



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Metropolitan Area Planning Commission

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Tuesday, February 27, 2018

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

**Absent** 1 - Jim Scurlock

### 3. Approval of minutes

[MIN-18:018](#)

MINUTES: Meeting Minutes from February 13, 2018 MAPC Meeting.

**Attachments:** [MAPC Meeting Minutes from January 23, 2018.pdf](#)

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

**Aye:** 7 - Jerry Reece; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Jeb Spencer

**Absent:** 1 - Jim Scurlock

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

[PP-18-06](#)

REPLAT APPROVAL: RP 18-11: Turner Angelus St. Replat

Carlos Wood of Wood Engineering on behalf of Lynn Turner is requesting MAPC Approval for 1421 Angelus Street for lot 3 only having 50 ft of frontage instead of the standard required 60 ft of frontage. This is R-1 Single Family Residential District.

**Attachments:**    [Turner Angelus St. Replat.pdf](#)  
                              [Site Plan.pdf](#)  
                              [Residential Application.pdf](#)  
                              [House Plans.PDF](#)  
                              [Pictures of Area.pdf](#)  
                              [Old Subdivision Plat.pdf](#)

**APPLICANT:** Carlos Wood of Wood Engineering on behalf of Lynn Turner is requesting MAPC Approval for 1421 Angelus Street for Lot 3 only having 50 ft. of frontage instead of the standard required 60 ft. of frontage on an R-1 Single Family Residential District. Going to build a house on this lot less than 60 ft. wide and on our discovery of this we found out the original plat showed these lots to be roughly 48 ft. wide going in the North and South Direction. Several Deeds in the past years has broken lots 6, 7, and 8 up into 3 lots and the lots going in the opposite direction going east to West. So we are building over lot lines also.

**CHAIR:** Lonnie Roberts ask about a residence being there before.

**APPLICANT:** Carlos Wood said there was a residence there before and it burned in 2005. So we want to replace the same footprint.

**STAFF:** Derrel Smith stated that planning had reviewed it and we do not see any problem with doing this Replat.

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

**Aye:** 7 - Jerry Reece;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork and Jeb Spencer

**Absent:** 1 - Jim Scurlock

[PP-18-07](#)

REPLAT APPROVAL: RP 18-13: Bill Greenwood Replat

George Hamman of Civilogic on behalf of owner Bill Greenwood request MAPC Approval of a replat upon dedication of the required street right-of-way created a 2 1/2" +/- encroachment into the front setback from the Standard 25 ft and there is a corner of the house on the north side that is 1 1/4" encroachment into the side setback of the standard 7.5 ft located at 1422 Haven Street. This is an R-1 Single Family Residential District Lot.

**Attachments:**     [Replat.pdf](#)  
                                 [Pictures of Area.pdf](#)

**APPLICANT:** George Hamman of Civilogic on behalf of owner Bill Greenwood who owns the two lots and he was getting two tax bills and that is why he was wanting to consolidate this and have only one tax bill. When we did that and upon dedication of the required 30 ft. Street right-of-way it created a 2 1/2" +/- encroachment into the front setback from the Standard 25 ft. and there is a corner of the house on the north side that is 1 1/4" encroachment into the side setback of the standard 7.5 ft. located at 1422 Haven Street with this in an R-1 Single Family Residential District Lot. We are requesting those changes to file this Replat.

**CHAIR:** Lonnie Roberts ask no change than in remodel or house.

**APPLICANT:** George Hamman said that is correct.

**STAFF:** Derrel Smith commented that we are in favor of the Replat.

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

**Aye:** 7 - Jerry Reece;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork and Jeb Spencer

**Absent:** 1 - Jim Scurlock

**7. Conditional Use**

**8. Rezoning**

[RZ-18-01](#)

REZONING: RZ 18-01: 5712 C W Post

**THIS HAS BEEN PULLED FROM THE AGENDA.**

Mike McNeese of Ridge Surveying on behalf of owner Tripatpal Cheema of Caliarka Petro, LLC is requesting a Rezoning from R-1 Residential Single Family Medium Density Residential District and I-1 Limited Industrial District Limited Use Overlay to C-3 General Commercial District Limited Use Overlay for 61.47 +/- acres of land located at 5712 C W Post Road.

**Attachments:**

[Application.pdf](#)

[Staff Summary.pdf](#)

[Rezoning Plat.PDF](#)

[Property Owner Notifications.pdf](#)

[USPS Receipts.pdf](#)

**Withdrawn**

[RZ-18-02](#)

REZONING: RZ 18-02: 5925 Southwest Drive and 5704 Creekview Drive

Mark Morris of Morris Real Estate Holdings, LLC and Meeks Properties and Investments, LLC are requesting a Rezoning from R-1 Single Family Medium Density Residential District to C-3 General Commercial District for .95 +/- acres 2 lots that border each other are located at 5925 Southwest Drive and 5704 Creekview Drive.

**Attachments:**     [Application.pdf](#)  
                              [Staff Summary.pdf](#)  
                              [Rezoning Plat.pdf](#)  
                              [Recorded Plat.pdf](#)  
                              [Warranty Deeds.pdf](#)  
                              [Property Owner Notifications.pdf](#)  
                              [USPS Receipts.pdf](#)

**APPLICANT:** Mark Morris of Morris Real Estate Holdings, LLC and Meeks Properties and Investments, LLC are requesting a Rezoning from R-1 Single Family Medium Density Residential District to C-3 General Commercial District for .95 +/- acres 2 lots that border each other are located at 5925 Southwest Drive and 5704 Creekview Drive.

**APPLICANT:** Mark Morris stated that he owned the western lot and Meeks Properties owned the other lot of the rezoning plat. We are going from an R-1 to a Commercial Zoning. It has 49 frontage and I'm thinking it would be a good fit for a commercial property.

**STAFF:** Derrel Smith stated that it does meet our land use plan so we are in favor of it with the following stipulations:

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 Planning Staff, prior to any redevelopment of the property.
3. Any change of use shall be subject to the Planning Staff approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc. shall be submitted to the Planning Staff prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Any improvements required by the Planning Department, Engineering Department, Inspection Department and Fire Department should be completed prior to any C.O. being issued.

**PUBLIC:** No Opposition.

A motion was made by Jimmy Cooper with the stipulations, seconded by Dennis Zolper, that this matter be Recommended to Council. The motion PASSED with the following vote.

**Aye:** 7 - Jerry Reece;Kevin Bailey;Jimmy Cooper;Jim Little;Dennis Zolper;David Handwork and Jeb Spencer

**Absent:** 1 - Jim Scurlock

**9. Staff Comments**

**10. Adjournment**