



# City of Jonesboro

300 South Church Street  
Jonesboro, AR 72401

## Meeting Minutes 2 Metropolitan Area Planning Commission

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Tuesday, August 26, 2014

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Kim Schrantz; Kevin Bailey and Brant Perkins  
**Absent** 2 - Jerry Reece and Jim Scurlock  
**Excused** 1 - Beverly Nix

### 3. Approval of minutes

**MIN-14:101** Approval of the MAPC Meeting Minutes for August 12, 2014

**Attachments:** [MeetingMinutesAug12 14](#)

**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; Kim Schrantz; Kevin Bailey and Brant Perkins

**Absent:** 2 - Jerry Reece and Jim Scurlock

**Excused:** 1 - Beverly Nix

### 4. Site Plans

**SP-14-22** Final Site Plan Review

Greg Baugh on behalf of Debra Barbara requests MAPC approval of a final layout for a duplex to be located at 401 McAdams Street. The property property was recently rezoned to RM-8 L.U.O.

**Attachments:** [Debra Barbara Duplex SitePlan](#)  
[Site Plan Showing Sewer](#)

**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; Kim Schrantz; Kevin Bailey and Brant Perkins

**Absent:** 2 - Jerry Reece and Jim Scurlock

**Excused:** 1 - Beverly Nix

## **5. Final Subdivisions**

**PP-14-14** Final Subdivision: Harrison Hills Subdivision Phase I

McAlister Engineering, on behalf of Mr. Bob Harrison requests MAPC approval of the Harrison Hills Subdivision (A Replat of Griffin Subdivision), located on Neely Ln. at Neely Road, for 36 lots within the R-1 Single Family District.

**Attachments:** [Harrison Hills Final Subdivision Plans Phase 1](#)  
[FP 14-14 HarrisonHills\\_Final Report](#)  
[OriginalGriffinSubdivision](#)

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

**Aye:** 6 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Kevin Bailey and Brant Perkins

**Absent:** 2 - Jerry Reece and Jim Scurlock

## **6. Conditional Use**

**Motion was made by Ms. Nix that Section 1, Article V, Conditional Use Section 117-199, Section 3 c. shall be amended to read as attached. Allow Staff and the City Attorney to review the requirements for notification to abutting property owners, to determine what the proper footage should be; and, to add that the posting of a sign will be placed on the subject property in the same manner as rezonings, to be recommended to the City Council for approval. Motion was seconded by Mr. Kelton. The motion PASSED with the following vote:**

**Aye:** 6 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Kevin Bailey and Brant Perkins

**Absent:** 2 - Jerry Reece and Jim Scurlock

## **7. Rezonings**

**RZ-14-13** Rezoning Case: RZ14-13 Redwolf Blvd at Fairview Dr. (& Brazos St.)

Haag Brown Development, LLC, On behalf of owners of Lots 1-10 of Fairview Acres, located at the intersection of Red Wolf Blvd., Fairview Dr., Brazos St., and Fair Cove requests MAPC recommendation of Approval to City Council for a rezoning of 2.17 Acres of property from "R-3" High Density Multi-Family Residential & C-3 Commercial L.U.O." to a C-3 L.U.O. General Commercial General Commercial Limited Use Overlay District.

**Attachments:** [Application](#)  
[Rezoning Plat](#)  
[Staff Report](#)

**Applicant: Mr. George Hamman of Civilogic Engineering stated that he prepared the rezoning plat and has read through the staff report and find that everything is in compliance with the land use plan and zoning regulations.**

Fair Cove site access was mentioned to minimize the impact on the residents:  
There is no access planned for Fair Cove.

Mr. Hamman: The developer proposes to put in some soft landscape screening along Fair Cove to buffer that area with a landscape area between them and the parking lots. There will be no buildings near the property line. For the other boundary lines abutting residential, they will put in privacy fencing or a hard visual barrier.

Public Input: No one present.

Staff:

Mr. Spriggs gave staff summary of the report for the 2.17 acres for the joint application between various property owners at the said location. The proposal does comply with the Master Street Plan as well as the Future Land Use Plan, for Planned Mixed Use Area (PMUA) for mixed commercial/residential. They are requesting a change from a mix of R-3, Multi-family and C-3 L.U.O. During the pre-meeting there were no major concerns voiced by the public or agencies. Staff has listed the criteria for rezoning, and all of the questions are addressed and compliance is achieved.

Staff has listed a number of buffering and screening concerns of which were just addressed by the applicants. The five (5) conditions were read covering storm-water management, site plan requirement by the MAPC, access management, landscaping and screening, prohibited list of uses, and lighting.

Commission Action:

Motion was made by Ms. Nix that we place Case: RZ-14-13 on the floor for consideration of a recommendation by MAPC to the City Council, with the noted conditions, and we, the MAPC find that changing the zoning of this property from "R-3" High Density Multi-Family Residential and C-3 L.U.O. to C-3 L.U.O. General Commercial is compatible and suitable with the zoning, uses, and character of the surrounding area; subject to the noted conditions. Motion was seconded by Mr. Hoelscher.

The motion PASSED with the following vote.

**Aye:** 6 - Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Kevin Bailey and Brant Perkins

**Absent:** 2 - Jerry Reece and Jim Scurlock

**RZ-14-14**

Text Amendment Case: Conditional Use Appeals: Proposed by COJ Administration

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE V. CONDITIONAL USES, SECTION 117-199, SECTION (3) C., OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS, TO CLARIFY THE APPEAL PROCESS FOR CONDITIONAL USE REVIEWS BY THE METROPOLITAN AREA PLANNING COMMISSION, AND DECLARING AN EMERGENCY TO UPDATE THE EXISTING ORDINANCES FOR THE PURPOSE OF PROMOTING AND ACCOMMODATE SOUND GROWTH WITHIN THE DEVELOPMENT COMMUNITY

**Attachments:** [Proposed Ordinance Conditional Use Appeals](#)  
[Conditional Use Appeal Process Memo of Research](#)

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

**Aye:** 6 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Kevin Bailey and Brant Perkins

**Absent:** 2 - Jerry Reece and Jim Scurlock

**8. Staff Comments**

**9. Adjournment**