



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 2 - Draft Metropolitan Area Planning Commission

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Tuesday, January 13, 2015

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Lonnie Roberts Jr.; Ron Kelton; Kim Schrantz; Jerry Reece; Brant Perkins and Jimmy Cooper

**Absent** 3 - Paul Hoelscher; Jim Scurlock and Kevin Bailey

### 3. Approval of minutes

### 4. Preliminary Subdivisions

### 5. Final Subdivisions

### 6. Conditional Use

### 7. Rezoning

#### [RZ 14-24](#)

RZ 14-24 5200 East Johnson

Jason Marshall, Attorney on behalf of First Assembly of God is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District for 20.48 acres of land located at 5200 East Johnson.

**Attachments:**

[Application](#)

[Rezoning Receipt](#)

[Rezoning Signs Receipt](#)

[Staff Summary RZ14 245200EJohnsonRezoning MAPC](#)

[PLAT 1-13-15](#)

**Applicant: Jason Marshall, Attorney, 225 South Main St., agent for First Assembly of God.**

**Mr. Marshall presented before the MAPC stating that his client is seeking to rezone 20.48 acres. He is asking for a General C-3 Commercial Zoning District,**

with any stipulations that we can agree upon tonight. It conforms to the uses surrounding it. He entertained any questions. Mr. Marshall added that it won't be a detriment to the area. A revised plat was submitted reflecting right-of-way dedication, and future consideration of a turn-lane. There could be anywhere between 12-20 businesses on the land, so they do not want to be limited on the C-3 uses available, while deleting any uses that could cause criminal activity.

**Staff:**

Mr. Spriggs presented on behalf of staff noting the surrounding conditions and stating that the proposal is consistent with the Land Use Plan and is in keeping with the growth and development trends occurring in the immediate vicinity as a result of the new hospital constructed. The master street plan, as noted will be complied with. The list of criteria for rezoning is met by the applicant.

The C-3 Table of Allowable Uses is copied in the report and was commented on. Adult Entertainment is discouraged and the suggested conditions were read with the suggestion of changing the district to a "Limited Use Overlay District". No agencies or departments responded with negative comments or objections to the rezoning.

**Public Input:** None Present.

**Action:**

Mr. Reece made a motion to place Case: RZ-14-24 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and the MAPC finds that changing the zoning of this property from "R-1" Single Family to the proposed C-3, L.U.O. (as revised), will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to listed conditions and the Final Site Plan review and approval by the MAPC in the future. Motion was seconded by Mr. Cooper.

**Roll Call Vote: 5 – 0 Approval:** Mr. Perkins- Aye; Mr. Reece- Aye; Mr. Cooper- Aye; Mr. Kelton- Aye; Mrs. Schrantz- Aye.

**Absent were:** Mr. Scurlock, Mr. Bailey, Mr. Hoelscher; Lonnie Roberts was Chair.

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

**Aye:** 5 - Ron Kelton; Kim Schrantz; Jerry Reece; Brant Perkins and Jimmy Cooper

**Absent:** 3 - Paul Hoelscher; Jim Scurlock and Kevin Bailey

## **8. Staff Comments**

**COM-15:002**

Wood Engineering is requesting Site Plan Approval for 5403 Vance Drive.

Carlos Wood is seeking approval for Sharp Recycling located on 5403 Vance Drive on revising the parking plans for this location.

**Attachments:** [JonesboroRecycling-RevisedLetter](#)  
[JboroRecyc SP-1 SITE](#)  
[JboroRecyc SP-2 GRADE](#)  
[JboroRecyc SP-3 ECM](#)  
[JboroRecyc SP-4 UTIL](#)  
[JboroRecyc EC-DET](#)

Carlos Wood appeared before the commission stating the owners would like to move the original parking layout to the north east corner, so the parking lot would be facing the front of the building instead of the center. His first draw up interfered with the desired traffic pattern. As it did not allow vehicles to pass through and unload small Recycling items.

The approximate surface area is the same as it was originally. The only change made was to the entrance which is now 39 feet with an island, instead of 80 feet. During construction some soft material was found in the parking area. They want to let the soft spots weather over the winter, then during the summer let the trucks find all the soft spots and fix them. They would like to postpone the completion date, the expected completion time would be "late summer". The planned opening date is February 1st, weather permitting.

Mr. Otis Spriggs mentioned to the Board that this request was submitted under "conditional use" with a cite plan attached. Due to certain waivers this request had to be taken to the Planning Commission for advisement. All items being requested are adjustable by the Planning Commission. Mr. Wood was asked if the parking count would satisfy current code requirements.

Mr. Wood answered yes, it exceeds the requirements. Also, there is space on the east side of the building if they needed to use it in the future.

Mr. Otis Spriggs stated this request would not compromise what has been approved by the Planning Commission.

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

**Aye:** 5 - Ron Kelton;Kim Schrantz;Jerry Reece;Brant Perkins and Jimmy Cooper

**Absent:** 3 - Paul Hoelscher;Jim Scurlock and Kevin Bailey

**COM-15:003**

John Easley of Associated Engineering request a preliminary site plan approval for 2006 Arrowhead Farm Road.

**Attachments:** [14158-SDP - Preliminary](#)

John Easley appeared before the board representing Dustin Murphy to request a reduction in the parking requirement. Mr. John would like to reduce the required 10 parking spaces, down to 5 spaces. Due to Mr. Murphy having a limited number of office staff and not alot of traffic in and out of the building. There will be no walk in traffic, and equipment and storage will be held off site.

Second request, is to allow them to leave the driveway as is. The driveway is currently a gravel road and doesn't need the 20 foot off the side lot line. The drive way would be paved with asphalt, curved, and guttered appropriately.

Mr. Otis Spriggs asked Mr. Easley if he had a problem paving the driveway right away. Mr. Easley said no, he plans to pave the drive way all the way up to the south edge of the house.

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 - Ron Kelton;Kim Schrantz;Jerry Reece;Brant Perkins and Jimmy Cooper

**Absent:** 3 - Paul Hoelscher;Jim Scurlock and Kevin Bailey

**COM-15:005**

2015 MAPC Public Meeting Schedule

Requesting that the Board approve the 2015 MAPC Public Meeting Schedule.

**Attachments:** [MAPC Public Hearing Schedule 2015 Rev011215](#)

Mr. Otis Spriggs requested the Planning Commission to add to the agenda the re-appointment of the the Chairman (Lonnie Roberts Jr.) and appoint a Vice Chairman (Ron Kelton).

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

**Aye:** 5 - Ron Kelton;Kim Schrantz;Jerry Reece;Brant Perkins and Jimmy Cooper

**Absent:** 3 - Paul Hoelscher;Jim Scurlock and Kevin Bailey

**9. Adjournment**