



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, July 22, 2014

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

3. Approval of minutes

MIN-14:083 Approval of the MAPC Meeting Minutes for July 8, 2014

Sponsors: Planning

Attachments: [MeetingMinute_MAPC_July 8 2014](#)

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

Aye: 8 - Paul Hoelscher; Ron Kelton; Beverly Nix; Kim Schrantz; Jerry Reece; Jim Scurlock; Kevin Bailey and Brant Perkins

4. Minor Plats/ Site Plans

SP-14-20 Final Plat/Site Plan Approval:

Brandon Winters owner of Winter's, LLC request MAPC approval for a replat at 2401 Clark Street to construct a new duplex. The Winter's Replat was approved previously by the MAPC for 7 lots.

Mr. Winters was granted a variance by the BZA on July 15, 2014 to place the structure closer to the right-of-way than is prescribed by the designated setbacks. The variation in the front setback is to be no less than fifteen feet (15') on an R-2 Multi-Family Low Density District lot. This replat will accommodate the addition of an 8th lot/duplex.

Sponsors: Planning

Attachments: [Plot Plan Lot 8](#)
[Replat](#)

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

SP-14-21

Site Plan Approval: 4800 E. Johnson Ave.

A2H, Inc. Engineers, Architects, & Planners on behalf of NEA Baptist Memorial Hospital requests MAPC's approval of a site plan for a parking lot expansion on the campus located at 4800 E. Johnson Ave., a Planned District- Commercial District.

Sponsors: Planning

Attachments: [SITE PLAN-C1 1](#)
[Planting Plan-L1 1](#)
[Application](#)
[Planting Plan-L1 2 Detail Drwgs](#)
[NEA Final Dev Plan Maps_Files](#)

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

Aye: 8 - Paul Hoelscher;Ron Kelton;Beverly Nix;Kim Schrantz;Jerry Reece;Jim Scurlock;Kevin Bailey and Brant Perkins

5. Rezoning

RZ-14-11

Rezoning Case: RZ 14-11- Note: This Case will be scheduled and heard at the Tuesday, August 12, 2014 MAPC Meeting at 5:30 PM. No discussion or action will occur on 7/22/2014.

Greensboro Investments, LLC request approval of a rezoning from R-1 Single Family Medium Density District and C-3 General Commercial District Limited Use Overlay to (TC-O) Town Center Overlay District for 201.23 acres of property located at 750 ft east of Red Wolf Blvd / Stadium Blvd on north side of Johnson Avenue (Hwy 49 North), extending north to Greensboro Rd., and east to Hwy. 351/Old Greensboro Rd..

Sponsors: Planning

Attachments: [Jonesborough Village Design Pattern Book](#)
[Rezoning Plat](#)
[Phasing Plan](#)
[Application](#)
[Staff Summary_RZ14 11GreensboroTCO_MAPC_New](#)

6. Staff Comments

7. Adjournment