



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Monday, October 6, 2014

5:30 PM

Municipal Center

1. Call to order

Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent 1 - Kim Schrantz

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent 1 - Kim Schrantz

3. Approval of minutes

[MIN-14:119](#)

Approval of the MAPC Meeting Minutes for September 9, 2014.

Attachments: [MeetingMinutes_Sept 2014 MAPC](#)

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 1 - Kim Schrantz

4. Preliminary Subdivisions

5. Final Subdivisions

[PP-14-15](#)

Final Subdivision

McAlister Engineering, on behalf of Hollow Creek, LLC requests MAPC approval of a Final Subdivision review of Southbend Subdivision Phase 5 located on Apt Drive and Harrisburg Road for 37 Lots and 14.43 acres within an R-1 Single Family District.

Attachments: [Application](#)
[SouthBend Phase 5 Plans](#)
[Final Report](#)

A motion was made by Jim Scurlock, seconded by Kevin Bailey, that this

matter be Approved . The motion PASSED with the following vote.

Aye: 7 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 1 - Kim Schrantz

6. Site Plan Reviews

SP-14-23

Site Plan Review:

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

See attached Ordinance which approved a maximum of 10 units. The owner plans to only have a maximum of 2 of the proposed 3 buildings, and place 5 units in Building 2, without additional commercial (Apartments will be reduced to 9).

Attachments: [Revised Site Plan](#)
[Final Site Plan Approved by MAPC 7 10 2012](#)
[ORD 12 013 Adopting](#)
[Plat](#)

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

Aye: 7 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 1 - Kim Schrantz

COM-14:079

Conceptual Subdivision Review:

Josh Hurd, Project Coordinator, McAlister Engineering would like to present MALLARD POINTE SUBDIVISION, located in the SE1/4, SE1/4 SEC 34, T14N, R3E

The applicants request MAPC conceptual review of a single family subdivision that is proposed to be located at the west terminus of Carriage Drive. No formal submission has been received. The purpose of this review is to gain MAPC feedback on the proposed lot configurations and street connectivity.

Attachments: [Mallard Pointe - Conceptual Review Plat](#)
[Master Street Plan w Land Use Overlay](#)

COM-14:080

Right-of-Way Waiver Request:

George Hamman is requesting MAPC approval of a right-of-way waiver on Macedonia and Highway 351. The request is for the right-of-way to remain as they are, 40' from the center-line of Macedonia Road, and 40' from the center-line of Highway 351.

Current City of Jonesboro Master Street Plan (MSP) recommends Macedonia Rd. as Principal Arterial (100 ft. preferred), and Hwy. 351 as Minor Arterial (50 ft. from Center Required by MSP).

Attachments: [MINOR PLAT](#)
[Sage Aerial Map](#)

Withdrawn

COM-14:081

Concept Review: 3316 S. Caraway Road

Cesar Islas requests MAPC Conceptual review of an existing C-3 PUD project: Craighead/Caraway Commons Apartments, requesting a temporary permit for a concrete mix plan, for the duration of the construction process for the apartments, located at 3316 South Caraway.

Days and hours of operation will be; Monday to Friday 6am to 6pm, and Saturdays 6am to 12 pm.

Attachments: [Islas Request Memo](#)
[Temp Concrete Plant Photos](#)
[Commons Aerial Vicinity Map](#)

7. Rezoning

RZ-14-16

Rezoning Case: RZ 14-16- 301 Burke Avenue

Cesar Islas requests approval of a rezoning from C-1 Downtown Core Commercial District to I-2 Heavy Industrial District for 1.18 acres of property located at 301 Burke Avenue, to install a Concrete Mixing Plant. Property is bordered by Burke Street to the North, Krewson on the South, Madison Street on the East, and Sharp Street on the West.

Attachments: [APPLICATION](#)
[PLAT](#)
[STAFF REPORT](#)
[City Youth Ministries- MAPC Letter of Opposition](#)

A motion was made by Jerry Reece, seconded by Kevin Bailey, that this matter be Denied . The motion FAILED with the following vote.

Nay: 7 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Brant Perkins and Jimmy Cooper

Absent: 1 - Kim Schrantz

8. Staff Comments

9. Adjournment