



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

---

Tuesday, June 13, 2017

5:30 PM

Municipal Center

---

### 1. Call to order

[play video](#)

### 2. Roll Call

[play video](#)

**Present** 7 - Lonnie Roberts Jr.; Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent** 2 - Jerry Reece and Rick Stripling

### 3. Approval of minutes

[play video](#)

**MIN-17:066**

MINUTES: Meeting Minutes from May 9, 2017 MAPC Meeting.

[play video](#)

**Attachments:** [MAPC Minutes from May 9, 2017 Meeting](#)

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

**Aye:** 6 - Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 2 - Jerry Reece and Rick Stripling

**MIN-17:067**

MINUTES: Meeting Minutes from May 23, 2017 MAPC Meeting.

[play video](#)

**Attachments:** [MAPC Minutes from May 23, 2017 Meeting](#)

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

**Aye:** 6 - Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 2 - Jerry Reece and Rick Stripling

#### **4. Miscellaneous Items**

[play video](#)

##### **COM-17:035**      CONCEPTUAL REVIEW: 1110 Loberg Lane

George Hamman of Civilogic on behalf of owner C.R. Ishmael Construction Company requests MAPC of a preliminary Conceptual Review of the property located at 1110 Loberg Lane to develop a proposed development of a duplex neighborhood. This is currently zoned R-1 Single Family Residential and is 60,700 square feet or 1.4 acres.

[play video](#)

**Attachments:**      [Feasibility Report](#)  
[Aerial View of Location](#)  
[Pictures of Location](#)

**No vote required - conceptual review only.**

#### **5. Preliminary Subdivisions**

[play video](#)

#### **6. Final Subdivisions**

[play video](#)

##### **PP-17-17**      FINAL SUBDIVISION APPROVAL: Sarah's Crossing Phase 2

Mark Morris / Morris-Kidd, LLC request MAPC Final Subdivision Approval for 28 Lots on 10.2 Acres located West of Maple Valley and HWY 49 South within the R-1 Single Family Residential District.

[play video](#)

**Attachments:**      [Application](#)  
[Sarah's Crossing Phase II](#)  
[Staff Report](#)  
[Aerial View of Location](#)

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

**Aye:** 6 - Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 2 - Jerry Reece and Rick Stripling

## **7. Conditional Use**

[play video](#)

### **CU-17-09**

CONDITIONAL USE: CU 17-09: 3912 S. Stadium Drive

Grant W. Goode of Quality Development, LLC is requesting MAPC approval for property located at 3912 S. Stadium Drive for a Conditional Use to allow this site to be a proposed new Self Storage Facility. This lot is zoned as C-3 General Commercial District.

[play video](#)

**Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Site Plan](#)  
                          [Letter](#)  
                          [Plat](#)  
                          [Jonesboro signatures](#)  
                          [Adjoining Property Owners](#)  
                          [Aerial View of Location](#)

**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 - Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 2 - Jerry Reece and Rick Stripling

## **8. Rezoning**

[play video](#)

**RZ-17-10**

REZONING: RZ 17-10: 1612 Patrick Street

Garry Tate of 141 Investments is requesting MAPC approval of a Rezoning from R-1 Single Family Residential District to RM-8 Residential Multi-Family for 1.8 acres of land located at 1612 Patrick Street.

[play video](#)

**Attachments:**      [Application](#)  
                                 [Staff Summary](#)  
                                 [Warranty Deed](#)  
                                 [Plat](#)  
                                 [USPS Certified Receipts](#)  
                                 [Receipt](#)

**APPLICANT:** Mr. Garry Tate of 141 Investments requested MAPC approval of a rezoning from R-1 Single Family Residential District to RM-8 Residential Multi-Family for 1.8 acres of land located at 1612 Patrick Street. Mr. Tate said the property had a house and shop building on the lot. He removed those from the lot and now he wants to rezone the property.

**STAFF:** Mr. Derrel Smith said the property does meet all of the guidelines needed for a rezoning. He did propose the following recommended conditions to the rezoning request:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

**COMMISSION:** Mr. Denise Zolper asked Mr. Garry Tate how many units he was going to put on the property.

**APPLICANT:** Mr. Tate said he would like to put seven duplexes on the property.

**COMMISSION:** Mr. Zolper made a motion to approve the rezoning request with the stipulation attached that were recommended by the Planning Department. Those stipulations were:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted,

reviewed, and approved by the MAPC, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Commission approval in the future.

4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

**Aye:** 6 - Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 2 - Jerry Reece and Rick Stripling

**RZ-17-11**

REZONING: RZ 17-11 Text Amendment Case: Proposed Master Street Plan

Request to Proposed Master Street Plan for Public Hearing with the review and approval of the planned documents to be recommended to City Council for Final Adoption.

This was Tabled.

[play video](#)

**Attachments:** [2017 Master Street Plan to be Adopted](#)

**A motion was made by Jimmy Cooper, seconded by Kevin Bailey, that this matter be Tabled . The motion PASSED with the following vote.**

**Aye:** 6 - Ron Kelton; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper

**Absent:** 2 - Jerry Reece and Rick Stripling

**9. Staff Comments**

[play video](#)

**10. Adjournment**

[play video](#)