



City of Jonesboro

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org/>

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, July 10, 2012

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock; Kim Elmore and Jerry Reece

Absent 2 - Brian Dover and Beverly Nix

3. Approval of Minutes

[MIN-12:054](#)

Approval of the MAPC Minutes for June 12, 2012

Sponsors: Planning

Attachments: [Meeting Minutes for June 12 2012](#)

A motion was made by Joe Tomlinson, seconded by Jerry Reece, that the minutes be Approved. The motion carried by the following vote.

Aye: 6 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock; Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

4. Preliminary Subdivisions

5. Final Subdivisions

[PP-12-12](#)

FP 12-06: Barrington Park Subdivision Phase VII-Preliminary
For consideration by Metropolitan Planning Commission on July 10, 2012

Applicant/Agent/ Owner: Jim Abel
Engineer / Surveyor: Wood Engineering

Property Location: Weldon Lane (West of Phase VI)
Total Acres: 7.14 acres +/- (160,480 sq. ft.)
Proposed Lots: 9

Sponsors: Planning

Attachments: [Barrington Park Phase Drawings](#)
 [Final Subd Application](#)

A motion was made by Joe Tomlinson, seconded by Jim Scurlock, that this matter be Approved . The motion carried by the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock;Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

PP-12-14

Kelly Copeland requests MAPC approval of a subdivisions revision for Sage Meadows Phase II-C concerning the reconfiguration of the streets and right-of-ways and adjustments to Lots 1-10 and Lots 27-50.

Sponsors: Planning

Attachments: [SageMeadows_Abandonment Sketch](#)
 [SAGE MEADOWS 2](#)
 [SAGE MEADOWS 3](#)

A motion was made by Jerry Reece, seconded by Jim Scurlock, that this matter be Approved . The motion carried by the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock;Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

PP-12-15

Scott Hill requests MAPC approval of a Phasing Plan for a previously approved Final Subdivision- Hill Park Addition for 3 phases.

Sponsors: Planning

Attachments: [HILL PARK ADDITION PHASE 1-3](#)
 [Hill Park Subdivision Approval_Minutes 6_2011](#)

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Approved . The motion carried by the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock;Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

6. Site Plan

SP-12-07

Mr. Larry Higgins requests MAPC approval of a Site Plan for Higgins Apartments Lot 1 associated with a previous approved rezoning of property located at 2612 East Johnson Avenue, CR-1 Residential Commercial.

Sponsors: Planning

Attachments: [Lot 1 Site Plan Higgins](#)
 [HIGGINS REZONING PLAT](#)

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this

matter be Approved. The motion carried by the following vote.

Aye: 6 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock; Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

7. Rezonings

RZ-12-11

RZ 12-11: Frank Springle request to rezone property located at 800 Hester Street from R-2 Multi-Family to RM-12 Multi Family, to add 1- duplex.

Sponsors: Planning

Attachments: [Application for RZ 12-11](#)
[Plat for RZ 12-11](#)
[Staff Report](#)

Applicant:

Mr. George Hamman, Civilogic stated that he prepared the plat of the lot on Hester Street. This is part of Christian Creek and Gee Street area. There are two existing buildings- 3 units in each. The owner wants to purchase the additional ground behind the existing units and add one more duplex on the rear. He has garages on the first floor and the apartment units above.

He concurred with the Staff conditions and asked for staff approval of the final site plan instead of bring it back to the MAPC. Regarding No. 5, these 6 units have been there for 10 years, and there is no need for fencing. MAPC concurred that the fencing did not need to occur in the front.

Mr. Hamman added that the lighting will only be installed on the garages.

Staff: Mr. Thomas White gave the Staff Summary Report and staff findings as noted above. He also noted the challenges with the abutting floodway.

Mr. George Hamman stated that regarding the floodway he would have to stay at least 10 feet away. The new building will be designed the same as the existing.

Mr. Joe Tomlinson made note of the Master Street Plan recommendations and that it will require the right-of-way for an arterial - that needs to be understood.

Mr. George Hamman agreed and noted that they would leave setbacks as-is and move right away accordingly.

Mr. Jerry Reece – Is that close to spot zoning? Mr. George Hamman stated that it was similar to R-3 that we have across the street.

No Public Input or Opposition Present.

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Recommended to Council . The motion carried by the following vote.

Vote 6 to 0 to recommend approval to City Council.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock;Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

RZ-12-12

RZ 12-12: City of Jonesboro request to rezone property located at 4216 Stadium Blvd @ Fire Academy Drive from R-1 Single Family to C-3 General Commercial.

Sponsors: Planning

Attachments: [Application for RZ 12-12](#)
[Plat for RZ 12-12](#)
[Staff Report](#)

Applicant/Staff:

Mr. Thomas White gave the Staff Summary Report and noted that the City is potentially selling this property to City Youth Services who will utilize this space. They currently have an office south of the tract, and are planning on using it in its current state. If they redevelop the property, MAPC would have to review a site plan.

No Public Input or Opposition Present.

Motion was made by Mr. Reece; 2nd by Mr. Tomlinson to recommend approval to the City Council.

A motion was made by Jerry Reece, seconded by Joe Tomlinson, that this matter be Recommended to Council . The motion carried by the following vote.

Vote 6 to 0 to recommend Approval to City Council.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock;Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

8. Staff Comments

COM-12:049

George Hamman is requesting MAPC approval of a Preliminary of the Record Plat of Gregory Subdivision - Phase II-B. The request is to change this phase to contain 20 lots instead of 19 lots. The design plans were prepared by Carlos Woods, and were approved several years ago. Due to financial concerns, they are only now completing the development. It was observed the the two lots in the northeast corner were of sufficient size to create three lots instead, and that is where we potentially change from 19 lots to 20 lots. Property located east of Paragould Road off of Ocean Drive .

Attachments: [Gregory Sub preliminary plat](#)

A motion was made by Jim Scurlock, seconded by Joe Tomlinson, that this matter be Approved. The motion carried by the following vote.

Aye: 6 - Joe Tomlinson;Paul Hoelscher;Ron Kelton;Jim Scurlock;Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

COM-12:047

George Hamman on behalf of Chad and Hannah Beckwith request MAPC approval / wavier of a replat of property located at 1004 Tony Drive, due to a double street frontage and required right-of-way dedication.

Sponsors: Planning

Attachments: [LAYOUT 1](#)
[LAYOUT 2](#)
[LAYOUT 3](#)
[LAYOUT 4](#)

A motion was made by Ron Kelton, seconded by Jerry Reece, that this matter be Approved. The motion carried by the following vote.

Aye: 6 - Joe Tomlinson; Paul Hoelscher; Ron Kelton; Jim Scurlock; Kim Elmore and Jerry Reece

Absent: 2 - Brian Dover and Beverly Nix

9. Adjournment