



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, May 13, 2014

5:30 PM

Municipal Center

1. Call to order

[play video](#)

Present 6 - Lonnie Roberts Jr.;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent 1 - Beverly Nix

2. Roll Call

[play video](#)

This has Kevin Bailey in here twice.

Present 7 - Lonnie Roberts Jr.;Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent 1 - Beverly Nix

Excused 1 - Kevin Bailey

3. Approval of minutes

[play video](#)

MIN-14:051

Approval of the MAPC Meeting Minutes for April 22, 2014.

[play video](#)

Attachments: [MeetingMinutes_April222014](#)

Kevin Bailey is in here twice.

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

4. Site Plan Review

[play video](#)

[SP-14-11](#)

SP14- 11 Site Plan:

Travis Fischer, TraLan Engineering, requests MAPC approval of a final site plan for 4409 & 4421 E. Johnson Ave. for a restaurant use within a C-3 L.U.O. Distict for Papiotos'.

[play video](#)

Attachments: [Papitos Final Plans](#)

Kevin Bailey is in here twice.

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

[SP-14-12](#)

Final Site Plan Review: 5306B Apt. Drive.

Carlos Wood on behalf of Turner Real Estate is requesting MAPC approval of a site plan for apartments to be located on Property Zoned RM-8 Limited Use Overlay (LUO) for 5306-B Apt. Drive.

[play video](#)

Attachments: [Application](#)
[AptDrApartments_DevelopDrainMap](#)
[AptDrApartments_ExDrainMap](#)
[AptDr_Apartments SP-1](#)
[AptDr_Apartments GRADING ECM](#)

Kevin Bailey is in here twice.

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

5. Subdivisions

[play video](#)

[PP-14-06](#)

FP 14-04 Final Subdivision Plan: Jamestown Manor Phase IV

Tralan Engineering on behalf of the Owner: Nix Development, LLC requests MAPC approval of a Final Subdivision Plan Case FP 14-04 Jamestown Manor Phase IV, for 14 lots on 9.37 acres located North of Phase II of Jamestown Manor Subdivision and Williamsburg Dr.

[play video](#)

Attachments: [Report Jamestown Manor Phase IV
Subdivision Plans](#)

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

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

PP-14-07

Plat Approval: Frie Lane - 16.35 acre tract.

Tommy Gray, Anton Construction on behalf of Arthur Wolover (Owner) requests MAPC approval for a waiver of the Subdivision requirements for property located at the terminus of Frie Ln., for one (1) proposed single family home on 16.35 +/- acres. Land was annexed into the City without property right of way dedication.

[play video](#)

Attachments: [Survey Plats](#)
[Aerial View](#)
[FrieLane SubjectProperty 1980s](#)
[Frie ROW Deeds](#)
[CitySurveyStatement_FrieLane](#)

Kevin Bailey is on here twice.

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

6. Conditional Use

[play video](#)

CU-14-05

CU 14-05: Conditional Use:

Steven Evans & Mary Harris request a conditional use 2921 Dacus Road with the intent to put a double wide Pre-Manufactured Housing Residential Design Unit, to be used as their personal residence. This is an R-1 Residential Single Family Property that requires a conditional use to place a Manufactured Housing Residential Design Home. Applicant is also requesting a fair housing approval through the reasonable accommodation policy for this location because of disability.

[play video](#)

Attachments: [Staff Report](#)
[Application](#)
[Photos of Proposed Unit](#)
[Receipts - mail](#)
[PROPERTY OWERS](#)

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

Nay: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

CU-14-06

CU 14-06 Conditional Use:

Carlos Turner, Sr. requests a conditional use for 385 E. Johnson with the intent to put a Mobile Vending Trailer at this location. This is an I-1 Industrial Limited District Property that requires a conditional use.

[play video](#)

Attachments: [Staff_Summary CU 14-06 385 EJohnson_MobileVending Application](#)
[MobileVendingLocation](#)
[PROPERTY OWNERS NOTIFICATION SLIP](#)
[CERTIFIED MAIL RECEIPTS](#)
[CERTIFIED MAIL RECEIPTS 2](#)
[PROPERTY OWNERS](#)

Kevin Bailey is on here twice.

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

7. Rezoning

[play video](#)

RZ 14-06

Rezoning Case: RZ 14-06

RZ 14-06: Jack Elam - Elam Enterprises, Inc. is requesting MAPC approval of a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial District L.U.O. for 1.98 acres of land located at 1802 Commerce Drive.

[play video](#)

Attachments: [Rezoning Application](#)
[Rezoning Plat](#)
[Staff Report](#)
[Exhibit A Annexation ORD](#)
[Annexation Ordinance](#)

Kevin Bailey is on here twice.

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

RZ-14-07

RZ 14-07: Phillips Investment and Construction is requesting MAPC approval of a Rezoning from I-1 Limited Industrial District to C-3 General Commercial District for 6.04 acres of land located at 200 E. Johnson Drive.

[play video](#)

Attachments: [Application](#)
[Rezoning Plat](#)
[Staff Report MAPC Phillips Investments](#)
[Rezoing Info](#)
[Title info](#)

Kevin Bailey is on here twice.

Aye: 6 - Paul Hoelscher;Ron Kelton;Kim Schrantz;Jerry Reece;Jim Scurlock and Kevin Bailey

Absent: 1 - Beverly Nix

Excused: 1 - Kevin Bailey

8. Staff Comments

[play video](#)

9. Adjournment

[play video](#)