



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, May 9, 2017

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Ron Kelton; Jerry Reece; Rick Stripling; Jim Little and Dennis Zolper

Absent 2 - Jim Scurlock and Jimmy Cooper

3. Approval of minutes

[MIN-17:054](#) MAPC Meeting Minutes April 25, 2017.

Attachments: [Meeting Minutes from April 25, 2017 MAPC Meeting](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

PP-17-16

Final Subdivision Approval: Deer Valley Estates Phase 1 - 28.79 Acres with 29 Proposed Lots

George Hamman of Civilogic is requesting MAPC Final Subdivision Approval for 28.79 Acres with 29 proposed lots, within the R-1 Single Family Residence District located south of W. Lawson Road and southwest of Southview Acres.

Attachments: [Plans](#)
 [Staff Report](#)
 [Aerial View of Location](#)
 [Deer Valley Estates Overall - March](#)

APPLICANT: Mr. George Hamman requested MAPC final subdivision approval for 28.79 acres with 29 proposed lots, within the R-1 Single Family Residential District located south of West Lawson Road and southwest of Southview Acres. Mr. Hamman noted that everything went well in the pre-meeting held on Monday.

ENGINEERING: The City Engineering Department later decided they would like to move the entrance to the east. If approved, this would be subject to the Engineering Departments approval of the new entrance location.

COMMISSION: Mr. Zopher asked about the status of requiring developers to put sidewalks in residential subdivisions.

ATTORNEY: Mr. Carol Duncan pointed out the proposed ordinance was voted on and turned down so there is currently no sidewalk ordinance requiring sidewalks in residential subdivisions.

COMMISSION: Mr. Reece added a condition that the motion was subject to Engineering approval of the new entrance location.

7. Conditional Use

CU-17-02

CONDITIONAL USE: CU 17-02: 2410 Greensboro Road

City, Water and Light is requesting MAPC approval for property located at 2410 Greensboro Road for a Conditional Use with the intent to erect a 196' freestanding communication tower. This R-1 Single Family District Property requires a Conditional Use to place a cell tower on this property.

Attachments: [Application](#)
 [CWL Letter](#)
 [Staff Summary](#)
 [Property Owners](#)
 [Aerial View](#)
 [Pictures of Location](#)
 [USPS Receipts](#)

APPLICANT: City, Water and Light requested MAPC approval for property located at 2410 Greensboro Road for a Conditional Use with the intent to erect a 196' freestanding communication tower. This is R-1 Single Family District property requires a Conditional Use to place a cell tower on this property.

ENGINEERING: Mr. Mark Nickels represented the applicant at the meeting. He explained this was a jointly funded project between The City of Jonesboro and City, Water and Light. The tower will be used emergency services and radio services. It will also help with communicating with the traffic signals.

STAFF: Planning finds that the requested Conditional Use: Case 17-02: Communication Tower will be a proper fit into the general project vicinity and will promote sound land use planning for the City of Jonesboro.

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That upon issuance of the Zoning Permit Approval, all other building permit and other permits and licenses required locally and statewide be applied for and obtained by the applicant.

8. Rezoning

9. Staff Comments

10. Adjournment