



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, September 25, 2018

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent 3 - Kevin Bailey; Dennis Zolper and David Handwork

3. Approval of minutes

[MIN-18:093](#)

MINUTES: September 11, 2018

Attachments: [Meeting Minutes from September 11, 2018 MAPC Meeting.pdf](#)

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

Aye: 5 - Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent: 3 - Kevin Bailey; Dennis Zolper and David Handwork

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-18-25](#)

FINAL SUBDIVISION: Brody Reed Estates

John Easley of Associated Engineering on behalf of Brandon Holmes of Hammerhead Development request MAPC Final 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 Subdivision Plans.pdf](#)
 [Aerial Veiw.pdf](#)

John Easley of Associated Engineering on behalf of Brandon Holmes of Hammerhead Development request MAPC Final 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 represented Associated Engineering requesting MAPC approval for Final Subdivision Approval for 80 proposed lots on 26.87 acres.

STAFF: Mr. Derrel Smith said this does meet subdivision requirements and said he would recommend approval.

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

Aye: 6 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent: 3 - Kevin Bailey; Dennis Zolper and David Handwork

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-18-22](#)

REZONING: 100 Kathleen Drive

James Bowman and Mark Morris of Morris Real Estate Holdings, Inc. are requesting a Rezoning from R-1 Single Family Residential District to RS-8 Single-Family Residential District minimum 5,445 square foot lot required for 25.73 acres +/- of land located at 100 Kathleen Drive.

Attachments: [Application.pdf](#)
[Staff Summary.pdf](#)
[Rezoning Plat.pdf](#)
[Layout for Development.pdf](#)
[Letter From School.pdf](#)
[Quit Claim Deed.pdf](#)
[Warranty Deed.pdf](#)
[Picture of Rezoning Signs.pdf](#)
[Aerial View of Area.pdf](#)

James Bowman and Mark Morris of Morris Real Estate Holdings, Inc. are requesting a Rezoning from R-1 Single Family Residential District to RS-8 Single-Family Residential District minimum 5,445 square foot lot required for 25.73 acres +/- of land located at 100 Kathleen Drive.

APPLICANT: Mr. Mark Morris is trying to get rezoned to higher density lots, trying to get 165 lots. The lots would be 50 foot. He said they are closer to the airport and the railway tracks, a higher density area would help this region.

STAFF: Mr. Derrel Smith said this does meet all six rezoning requirements and said he would recommend approval with the following stipulations.

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Storm water 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 Department, 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.**

APPLICANT: Mr. Mark Morris there is a letter attached from the Brookland Schools.

STAFF: Mr. Jim Scurlock asked if the FAA has approved the rezoning.

APPLICANT: Mr. Mark Morris said the FAA approval has been granted, as he will not build any houses that are over 35 feet tall.

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

Aye: 6 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent: 3 - Kevin Bailey; Dennis Zolper and David Handwork

9. Staff Comments

10. Adjournment