



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, January 24, 2017

3:00 PM

Municipal Center

1. Call to order

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2. Roll Call

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Present 8 - Lonnie Roberts Jr.; Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper and Rick Stripling

Absent 1 - Brant Perkins

3. Approval of minutes

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MIN-17:010

Approval of the MAPC Minutes from the January 10, 2017 meeting.

[play video](#)

Attachments: [MAPC Minutes from January 10, 2017 Meeting](#)

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

Aye: 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper and Rick Stripling

Absent: 2 - Paul Hoelscher and Brant Perkins

4. Preliminary Subdivisions

[play video](#)

[PP-17-07](#)

Preliminary Plat Review: Lot 5R-2 and Lot 9R Floyred Commons -
Storyline Development, LLC

Michael Boggs of Tralan Engineering on behalf of Storyline Development, LLC requests MAPC's Preliminary Approval of a replat for Lot 5R-2 and Lot 9R of Floyred Commons containing 12.92 Acres located on Parkwood Road, South of Academy Sports and is part of the Old Fairground Property. This Property is zoned C-3 General Commercial District.

[play video](#)

Attachments: [Application](#)
 [Signed Plat](#)
 [Aerial View of Location](#)

APPLICANT: Mr. Michael Boggs requested MAPC's Preliminary Approval of a replat for lot 5R-2 and Lot 9R of Floyred Commons containing 12.92 acres located on Parkwood Road, South of Academy Sports and is part of the old fairgrounds property. The property is zoned C-3 General Commercial District. They want to replat this property for future development.

STAFF: Mr. Derrel Smith said Planning Staff is okay with this request.

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

Aye: 6 - Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper and Rick Stripling

Absent: 2 - Paul Hoelscher and Brant Perkins

[PP-17-08](#)

Replat Approval: Mr. Josh Bean request MAPC approval of a Replat for property located on Lawson Road for 7 lots and splitting 2 lots for a total of 9 without going through a full subdivision submittal. All lots front on Lawson Road with improved City Right of ways. The house will be located in the back of the lot and will be in the County. These are 5 acre lots and are zoned R-1 Single Family Residential District.

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Attachments: [Minor Plat](#)
 [Aerial View of Site](#)

The applicant was not at the meeting.

ENGINEERING: Mr. Michael Morris from the Engineering Department explained why this was being presented before the MAPC. This was part of a previous one that approved in the past. They just doing more lots. This is just a continuation.

STAFF: Mr. Derrel Smith said this was being presented because of the number of lots. Because they are going from 7 to 9 lots its now a subdivision instead of track splits.

COMMISSION: Mr. Scurlock asked if the land has already been divided.

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

Aye: 7 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Jimmy Cooper and Rick Stripling

Absent: 1 - Brant Perkins

[SP-17-01](#)

Site Plan Review: 2931 Parkwood Road - Proposed Restaurant - Storyline Development, LLC

Michael Boggs of Tralan Engineering on behalf of Storyline Development, LLC is requesting MAPC approval of a Site Plan for a 4,150 square feet New Resturant Building on the old Fairgrounds Property under the Floyred Commons Subdivision of Replat of Lot 5R-2 and Lot 9R Floyred Commons. The development will be on lot 2 that measures 52,304 sqare feet on a C-3 General Commercial District.

THIS HAS BEEN WITHDRAWN BY THE APPLICANT.

[play video](#)

Attachments: [Site Plan of Proposed Resturant](#)
 [Aerial View of Property](#)
 [Signed Plat](#)

Withdrawn

[SP-17-02](#)

Site Plat Review: Large Scale Development: Existing R-3 Property - The Reserve at Sage Meadows Phase II

Travis Fischer of Tralan Engineering, on behalf of the Owner: The Reserve at Sage Meadows, LLC is requesting MAPC site plan approval for 271 one-bedroom and two bedroom units located on a 18.68 acre tract of land off of Reserve Boulevard in Sage Meadows Subdivision.

[play video](#)

Attachments: [The Reserve at Sage Meadows Phase II -Overall Site Plan](#)
[The Reserve at Sage Meadows Ph-II-Phasing Site Plan](#)
[MP 14-08- Minor Plat of The Reserve at Sage Meadows](#)
[Aerial View of Site](#)
[Aerial View - Google](#)
[The Reserve at Sage Meadows Phase 1](#)

COMMISSION: Mr. Lonnie Roberts read a letter received by the Planning Department via email regarding this site plan review.

APPLICANT: Mr. Michael Boggs requested MAPC site plan approval for 271 one bedroom and two bedroom units located on an 18.68 acres off of Reserve Boulevard in Sage Meadows Subdivision. Mr. Boggs also pointed out again this property is already zoned R-3.

ENGINEERING: Mr. Michael Morris from the Engineering Departments said there were two driveways they may want to realign.

APPLICANT: Mr. Boggs said that would address that during the final construction plan.

OWNER: Mr. Don Parker also spoke at the meeting. He wanted to point out they have purchased additional land to the north east. They intend to construction some amenities on that land that will survey both the Reserve and Deerfield. He also pointed out one of the driveways would be altered so it was built at a different angle to help with a concern the Engineering Department had with line of sight at that location.

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

Aye: 7 - Paul Hoelscher;Ron Kelton;Jerry Reece;Jim Scurlock;Kevin Bailey;Jimmy Cooper and Rick Stripling

Absent: 1 - Brant Perkins

5. Final Subdivisions

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[PP-17-06](#)

Final Subdivision: Southbound Subdivision - 2nd Addition - 6 lots on 2.98 Acres

Michael Boggs of Tralane Engineering on behalf of Stephen Southard, Owner requests MAPC approval of a Final Subdivision - Southbound Subdivision - 2nd Addition located on Commerce Drive, North of Rees Drive on West side of road. Property is currently zoned R-2 Low Density Multi-Family with 6 lots on 2.98 Acres.

[play video](#)

Attachments: [Application](#)
 [Signed Plat](#)
 [Aerial View](#)

APPLICANT: Mr. Michael Boggs requested final subdivision approval for Southbound Subdivision 2nd Addition. This property is currently zoned R-2 Low Density Multi-Family. The proposed development is 6 lots on 2.98 acres.

STAFF: Mr. Derrel Smith said the Planning Department has no issue with this site plan approval.

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper and Rick Stripling

Absent: 1 - Brant Perkins

6. Conditional Use

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7. Rezoning

[play video](#)

8. Staff Comments

[play video](#)

[COM-17:006](#) MAPC 2017 Public Meeting Schedule

Requesting that the MAPC Board approve the 2017 MAPC Public Meeting Schedule.

[play video](#)

Attachments: [MAPC Public Hearing Schedule 2017](#)

COMMISSION: Mr. Lonnie Roberts presented the new MAPC Public Meeting Schedule. There were no comments regarding this.

STAFF: Mr. Derrel Smith stated the Sidewalk Committee formed will have their first meeting February 1st, 2017. They hope to have something before the MAPC before March. The meetings will be open to the public.

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

Aye: 7 - Paul Hoelscher; Ron Kelton; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper and Rick Stripling

Absent: 1 - Brant Perkins

9. Adjournment

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