



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

---

Tuesday, March 14, 2017

5:30 PM

Municipal Center

---

### 1. Call to order

[play video](#)

### 2. Roll Call

[play video](#)

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

**Absent** 1 - Rick Stripling

### 3. Approval of minutes

[play video](#)

**MIN-17:029**

Approval of the MAPC Minutes from Tuesday, February 28, 2017.

[play video](#)

**Attachments:** [MAPC Meeting Minutes from Tuesday, February 28, 2017](#)

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

**Aye:** 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 1 - Rick Stripling

### 4. Preliminary Subdivisions

[play video](#)

**PP-17-10**

Replat Approval: Mr. Jeff Harlan of Fisher Arnold on behalf of the Rankin Family is requesting MAPC approval for the splitting of 1 lot into 4 lots with 2 lots only having 30 foot of frontage instead of the standard required 60 foot of frontage. The street is also not paved but dedicated on the previous plat. This is R-1 Single Family Residential District.

[play video](#)

**Attachments:**     [Rankin Valley View Second Addition Plat](#)  
                                 [Map of Location](#)

**APPLICANT:** Mr. Jeff Harlan on behalf of the Rankin Family requested MAPC approval for the splitting of 1 lot into 4 lots with 2 lots only having 30 feet of frontage instead of the standard required 60 feet of frontage. The street is also not paved but is dedicated on the previous plat. This is an R-1 Single Family Residential District. He would like to break up the property give to the children. They would like to make a cul-de-sac off Gabe Drive.

**STAFF:** Mr. Derrel Smith presented staff comments. He said the city proposed the 50-foot lot frontage but the applicant was asking for lots with 30 feet of street frontage. The applicant has said the lots would not be subdivided anymore.

**COMMISSION:** Mr. Jim Scurlock asked about road access to lots 3 and 4.

**APPLICANT:** Mr. Harlan said everything would go down the 30-foot easement.

**ENGINEER:** Mr. Michael Morris said each lot would have to have a meter on Gabe Drive. He also pointed out the applicants lot street frontage when they realigned Valley View Drive.

**COMMISSION:** Mr. Kelton asked to approve the request with the condition that any additional subdividing of this property had to be approved by the MAPC.

A motion was made by Ron Kelton, seconded by Kevin Bailey, that this matter be Approved. The motion **PASSED** with the following vote.

**Aye:** 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 1 - Rick Stripling

**PP-17-12**

Preliminary Suvdivision Approval: Prospect Farms Phase IV - 9.80 Acres with 27 proposed lots

John Easley of Associated Engineering on behalf of P & J Development requests MAPC Preliminary Suvdivision Approval for 27 proposed lots on 9.80 acres located south of Prospect Farm Lane (Prospect Farms Phase II) and Goldrush Lane (Prospect Farms Phase II). This property is zoned R-1 Single Family Residential.

[play video](#)

**Attachments:**     [Application](#)  
                              [Staff Report](#)  
                              [Subdivision Plans](#)  
                              [Aerial View of Location](#)

**APPLICANT:** Mr. John Easley requested MAPC Preliminary Subdivision Approval for 27 proposed lots on 9.80 acres located south of Prospect Farm Lane (Prospect Farms Phase II) and Goldrush Lane (Prospect Farms Phase II). This property is zoned R-1 Single Family Residential.

**STAFF:** Mr. Derrel Smith presented staff comments. He recommended approval but would like for the southern most street to extend all the way over to the west property line. They want a connection to the west.

**APPLICANT:** Mr. John Easley asked if that was something they had to do now or once something to the west is established.

**STAFF:** Mr. Smith said they would not be able to get final plat approval until they have something in writing that shows the connection to the west.

**COMMISSION:** Mr. Kelton wanted to make sure the connectivity requirement to the west was included in the motion.

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

**Aye:** 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 1 - Rick Stripling

**PP-17-13**

Preliminary Subdivision Approval: Deer Valley Estates Phase 1 - 28.79 Acres with 26 Proposed Lots

George Hamman of Civilogic is requesting MAPC Preliminary Subdivision Approval for 28.79 Acres with 26 propped lots, withing the R-1 Single Family Residence District located south of W. Lawson Road and southwest of Southview Acres.

[play video](#)

**Attachments:**     [Application](#)  
                              [Staff Report](#)  
                              [Deer Valley Estates Overall](#)  
                              [Deer Valley Estates Drainage](#)  
                              [Aerial View of Location](#)

**APPLICANT:** Mr. George Hamman requested MAPC Preliminary Subdivision Approval for 28.79 acres with 29 proposed lots. The land is zoned R-1 Single Family Residential and is located south of West Lawson Road and southwest of Southview Acres.

**STAFF:** Mr. Derrel Smith said this does meet all of the cities requirements and they recommend approval.

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

**Aye:** 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 1 - Rick Stripling

**5. Final Subdivisions**

[play video](#)

**PP-17-11**

Final Subdivision Approval: Barrington Park Phase 10 -- 14 Lots on 8.31 Acres

Wood Engineering on behalf of Applicant / Agent / Owner: Jim Abel requests MAPC Preliminary Subdivision Approval for 14 lots on 8.1 acres located at the end of Annadale Drive, West of Barrington Park Phase 9 subdivision within the R-1 Single Family Residential District.

[play video](#)

**Attachments:**    [Application](#)  
                              [Staff Report](#)  
                              [Subdivision Plans](#)  
                              [Aerial View of Location](#)

**APPLICANT:** Carlos Wood of Wood Engineering on behalf of Jim Abel requested MAPC Preliminary Subdivision Approval for 14 lots on 8.1 acres located at the end of Annadale Drive, west of Barrington Park Phase 9 subdivision within the R-1 Single Family Residential District.

**STAFF:** Mr. Smith presented staff comments. This development meets all the cities requirements and city staff recommends approval.

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

**Aye:** 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

**Absent:** 1 - Rick Stripling

**6. Conditional Use**

[play video](#)

**7. Rezoning**

[play video](#)

**8. Staff Comments**

[play video](#)

**9. Adjournment**

[play video](#)