



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, August 28, 2018

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

3. Approval of minutes

[MIN-18:082](#)

MINUTES: August 14, 2018

Attachments: [Meeting Minutes from August 14, 2018 MAPC Meeting.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: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-18-19](#)

PRELIMINARY SUBDIVISION: Prospect Farms Phase V

Mark Morris for Mark Morris Construction, LLC requests MAPC Preliminary Subdivision Approval for 50 proposed lots on 12.41 acres located North East of Prospect Farm Road and South of the Wildwood Subdivision. This property is zoned R-1 Single Family Residential District.

Attachments: [Staff Report.pdf](#)
 [Subdivision Plans.pdf](#)
 [Phase Map.pdf](#)
 [Aerial View.pdf](#)

Mark Morris for Mark Morris Construction, LLC requests MAPC Preliminary Subdivision Approval for 50 proposed lots on 12.41 acres located North East of Prospect Farm Road and South of the Wildwood Subdivision. This property is zoned R-1 Single Family Residential District.

APPLICANT: Mr. Mark Morris said they are seeking Preliminary approval for 50 lots. Connecting Buckwood and Prospect.

STAFF: Mr. Derrel Smith said this does meet subdivision requirements and asked Mr. Morris if he can show sidewalks on the Preliminary plans. From now on the plans will have to show sidewalks even on Preliminary plans so everyone knows from the start what the subdivision would look like.

APPLICANT: Mr. Mark Morris said he will have the plans turned in as soon as possible.

No Public Comment.

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

Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

[PP-18-20](#)

PRELIMINARY SUBDIVISION: Brody Reed Estates

John Easley of Associated Engineering on behalf of Brandon Holmes of Hammerhead Development request MAPC Preliminary Subdivision Approval for 80 proposed lots on 26.87 acres located North of Throgmartin Estates Phase 1 and III off of Elizabeth Lane and Tawn Drive. This property is zoned R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Staff Report.pdf](#)
 [Brody Reed Estates Prelim Plat.pdf](#)
 [Subdivision Plans.pdf](#)
 [Aerial View.pdf](#)

John Easley of Associated Engineering on behalf of Brandon Holmes of Hammerhead Development request MAPC Preliminary Subdivision Approval for 80 proposed lots on 26.87 acres located North of Throgmartin Estates Phase 1 and III off of Elizabeth Lane and Tawn Drive. This property is zoned R-1 Single Family Residential District.

APPLICANT: Mr. John Easley representing hammer head construction. He said they are seeking preliminary approval for 80 proposed lots.

STAFF: Mr. Derrel Smith said the Planning Department has reviewed the request and recommends approval, but they will also need to turn in plans showing the sidewalks from now on.

No Public Comments.

APPLICANT: Mr. John Easley agreed to the request.

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

Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-18-20](#)

REZONING: 726 Southwest Drive

RZ 18-20 George Hamman of Civilogic on behalf of K and A Investments, LLC is requesting a Rezoning from R-2 Multi Family Low Density District to PD-RM - Multifamily Residential Planned Development District for 4.17 acres +/- of land located at 726 Southwest Drive.

Attachments: [Application.pdf](#)
 [Staff Summary.pdf](#)
 [Rezoning Plat.pdf](#)
 [Preliminary Layout for Location.pdf](#)

RZ 18-20 George Hamman of Civilogic on behalf of K and A Investments, LLC is requesting a Rezoning from R-2 Multi Family Low Density District to PD-RM - Multifamily Residential Planned Development District for 4.17 acres +/- of land located at 726 Southwest Drive.

APPLICANT: Mr. George Hamman represented K and A investments for a Rezoning from R-2 to PD-RM. Mr. Hamman said this is an existing building, which needs to be appropriately zoned as this existing structure was built back in 1970's.

STAFF: Mr. Derrel Smith said the Planning Department has reviewed the request and recommends approval with condition to approval from the Fire Department. It was the Planning Department that actually suggested the rezoning to be Planned Development for Multi-Family.

PUBLIC: Ms. Robin said she goes to Church which is adjacent to the property in question. She mentioned that there are open sewage running through this development. She added that if the city inspections can thoroughly check the area before this is approved. She said that she just wants the property to be up to the standards of today, as this is an old development.

STAFF: Mr. Derrel Smith as this is approved it will go through all the proper code inspections and will have to be up to standard.

BOARD: Chairman Mr. Lonnie Roberts shared a letter with everyone saying that K and A should be encouraged and supported in redeveloping this property as it helps enhance the property value in the vicinity.

APPLICANT: Owner of K and A developments came up and said he is investing in this property. He wants to fix the property up and appreciates everyone's concern. He added that the property will be renovated and will be up to today's standards and codes.

No more Public Comments.

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

Aye: 8 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork and Mary Margaret Jackson

9. Staff Comments

10. Adjournment