip Matthews Trust No 1 are requesting MAPC approval of a Rezoning from "I-1" Limited Industrial District to "C-3" General Commercial District Limited Use Overlay for .617 acres of land located at 206 North Main.

Attachments: [Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Survey](#)
 [Warranty Deed](#)
 [Map of Location](#)

APPLICANT: Mr. Roger McNeil requested MAPC approval of a rezoning from I-1 Limited Industrial District to C-3 General Commercial District Limited Use Overlay for property located at 206 North Main Street. This lot use to have an old car wash building and this has been removed from the property. They are asking for the same zonings and limited uses as Bills Fresh Market – the property directly to the East of their property.

STAFF: Mr. Derrel Smith presented Staff comments. He recommended 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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. The following will not be permitted:
 - a. Animal care, general
 - b. Entertainment, adult
 - c. Sign, off-premises

A motion was made by Brant Perkins, seconded by Ron Kelton, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Brant Perkins; Jimmy Cooper and Rick Stripling

Absent: 1 - Kevin Bailey

8. Staff Comments

9. Adjournment