



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 - Final Metropolitan Area Planning Commission

Tuesday, January 12, 2016

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.;Ron Kelton;Kim Schrantz;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent 2 - Paul Hoelscher and Jerry Reece

[COM-16:004](#) Election of 2016 MAPC Officers

Chair/ Vice Chair

Attachments: [MAPC Public Hearing Schedule 2016 This is for 2016](#)

Lonnie Roberts was re-appointed as Chair; Mr. Kelton was re-appointed as Vice-Chair Unanimously.

3. Approval of minutes

[MIN-16:004](#) Approval of the Meeting Minutes for December 8, 2015

Attachments: [Meeting Minutes MAPC December 8, 2015](#)

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

Aye: 6 - Ron Kelton;Kim Schrantz;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

4. Site Plan/ Miscellaneous Approvals

[PP-15-22](#) Plat Approval: 3219 Shelby Drive

Kenneth "Buddy" Caubble, PE, Caubble Stone & Brick request MAPC approval of a Lot Width Waiver/Reduction from 50 Ft. to 20 Ft. for land located at 3219 Shelby Dr. for financing purposes for pre-existing commercial buildings.

Attachments: [Lot 1 3219 Shelby Drive Width Waiver](#)
[Shelby Aerial View](#)

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

Aye: 6 - Ron Kelton;Kim Schrantz;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

PP-15-23

Preliminary Subdivision, Barrington Park Phase 9

Brandon Wood, P.E., of Wood Engineering requests MAPC Preliminary Approval of Barrington Park Phase 9, 13 lots on 6.4 acres, located at the End of Annadale Drive, South of Phase 7, West of Phase 8; property zoned R-1 Single Family Residential.

Attachments: [Application](#)
[Barrington Park Phase 9 Staff Report](#)
[Barrington Ph 9 PLAT](#)
[Barrington Ph9 Overall](#)
[Barrington Ph9 STR-1](#)
[Barrington Ph9 STR-2](#)
[Barrington Ph 9 STR-3](#)

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

Aye: 6 - Ron Kelton;Kim Schrantz;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

PP-15-24

Plat Approval: 1704-1712 Arch St., Michael Boggs, PE, Project Engineer with Tralan Engineering, request MAPC approval of Subdivision Requirement Variances on Street Width Requirement and Curb and Gutter for Arch Street for a proposed multi-family project approval, zoned R-2 Multi-Family.

Attachments: [North Arch Street Apts](#)
[Aerial Map](#)
[North Arch Street Replat](#)
[Email From Fire](#)

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

Aye: 6 - Ron Kelton;Kim Schrantz;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

PP-15-27

Preliminary Subdivision, Oak Ridge Addition

Brandon Wood, P.E., of Wood Engineering requests MAPC Preliminary Approval of Oak Ridge Addition, 12 lots on 17.3 acres, located at the corner of Blankenship Road and Culberhouse Road; property zoned R-1 Single Family Residential.

Attachments: [Oak Ridge Preliminary Application](#)
 [Oak Ridge Addition Staff Report](#)
 [Oak Ridge Plat](#)
 [Oak Ridge Layout](#)

Withdrawn

SP-15-08

Final Site Plan Approval: Reserve at Hill Park; Located: Northwest of Browns Lane and Windover Rd.

George Hamman of Civilogic, requests MAPC approval of a Final Site Plan Approval, Preliminary Concept for land recently rezoned PD-M.

Attachments: [Conceptual Layout](#)
 [Plat](#)
 [Staff Memo](#)
 [ORD 15-047 September 1, 2015 Adopted](#)

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

Aye: 6 - Ron Kelton;Kim Schrantz;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

SP-15-09

Final Site Plan: Barret A. Hagen, P.E. of Hagen Engineering is requesting Final Site Plan approval by the MAPC of Preliminary Layout for University Woods, Zimmer Company for property located at 2506 E. Johnson Ave., recently rezoned to PD-M for Compus Style Housing.

Attachments: [Site Narrative](#)
 [Color Rendering](#)
 [Staff Memo](#)
 [HEPA Base Site](#)
 [HEPA Base Grading Plan](#)

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

Aye: 6 - Ron Kelton;Kim Schrantz;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

5. Rezoning

RZ-15-16

RZ 15-16 Rezoning Case: Bobby/Zach Gilliam requests MAPC approval of a rezoning of 1.21 acres of property located at 4908 & 4910 E. Highland from R-1 Single Family to C-3, L.U.O., Jonesboro Hydraulic Business (Grandfathered/Annexed January of 1988).

Attachments: [Application](#)
[Survey Plat](#)
[Staff Summary](#)
[Aerial Map](#)
[Building Plans](#)
[Reeg' Minor Plat of Highland Drive Subdivision 07.02.96](#)
[Warranty Deed](#)
[Zoning Information](#)

Applicant: Mr. Bobby Gilliam appeared before the Commission stating that they want to rezone the property from residential to commercial. He added that they are wanting to build a 3-bay truck garage to work on big trucks, now done outside. We will enclose the existing concrete and steel framed structure.

Staff: Mrs. Simpson presented the summary of the Staff Report noting the surrounding conditions and zoning classifications. The residential districts to the north and west were referenced. There is a small tract of C-3 property to the east, in which they own also. The property was annexed into the City in January 19, 1988 as a commercial business. The adopted Land Use Map recommends Moderate Growth Sector. If the proper controls are implemented, Staff feels that compliance can be achieved. This sector suggests uses such as neighborhood retail/retail services, small medical offices, Libraries, schools, other public facilities, senior living centers, nursing homes, community-serving retail, small super market, convenience store, bank, etc. The request is consistent with the Master Street Plan recommendations as Principle Arterial.

Mrs. Simpson: Upon visiting the site, there were some staff concerns of buffering and screening of the abutting residential. This land was purchased recently after being rented for several years with the current business. They are looking for cover for the hydraulic business from weather elements as a limited use overlay.

The four recommended conditions were read:

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. The Rezoning Approval limits this use to the Hydraulic Business, and 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.

Public Input: No opposition present.

Mr. Kelton: What is the height of the proposed building? Mr. Gilliam: 27 ft.
Mr. Kelton: The screening won't be an issue? Mr. Spriggs explained that comments regarding screening were suggested regarding any outdoor storage of equipment, which should be screened from public view. Mr. Kelton commented that the proposed building will hide most of that.

Commission Action: Approved 6-0 vote.

Motion was made by Mr. Scurlock to recommend approval to City Council as presented with conditions; seconded by Mr. Perkins.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Cooper-Aye; Mr. Bailey-Aye; Mrs. Schrantz- Aye; Mr. Perkins- Aye; Absent were: Mr. Hoelscher; Mr. Reese; Mr. Roberts was chair.

Aye: 6 - Ron Kelton; Kim Schrantz; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

[RZ-15-17](#)

RZ 15-17 Rezoning Case: PDW Properties LLC is requests MAPC approval for a rezoning of 4.69 acres of land located north of East Craighead Forest Rd., west of Bekah Drive, site formerly known as Craighead Forest Golf Course, from R-2 to PD-RM (Multi-Family Residential Planned Development).

Attachments: [Application](#)
[Staff Summary](#)
[Aerial View](#)
[Rezoning Plat](#)

Applicant: Mr. Michael Boggs, TraLan Engineering appeared before the Commission stating that he is representing the owner who is looking to develop 4.69 acres of property to PD-RM preexisting the Craighead Golf course. Existing district is R-2. We are proposing 14 buildings; 14 triplex units.

Staff: Mrs. Tracy McGaha: This case is for 4.69 acres from R-2 Low Density to PD-RM. The surrounding conditions were described. The proposal is consistent with the Land Use Plan- Moderate Intensity Growth Sector which suggests Triplex, duplex and fourplexes. The plan complies to the Master Street Plan. The proposed RM zoning is more flexible than the preexisting R-2 District. The concept plan will be limited to the number of units listed.

Ms. McGaha: No other departments are agencies had issue with the proposal. The conditions were read, see below.

Public Input: No opposition present.

Mr. Kelton: What is the height of the proposed building? Mr. Gilliam: 27 ft.
Mr. Kelton: The screening won't be an issue? Mr. Spriggs explained that
comments regarding screening were suggested regarding any outdoor storage
of equipment, which should be screened from public view. Mr. Kelton
commented that the proposed building will hide most of that.

Commission Action: Approved 6-0 vote.

Motion was made by Mr. Cooper to recommend approval to City Council as
presented with conditions; seconded by Mr. Scurlock.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Cooper-Aye; Mr.
Bailey-Aye; Mrs. Schrantz- Aye; Mr. Perkins- Aye; Absent were: Mr. Hoelscher;
Mr. Reese; Mr. Roberts was chair.

Aye: 6 - Ron Kelton; Kim Schrantz; Jim Scurlock; Kevin Bailey; Brant Perkins and
Jimmy Cooper

Absent: 2 - Paul Hoelscher and Jerry Reece

6. Staff Comments

COM-16:006

2016 MAPC Public Meeting Schedule

Requesting that the Board approve the 2016 MAPC Public Meeting
Schedule.

Attachments: [MAPC Public Hearing Schedule 2016 This is for 2016](#)

All members concurred with the new scheduled. Mrs. Schrantz was
recognized for her service from 2012- 2016 and was presented a token of
appreciation. Her term expires 1/25/2016.

7. Adjournment