



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 - Draft Metropolitan Area Planning Commission

Tuesday, June 23, 2015

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

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

Absent 1 - Paul Hoelscher

3. Approval of minutes

[MIN-15:064](#)

Approval of the MAPC Meeting Minutes for May 12, 2015

Attachments: [Minutes MAPC May 12, 2015](#)

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

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

Absent: 1 - Paul Hoelscher

4. Site Plan

[SP-15-03](#)

Site Plan: Frito Lay 2810 Quality Way: Over 75,000 s.f. Addition Requiring MAPC Approval

G.E.S. Expansion Phase II Project

Attachments: [APPLICATION](#)
[Aerial View](#)
[OVERALL 1ST FLOOR PLAN](#)
[OVERALL ADDITION Enlarged 1ST FLOOR PLAN](#)
[OVERALL ADDITION BUILDING ELEVATIONS](#)
[Site Plan _ Drainage](#)
[Site Plan _ Utility](#)
[Site Plan Electrical](#)

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

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

Absent: 1 - Paul Hoelscher

5. Final Subdivisions

6. Conditional Use

7. Rezoning

[RZ-15-08](#)

Rezoning Case: RZ 15-08 - Text Amendment

The City of Jonesboro Planning Staff is requesting your consideration of studying our existing ordinances to provide necessary updates and clarity to areas of the existing Zoning Chapter 117 where necessary.

Outline of Text Amendment Study:

Below is a compilation of a number of suggested changes. In order to effectively conduct a comprehensive study, Planning Staff is requesting that a subcommittee be appointed (as allowed in the MAPC Bylaws) to study and prepare concise recommendations to be brought back to the full MAPC in the future. Outline of the areas of coverage will be as follows:

1. **Hotel Uses** and update of allowed Districts
2. **Senior Living Facility** Definitions and District Allowances
3. **Updates to Code to add Hookah Lounges/Cigar Bar/Vapor Cigarette Establishments.**
4. **Definition of Multi-family** as recommended by the Multi-family Moratorium Committee.

Attachments: [Memo TextAmendment RetirementHomes Vapor Business HotelUses.pdf](#)
[2012 Memo.pdf](#)
[Chapter 117 Code.pdf](#)
[Hotel Ordinance.pdf](#)

Chairman Lonnie Roberts reported the subcommittee members: Commissioners Scurlock, Kelton, Roberts, 1- Alderman, and supportive Staff. The group will meet tentatively at 4:00 PM on 2nd Tuesdays and 4:00 PM on 4th Tuesdays, 3rd Floor in the Planning Departmentm 300 S. Church St.

A verbal vote of consent was taken to move forward with the subcommittee study of the text amendments, and for staff to bring the Hotel related changes in the next meeting for MAPC Action. The informal concurrence motion

PASSED with the following vote.

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

Absent: 1 - Paul Hoelscher

8. Staff Comments

COM-15:040

Site Plan Review: 2102 Arrowhead Farm Road

Mr. Joe Wooten requests MAPC approval for 2102 Arrowhead Farm Road to waive reduction of the minimum 60 ft lot frontage requirement reduced to 27.28 +/- ft in width that has been in existence. Mr. Wooten is replacing the Manufactured home with a new home closer to the front of his property that is located within a R-1 Single Family District.

Attachments: [Minor Plat](#)

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

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

Absent: 1 - Paul Hoelscher

9. Adjournment