



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 - Final Metropolitan Area Planning Commission

Tuesday, September 22, 2015

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent 3 - Paul Hoelscher; Ron Kelton and Kim Schrantz

3. Approval of minutes

[MIN-15:088](#)

Approval of the Meeting Minutes for September 8, 2015

Attachments: [MAPC Meeting Minutes September 8 2015](#)

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

Aye: 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 3 - Paul Hoelscher; Ron Kelton and Kim Schrantz

4. Preliminary Subdivisions

[PP-15-15](#)

Plat Approval: Madison Street Realignment Approval

John G. Perry, PE, Kimley-Horn of Memphis, TN requests MAPC approval of a final plat establishing the relocating of Madison St. to maintain the connection of Southwest Drive to the north intersecting with Highland Drive.

City Council Abandonment approval on September 15, 2015 required that a new plat of the subject properties be filed before MAPC relocating and realigning the northern terminus of Madison Street to extend to West Highland Avenue and to provide a bond to guarantee the completion of the roadway. And, access to West Highland Avenue shall be maintained during the construction of the newly proposed retail establishment. Improvement and construction of said relocated street right-of-way shall be completed and accepted by the city prior to issuance of final occupancy certification.

Attachments: [Consolidation Plat](#)
[CVS Site Realignment Plan](#)
[Survey](#)
[Memo Request for approval by MAPC](#)
[ORD 15 050 Abandonment](#)

Applicant: Mr. John Perry Kimley Horn, Memphis appeared before the Commission requesting Plat approval.

Staff: Mr. Otis Spriggs gave staff summary comments. The history of the abandonment of the terminus of Madison Street at West Highland was given. The City Council approved the abandonment with the relocation of Madison Street to extend to the west to W. Highland Dr.

The MAPC was condition as part of the Council Ordinance 15-050 to review a new Plat approval of the realignment of Madison Street. All of the ordinance attachments and language were attached to the agenda as approved on September 15, 2015. Engineering staff- Craig Light was available for questions.

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

Aye: 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 3 - Paul Hoelscher; Ron Kelton and Kim Schrantz

PP-15-16

PP15-16: Preliminary Subdivision Review: Merrell Estates Phase 5

Merrell Estates Development, LLC, owner requests MAPC approval of a Preliminary Subdivision Review: Merrell Estates Phase 5 located West of Merrell Estates Phase 2, North of Merrell Estates Phase 4 off Southwest Drive, Hwy. 49 S.

Attachments: [Staff Report](#)
[Merrell Estates Ph 5 Prelim App](#)
[Merrell Estates Phase 5 Preliminary Plans](#)

Applicant: Carlos Wood, Engineer appeared before the Commission, on behalf of the owner stating that they are expanding Merrell Subdivision to the North as Phase 4 and are asking for preliminary approval.

Staff: Mr. Spriggs stated that the Preliminary Subdivision Plans meet the requirements of R-1 Single Family for the proposed 35 lots on 9.2 acres. This phase will connect at a minimum of two access points (no Fire Department issues), and will connect to an adjoining property owner to the south and to the west. The overall Subdivision Plan was shown to show future connections. The drainage plans were included. The Final Subdivision Plans will be forthcoming.

A motion was made by Jimmy Cooper, seconded by Brant Perkins, that this matter be Approved. The motion PASSED with the following vote:

Aye: 5 - Jerry Reece; Jim Scurlock; Kevin Bailey; Brant Perkins and Jimmy Cooper

Absent: 3 - Paul Hoelscher; Ron Kelton and Kim Schrantz

5. Staff Comments

6. Adjournment