



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Metropolitan Area Planning Commission

Tuesday, May 27, 2014

3:00 PM

Municipal Center

1. Call to order

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

Introduction of New Commissioner - Brant Perkins

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-14:061

Approval of the MAPC Meeting Minutes for May 13, 2014.

A motion was made by Beverly Nix, seconded by Kim Schrantz, 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. Subdivisions

5. Final Site Plans

SP-14-13

Site Plan: Journey Campus- Modular Buildings
Central Baptist Church - Journey Campus requests a site plan revision to add 4 temporary modular classroom buildings on property located at 1701 Disciple Drive, previously approved as a conditional use approval for a proposed 600 seat worship and educational center within an R-1 - Single Family Medium Density District on December 11, 2012.

Attachments: [JourneyCampus-RevisionModularBldg-Model](#)
[ApprovedConditionalUseSite Plan Dec 11 2012](#)

Mr. Spriggs explained that the applicant: Central Baptist Journey Campus is seeking approval of the modular buildings for educational purposes on a temporary basis. The buildings are being placed in the area of future expansion on the church premises, which was previously approved as a Conditional Use within the R-1 Single Family District.

Mr. Bailey commented on the details of the proposal. Mr. Kelton questioned the issue of temporary and time constraints. Mr. Bailey made a motion to approve the site plan with the stipulation of a 2-year review by the MAPC; Motion was seconded by Ms. Nix. 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

6. Conditional Use

CU-14-07

CU 14-07 Kingdom Hall of Jehovah Witnesses - 2504 Old Greensboro Road

*** Note This Case was Withdrawn at the Applicant's Request ****

Kingdom Hall of Jehovah Witnesses request MAPC Conditional Use Approval within an R-1 Single Family District for a proposed new church to be located at 2504 Old Greensboro Road.

Attachments: [APPLICATION](#)
[Staff Report](#)
[AERIAL VIEW](#)
[ADJOINING PROPERTY OWNERS](#)
[RETURNED LETTER](#)

Withdrawn

7. Rezoning

RZ-14-08

RZ 14:08 Debra Barber is requesting rezoning at 401 McAdams Street

Debra Barber is requesting MAPC Approval of a Rezoning from C-3 General Commercial District to RM-12 Residential Multifamily District for .167 acres of land located at 401 McAdams Street to place a duplex on this location.

Attachments: [APPLICATION](#)
[Staff Report](#)
[PLAT](#)
[REZONING QUESTIONS](#)
[REZONING QUESTIONS 2](#)
[AERIAL VIEW](#)
[WARRANTY DEED](#)

Applicant: Ms. Debra Barber appeared before the Commission stating that she and her husband are seeking to rezone the lot which has been zoned C-3 to RM-12 for one duplex.

Ms. Barber noted that they own about four (4) duplexes in town. The buildings are roughly 1,600 sq. ft. in area. The proposed building will be all-brick with amenities such as concrete stained floors having 2 bedrooms/ 1 bathroom each.

Staff: Mr. Spriggs gave a summary of the Staff Report findings noting that the area was originally zoned as C-3 General Commercial surrounded by R-2

Multi-family; but has developed primarily as Single Family Residential, adjacent to I-1 Industrial along the rail road areas. The area is not conducive for C-3 General Commercial. The Land Use Plan recommends the area as Downtown Redevelopment District and this proposal will be consistent with the Land Use Map. Mr. Spriggs referred to the 2003 similar rezoning to R-2, just across the street from the site.

Comments were made concerning the right of way requirement of 60 ft. for McAdams which is a Local Street on the Master Street Plan. The existing street is narrow; therefore the applicant's surveyor needs to verify the right of way to accommodate any possible future improvements.

Mr. Spriggs noted that there were no objections from the other departments and agencies, from a traffic or enforcement stand point. The Engineering Department commented on the right of way preservation. The recommended conditions were read.

Public Input: None.

Commission Deliberation:

Mr. Scurlock asked about the rezoning plat and asked does it include one large square area with 3 lot divisions? Ms. Barber explained that it includes Lots 15, 16 & 17.

Mr. Kelton asked would it be better to have a variance granted for the rear yard setback to be reduced, and make available space to accommodate the right of way dedication? Mr. Michael Morris- Engineering and Mr. Spriggs concurred, if they can accommodate the parking area. Mr. Spriggs stated that a condition can be made that the site plan be subject to MAPC approval, and should reflect a design that accommodates a reduced rear yard that will allow for a 30 ft. right of way along McAdams, if at all possible. Ms. Barber stated that her contractor will take care of that.

Mr. Hoelscher asked should the Commission request that the 30 ft. be required, and send her to the BZA for a variance? Mr. Spriggs stated that the Code does not give the authority to the BZA to waive the right of way requirements, nor any land use density or use requirements. It would have to be approved by the MAPC.

Commission Action:

Mr. Scurlock made a motion to place Case: RZ-14-08 on the floor for consideration by the MAPC to the City Council with the noted conditions, and the MAPC finds that changing the zoning of this property from C-3 General Commercial to RM-12, L.U.O. for a Duplex, will be compatible and suitable with the zoning, uses, and character of the surrounding, subject to the noted stipulations. Motion was seconded by Paul Hoelscher, that this matter be recommended to Council. 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

8. Staff Comments

9. Adjournment