



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 2 Metropolitan Area Planning Commission

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Tuesday, October 28, 2014

3:00 PM

Municipal Center

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### 1. Call to order

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### 2. Roll Call

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### 3. Approval of minutes

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[MIN-14:129](#)

Approval of the MAPC October 6, 2014 Meeting Minutes.

[play video](#)

**Attachments:** [MeetingMinutesMAPCOct 6 2014](#)

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

**Aye:** 5 - Paul Hoelscher;Ron Kelton;Jerry Reece;Kevin Bailey and Brant Perkins

**Absent:** 3 - Kim Schrantz;Jim Scurlock and Jimmy Cooper

### 4. Preliminary Subdivisions

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### 5. Final Subdivisions

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[PP 14-14](#)

Preliminary Subdivision: Greensborough Village Commercial Subdivision Phase I

John Easley on behalf of Associated Engineering request MAPC approval for Greensborough Village Commercial Subdivision Phase I located at Johnson Avenue and HWY 49 within a C-3 General Commercial District L.U.O.

[play video](#)

**Attachments:**     [APPLICATION](#)  
                                  [Greensborough Village Subdivision Plans](#)

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

**Aye:** 5 - Paul Hoelscher;Ron Kelton;Jerry Reece;Kevin Bailey and Brant Perkins

**Absent:** 3 - Kim Schrantz;Jim Scurlock and Jimmy Cooper

**PP-14-16**

Replat: Lot Frontage Variance of Lot 2 Block A of Loyd Subdivision  
Address: 807 N. Airport Road; Current Zoning: R-2 Low Density Multi-Family

Mr. Terry Bare, HKB, & Associates on behalf of the property owner requests MAPC approval of a variance on the lot frontage requirement (a reduction from the 60 ft. requirement to 20 ft.) for Lots 2 & 4 as shown on the attached plat.

[play video](#)

**Attachments:**     [LoydSubdivisionReplat](#)

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

**Aye:** 5 - Paul Hoelscher;Ron Kelton;Jerry Reece;Kevin Bailey and Brant Perkins

**Absent:** 3 - Kim Schrantz;Jim Scurlock and Jimmy Cooper

**6. Site Plan Reviews**

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**SP-14-24**

Final Site Plan Review: 2201 Needham St.

Mr. James W. McLeod request MAPC final approval of a Site Plan for a recent rezoning of property to RM-8, Low Density Multi-family for a Duplex.

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**Attachments:**     [ORD 14 050 2201 Needham Rezoning](#)  
                                  [Rezoning Plat](#)  
                                  [Application](#)  
                                  [Plot Plan](#)  
                                  [SFR 14-616 plans](#)

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

**Aye:** 5 - Paul Hoelscher;Ron Kelton;Jerry Reece;Kevin Bailey and Brant Perkins

**Absent:** 3 - Kim Schrantz;Jim Scurlock and Jimmy Cooper

**7. Rezoning**

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**RZ-14-17**

RZ 14-17 2916 Wood Street

City of Jonesboro is requesting MAPC Approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District for .68 acres of land located at 2916 Wood Street.

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**Attachments:**    [Survey Plat](#)  
[APPLICATION](#)  
[DEEDS](#)  
[Staff\\_Summary\\_RZ17\\_2916\\_Wood\\_StCOJRezoning\\_MAPC](#)

**Applicant:** City of Jonesboro

Mr. Otis Spriggs, Planning Department, presented on behalf of Administration, the rezoning of Station 5 from R-1 Single Family Residential to C-3- L.U.O., with a list of prohibited uses. The Land Use recommendation is Public Semi-public Institutional for the previous fire station use. The requested office use will be consistent with the area in terms of intensity. An architectural code analysis would be required of the new user to assure building code compliance. Mr. Spriggs added that Wood Street and West Parker Road right-of-ways would have to meet the Master Street Plan requirements if the property is ever redevelopment.

Mr. Spriggs: The proposed office uses will have limited impacts on the neighborhood with little or no traffic. The criteria for rezoning has been met. The list of permitted uses were discussed and the list of discouraged uses were given. He concluded that there were no concerns from the other departments and agencies as a result of the pre-development meeting. The conditions were read.

**Public Input:** None present.

**Commission Input:**

Mr. Hoelscher: Asked is it a reasonable request to dictate any future redevelopment to maintain a residential character. Mr. Spriggs found no reason that such a condition would be a problem, and cited a sample added condition to address character of future buildings. Mr. LM Duncan concurred from administration.

Mr. Kelton: Commented about the home that was rezoned to commercial just across the street, noted that he visited the site. The fire station has been there a while and has posed no problems to the existing single family that exists to the south and west.

**Absent were:** Mr. Scurlock, Mrs. Schrantz, and Mr. Cooper; Mr. Lonnie Roberts was chairman.

A motion was made by Jerry Reece, seconded by Paul Hoelscher, that this matter be Recommended to Council.  
Rezoning was approved by a 5-0 vote. The motion PASSED with the following vote.

**Aye:** 5 - Paul Hoelscher;Ron Kelton;Jerry Reece;Kevin Bailey and Brant Perkins

**Absent:** 3 - Kim Schrantz;Jim Scurlock and Jimmy Cooper

## **8. Staff Comments**

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### **COM-14:084**

Meeting Rescheduling: MAPC is asked reschedule the November 11, 2014 meeting due to Veteran' s Day Holiday. The recommended day/time is Thursday, November 13, 2014 at 5:30 PM.

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**Meeting time and date remained as scheduled for Monday, November 10, 2014 at 5:30 PM.**

### **COM-14:087**

Chrissie Wright requests MAPC approval for the renaming of Dustin Drive to Cedar Creek Lane; location: Dustin Drive off of Wood Springs Road (See Aerial View).

**Attachments:** [RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO](#)  
[DustinDrive\\_Aerial View](#)  
[RP 10-20 Ridgeview Farms Addition 3511 & 3509 Dustin Drive](#)

**A motion was made by Kevin Bailey, seconded by Paul Hoelscher, that this matter be Approved and be recommended to Council. The motion PASSED with the following vote.**

**Aye:** 5 - Paul Hoelscher;Ron Kelton;Jerry Reece;Kevin Bailey and Brant Perkins

**Absent:** 3 - Kim Schrantz;Jim Scurlock and Jimmy Cooper

## **9. Adjournment**

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