



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, July 8, 2014

5:30 PM

Municipal Center

1. Call to order

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2. Roll Call

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3. Approval of minutes

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Approval of the MAPC Meeting Minutes for June 24, 2014.

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

4. Preliminary Subdivisions

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5. Final Subdivisions

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Replat Approval:

Mr. Matt Rankins requests MAPC approval of a Replat for property located on Spring Valley Dr. and Carriage Rd. within the DG Brookland, LLC Spring Valley Replat for 7 lots without going through a full subdivision submittal. All lots will front on improved City right of ways.

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

6. Conditional Use

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7. Rezoning

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Rezoning Case RZ 14-09 2304 Moore Road:

J. Smith (agent), on behalf of Sandra Fowler/Steve Moore (owners) requests approval of a rezoning from AG Agricultural District to I-2 General Commercial District for 9.1 acres of property located at 2300 and 2304 Moore Road.

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Applicant: Mr. J. Murl Smith, broker representing the sellers: Appeared before the Planning Commission stating that his clients are seeking to rezone the land from AG-1 to I-2 for the 9.1 acres.

Staff: Mr. Spriggs gave a report of the staff findings, noting that the petition is consistent with the Future Land Use Plan (Heavy Industrial). The owner will be asked to comply with the Master Street Plan upon future redevelopment or platting of the said acreage. Moore Rd. is a Collector Road (80 Ft. R.O.W. required).

Surrounding conditions were described which are consistent with the request. All of the criterion for rezonings is met. The owner understands the condition that if the property were to be redeveloped, the single family homes will have to be discontinued. The applicant is in agreement. No issues were reported by Staff Departments or outside agencies. The conditions were read.

Public Input: None Present

MAPC Deliberation:

Mr. Kelton: Mr. Kelton asked the applicant if the owners have city sewer, and how far away is it. Mr. Smith stated that it is quite a distance. The buyer is Nettleton Concrete for the 9.1 acres.

Motion was made by Mr. Kelton to recommend approval to Council with the noted stipulations; Motion was 2nd by Mr. Scurlock.

Roll Call Vote: 7-0 Unanimously to approve with the following vote: Ms. Nix was absent. Mr. Roberts was chair;

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

Rezoning Case: RZ 14-10 5304 Apt Drive

Lynn Turner request approval of a rezoning from R-1 Single Family Medium Density

District to RM-8 Residential Multifamily District for 1 acre of property located at 5304 Apt Drive.

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Applicant: Carlos Wood, Engineer on behalf of Lynn Turner appeared before the Commission. He stated that on Lots 1 & 2 they hope to add a triplex on the other portion of the property to supplement the existing triplex and single family to yield a total of 7 units maximum.

Staff: Mr. Spriggs gave a report of the staff findings, noting that the petition is not consistent with the Future Land Use Plan (Single Family Residential). The owner will be asked to comply with the Master Street Plan upon future redevelopment or platting of the said acreage.

Surrounding conditions were described which are consistent with the request. All of the criterion for rezonings are met. The property is considered Non-conforming. Applicant replaced an existing triplex on the property in 2009. There was similar rezoning a few years back just of this property. Nonconforming business exists to the west.

No issues were reported by Staff Departments or outside agencies. The 4 conditions were read. No comments were made from Engineering.

Public Input: None Present

MAPC Deliberation:

Motion was made by Mr. Scurlock to recommend approval to Council with the noted stipulations; Motion was 2nd by Mr. Perkins.

Roll Call Vote: 7-0 Unanimously to approve. Ms. Nix was absent. Mr. Roberts was chair.

8. Staff Comments

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9. Adjournment

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