



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, June 24, 2014

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

3. Approval of minutes

MIN-14:071 Approval of the MAPC Meeting Minutes for June 10, 2014

Attachments: [MeetingMinutesMAPC_June 10 2014](#)

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

Aye: 8 - Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

4. Final Site Plans

SP-14-16 Valley View Manor Final Plat Approval (Minor Changes) & Perimeter Fencing Approval Request

The attached a plat shows the request for the 8' perimeter fence for the Valley View Subdivision and final as-built changes. The purpose of the fencing is to partially shield the view of the large, gravel commercial storage area to the east of the subdivision. The developer wants to construct the proposed fence in order to enhance the sales of the lots, as allowed by the current City of Jonesboro Fence Ordinance which allows the MAPC to approve such perimeter fence requests.

Attachments: [Request Plat- Fencing](#)
[Valley View Minor Record Plat Revised 6 23 2014](#)
[Picture 1](#)
[Picture 2](#)
[Picture 3](#)

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

Aye: 8 - Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

SP-14-17 Right-of-Way Waiver/Reduction Request: 4518 Harrisburg Rd.

Mr. Zane Hurst requests MAPC approval of a waiver of a Right-of-Way Requirement to be reduced to 40 ft. to an existing distance; this will be 20 ft. less than the required 60 ft. (Master Street Plan Requirement) from center line of road. The unplatted/recorded lot currently has an existing home that will be replaced with the attached home that has been submitted for building permit.

Attachments: [ZaneHurstMinorPlat RightofWayWaiverRequest](#)
[Hurst House Plans For Permit](#)
[4518 Harrisburg Rd. Aerial Map](#)
[Newest Drawing of Site Plan 6-24-14](#)

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

SP-14-19 Replat: Lots 1 & 2 Schmidt Replat: 10 ft. Right-of-Way Waiver Request

Stephen Schmidt of 2200 Auburn Dale Cv. requests MAPC approval of a waiver request for a right-of-way reduction to 40 ft. from the centerline of Woodsprings Rd., as oppose to the required 50 ft. right of way required by the most current Master Street Plan.

Attachments: [RP 14-44 SCHMIDT REPLAT](#)
[Auburn Dale CV Aerial Map](#)

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

5. Final Subdivisions

PP-14-09 Carlos Wood, P.E., Wood Engineering requests MAPC approval of a Minor Plat for Arnold's Forest Subdivision by Kent Arnold of Arnold Real Estate Group, located on the north side of road at 1614 Horne Drive. Four (4) single family lots will be served by a private drive access having access ingress/egress easements.

Note: This Item was table pending more information. The applicant has revised the plat to meet the current code requirements. MPAC action is no longer required. The MAPC is asked to vote to dispense of this item.

Attachments: [ARNOLD FOREST PLAN Original](#)
[1614 Horne Drive Aerial](#)
[ARNOLD FOREST 6-17-14 Revised](#)

This was tabled last meeting. We untabled it and there was no other action needed due to the plat was redone to meet code so no other action was needed.

A motion was made by Beverly Nix, seconded by Jim Scurlock, that this matter be Withdrawn . The motion PASSED with the following vote.

Aye: 8 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

PP-14-10

Travis Fischer, PE CFM, Tralan Engineering, Inc. requests MAPC approval of a Final Subdivision Plat for Parker Place Ph-II for 8 lots.

Attachments: [PARKER PLACE PH II- Final Subdivision Plat](#)

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

8. Staff Comments

9. Adjournment