



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, February 11, 2014

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

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

Absent 2 - Joe Tomlinson and Beverly Nix

3. Approval of minutes

MIN-14:008 Approval of the MAPC Minutes for January 14, 2014.

Attachments: [MAPCMeetingMinutes_Jan_14_2014](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

4. Preliminary Subdivisions

PP-14-01 PP 14-01: Jude's Crossing Phase 1 Subdivision -Preliminary

Applicant/Agent/ Owner: Morris Kid, LLC, Engineer / Surveyor: Carlos Wood/H&S Himes Professional Surveying requests MAPC consideration of a Preliminary Subdivision- St. Jude's Crossing, Phase 1, located adjacent to Darr Hill Road, South of Stoneridge Estates, West of Valley View Manor Subdivision on 16.2 acres for 33 Proposed Lots, within the R-1 Single Family Zoning District.

Attachments: [Application](#)
[Overall Map](#)
[Preliminary Plan](#)
[Preliminary Report](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

PP-14-02 PP 14-02: Merrell Estates Phase 4 Subdivision -Preliminary

Applicant/Agent/ Owner: Merrell Estates, LLC; Engineer / Surveyor: Carlos Wood/H&S Himes Professional Surveying
request MAPC approval of a Preliminary Subdivision to be located North of Southwest Dr (Hwy 49), West of Merrell Estates Phase 1, on 10.6 acres, for 30 Proposed Lots, within the R-2 Single Family Residential District.

Attachments: [Preliminary Plans](#)
[Application](#)
[Staff Report](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

5. Site Plans & Miscellaneous Reviews

SP-14-01 Site Plan Review: 4204 E. Johnson Ave.

Josh Minton, Engineer - Minton Engineering requests MAPC Final Site Plan Review and Approval for a First Security Branch Bank to be located in a C-3 Limited Use Overlay Zoning District. The Applicant also requests MAPC waiver reduction of the a minimum 60 ft. lot frontage requirement reduced to 42 +/- ft. in width.

Sponsors: Planning

Attachments: [Submittal Letter](#)
[Preliminary Plat](#)
[Site Plan](#)
[ORDINANCE ADOPTING 13 056](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

SP-14-02 Final Site Plan Modification Review: Robert Abraham - Planned Development (PD-RM) located on Bradley Street / Oak Tree Manor Circle:

Dr. Robert Abraham is requesting MAPC's consideration and approval of a revision of the plan caused by a final decision by Arkansas Department of Health (ADH) to disallow roadway placement over a protective easement surrounding the well site on the most-eastern end of Bradley Street within the development (See attached Cover Letter for Details).

Attachments: [Revised Plan Layout](#)
 [Cover Letter HEALTH DEPARTMENT CHANGE](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

SP-14-03 Preliminary Plat Approval: 3116 Nestle Rd.

StoneBridge Construction requests MAPC approval of a preliminary plat approval for property located at 3116 Nestle Road for a pre-existing facility. The proposal is for a right-of-way dedication of seventy-five feet (75') from the existing center-line, accompanied by a building setback of one hundred thirty five feet (135') from the existing center-line. This waiver request is for a 25 ft. reduction in the required 100 ft. right of way from the centerline of Nestle Rd. as required by the Master Street Plan. (See attached layout for details).

Attachments: [Cover Letter](#)
 [Preliminary Plat Layout](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

SP-14-04 Replat Approval: Heathridge Estates Replat- 4801 Peachtree Ave.

Owners of property located at 4801 Peachtree Ave. and abutting property are requesting MAPC approval of a minor replat. This replat will affect a total of 6 lots.

Attachments: [WALLIS RECORD MINOR PLAT](#)
 [Heathridge Estates signature plat](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

6. Conditional Use

CU-14-01 Case CU14-01: Conditional Use- 514 Airport Road.

CU 14-01: Stone Street Church of Christ requests MAPC Conditional Use Approval for a proposed church to be located at 514 Airport Road within an R-1 Single Family District.

Attachments: [Site Plan](#)
[Staff Summary CU 14-01 StoneStreetChurch Application](#)
[ArchitecturalDrawings](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

CU-14-02 Case: CU 14-02: Conditional Use- 1804 Old Greensboro Rd. (Hwy. 351 N)

CU 14-02: Mike McNeese of McNeese Land Surveying, on behalf of C & O Enterprises (owner) request MAPC Conditional Use Approval for a proposed Climate Control Storage Facility to be located at 1804 Old Greensboro Road within a C-3 L.U.O. District.

Note: This request is also for a final site plan approval for a Limited Use Overlay District.

Attachments: [Application](#)
[Staff Summary](#)
[Site Plan](#)
[Rezoning Plat OldGreensboro](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

7. Rezoning

8. Staff Comments

COM-14:013 Village Residential Overlay District Study: Introduction to the MAPC for future consideration.

The Planning Department Staff would like to do a brief presentation of the existing ordinances for Village Residential Overlay Districts and introduce future changes for consideration by the MAPC.

Attachments: [Chapter 117-140 Village Residential District Existing Code](#)
[Expanding the Village Residential Overlay District Memo to MAPC](#)

COM-14:014 MAPC is requested to vote on the Second Monthly Meeting date and time and approve the Bylaws establishing such new date.

1. Option 1: To add a second meeting on 4th Tuesdays at 3:00 PM
2. Option 2: To add a second meeting on 4th Mondays at 3:00 PM.

Attachments: [MAPC Bylaws 2014 Prop](#)
 [Sample Public Hearing Deadline Schedule 2014](#)

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

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

Absent: 2 - Joe Tomlinson and Beverly Nix

9. Adjournment