



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 Metropolitan Area Planning Commission

Tuesday, September 27, 2016

3:00 PM

Municipal Center

1. Call to Order

[play video](#)

2. Roll Call

[play video](#)

3. Approval of minutes

[play video](#)

Approval of the MAPC Meeting Minutes for September 13, 2016.

[play video](#)

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

4. Preliminary Subdivisions

[play video](#)

Sidewalk Wavier Request: 3500 East Johnson - First National Bank

John Easley with Associated Engineering on behalf of First National Bank is requesting consideration on the MAPC Agenda for a Sidewalk wavier for the new First National Bank being built at 3500 East Johnson (See Application for Details/Justification).

[play video](#)

APPLICANT: Mr. John Easley requested a sidewalk waiver from the Committee for the new First National Bank being built at 3500 East Johnson. He explained the development requires the applicant to build sidewalks. The location of the project is not a good spot to put sidewalks. The amount of traffic and the geography of the land make sidewalks difficult to build. If sidewalks were to be put in they would have to be placed on the applicants' private property and they are hesitant to encourage the public to walk across their property.

STAFF: Mr. Derrel Smith presented staff comments. He explained the

surrounding develops did not have sidewalks and it was heavily commercialized. Pedestrian traffic is highly unlikely in this area. The Planning Department is okay with waiving this requirement.

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

Site Plan Approval: 5925 Southwest Drive - Valley View Mini Stroage, LLC

Josh Hurd of McAlister Engineering on behalf of Valley View Mini Stroage, LLC request MAPC Site Plan approval per rezoning requirements for a mini storage development that is located at 5925 Southwest Drive that is zoned I-1 Industrial Limited Use Overlay.

[play video](#)

APPLICANT: Mr. Josh Hurd requested site plan approval for a mini storage development located at 5925 Southwest Drive. Mini storage is one of the allowed uses for the property.

There were no comments from Planning or Engineering.

PUBLIC: Mr. Gordon Taylor was at the meeting to voice his opposition to this request. He lives two doors down from this development. He feels like this type of construction is better off farther down Southwest Drive.

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

Site Plan Approval: Oak and Cobb - Midtown Development, LLC

Josh Olson of Midtown Development, LLC request MAPC Site Plan approval per rezoning requirements for a Development plan that is located at the corner of Oak Street and Cobb Street that is zoned C-1 Downtown Core Limited Use Overlay. This looks to have 7 townhouses, 1 carriage house and 3 shotgun houses with building for garages.

[play video](#)

APPLICANT: Mr. Josh Olson requested site plan approval for a development at Oak and Cobb.

ENGINEERING: Mr. Michael Morris presented Engineering comments. He pointed out one area of the development that Engineering would like to address but that was their only concern.

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

Preliminary Subdivision: Swift Ditch Farms Addition - Located off of Woodsprings Road

Terry Bare of HKB on behalf of Buddy Hosman requests MAPC Preliminary Approval for 24 proposed lots on 34.5 acres within the R-1 Single Family Residential District.

[play video](#)

APPLICANT: Mr. Terry Bare requested preliminary approval for 24 lots on 34.5 acres within a R-1 Single Family Residential District.

STAFF: Mr. Derrel Smith presented staff comments. The development does comply with the criteria set forth by the Planning Department.

COMMISSION: Mr. Jerry Reece asked if the development would satisfy the Fire Department.

APPLICANT: The response was that it would satisfy them. The development is a large circle.

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

5. Final Subdivisions

[play video](#)

6. Conditional Use

[play video](#)

7. Rezoning

[play video](#)

Rezoning: RZ 16-18: 623 W. Parker Road - Ralph & Mary Taylor

George Hamman of Civilogic, LLC representing owners Ralph and Mary Taylor are requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to C-3 General Commercial District Limited Use Overlay for .44 Acres of land located at 623 West Parker Road.

[play video](#)

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

Rezoning: RZ 16-20 1803 Mitzi Lane - Daniel Munoz

Daniel Munoz is requesting MAPC approval of an Rezoning from R-1 Single Family Residential District to RM-8 Residential Multifamily Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .25 Acres of land located at 1803 Mitzi Lane.

This was tabled at the last meeting due to applicant not being at the meeting.

[play video](#)

APPLICANT: Mr. Daniel Munoz requested a rezoning for 1803 Mitzi Lane from R-1 Single Family Residential District to RM-8 Residential Multifamily Classification. He wants to build a duplex on this lot and that was the reason

behind the request.

STAFF: Mr. Derrel Smith presented staff comments. He explained this request does not meet the criteria set forth by the Planning Department for a rezoning request. He said the lot is not a good location for a multifamily rezoning.

There was opposition to this request.

PUBLIC: One individual objected to the RM-8 zoning request. He said if this request is approved then other applicants will apply for the same zoning in the area. He also pointed out this area has a flooding problem. A RM-8 rezoning would not help with the flooding problems in the area. He said he did not mind a duplex but he was opposed to the RM-8 rezoning.

A motion was made by Jimmy Cooper, seconded by Jim Scurlock, that this matter be Denied. The motion PASSED with the following vote:

Rezoning: RZ 16-22: 1013 Burke Avenue - James Chaplain

James Chaplain is requesting MAPC approval of an Rezoning from R-2 Multi Family Low Density District to I-1 Limited Industrial District for .35 Acres of land located at 1013 Burke Avenue.

[play video](#)

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

Rezoning: RZ 16-23: 1007 and 1103 Commerce Drive - Debbie Veteto

Debbie Veteto is requesting MAPC approval of an Rezoning from R-2 Multi Family Low Density District to RM-12 Residential Multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for 2.98 Acres of land located at 1007 and 1103 Commerce Drive.

[play video](#)

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

8. Staff Comments

[play video](#)

9. Adjournment

[play video](#)