



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Metropolitan Area Planning Commission

Tuesday, June 25, 2019

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent 2 - Dennis Zolper and David Handwork

3. Approval of minutes

[MIN-19:064](#)

MINUTES: Tuesday, June 11, 2019

Meeting Minutes from Tuesday, June 11, 2019.

Attachments: [Meeting Minutes from Tuesday, June 11, 2019..pdf](#)

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent: 2 - Dennis Zolper and David Handwork

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-19-13](#)

Final Subdivision Plat: Jude's Crossing Phase VI

Mark Morris, owner of Mark Morris Construction request MAPC Approval of Final Subdivision for Jude's Crossing Phase VI located west of Valley View Manor and North of Stoneridge Estates Phase 1 and west of Darr Hill Road for 31 proposed lots on 10 acres +/- located in an R-1 Single Family Residential District.

Attachments: [Judes Crossing Phase VI Final Plat.pdf](#)
 [Letter.pdf](#)
 [Staff Report.pdf](#)
 [Aerial View of Location.pdf](#)
 [Jude's Crossing Subdivision Phase VI.pdf](#)

APPLICANT: Mark Morris stated they are finished with the 31 lots and this is the final phase of Jude's Crossing.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated it meets all of the requirements for the zoning district. We would recommend approval.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent: 2 - Dennis Zolper and David Handwork

[PP-19-12](#)

PLAT APPROVAL: Evans Way Addition - State Street - Habitat for Humanity

George Hamman of Civilogic on behalf of Habitat for Humanity of Greater Jonesboro is requesting MAPC Approval for Evans Way Addition on State Street for Habitat for Humanity of Greater Jonesboro for splitting from 2 lots into 9 lots and a park area included. This is in an RS-8 - Single-family residential district, minimum 5,445 sq. ft. lot required.

Attachments: [Habitat for Humanity Plan.pdf](#)
 [Hydrology Report.pdf](#)
 [SWPPP.pdf](#)
 [Aerial View of Location.pdf](#)

APPLICANT: George Hamman stated it is actually 18 platted lots even though it shows up as two parcels on the parcels map. We are proposing a new street in there, nine lots, and a small park.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated, until we get with the fire department, the Evans Way street name may need to change. There could be a conflict. In your development you do not show sidewalks along State St. Those will need to be included. Other than that, it does meet all of the requirements of the zoning district and we would recommend approval.

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

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent: 2 - Dennis Zolper and David Handwork

8. Rezonings

[RZ-19-08](#)

REZONING: 5403 E Nettleton - Fred Street - Part of Block D of Dudley's Subdivision

Jerry Stephens is requesting MAPC Approval for a Rezoning from C-3 General Commercial District to RS-7 Single Family Residential District with minimum 6,222 sq. ft. lot required for .77 acres +/- of land located at 5403 E. Nettleton and on Fred Street - Part of Block D of Dudley's Subdivision.

Attachments: [Application.pdf](#)
 [Staff Summary](#)
 [Lynn Turner Block D Replat.pdf](#)
 [Rezoning Plat.pdf](#)
 [Property Owners.pdf](#)
 [Letter from Nettleton Schools.pdf](#)
 [Email.pdf](#)
 [Aerial View of Location.pdf](#)

APPLICANT: Carlos Wood stated he is representing the owners and the owners are present for any questions. We are wanting to rezone the south portion of the property they own. This property also touches Nettleton. We want to rezone the southern part of it to put four, single family residential homes on it.

COMMISSION: Lonnie Roberts Jr. asked, the part that fronts Nettleton will remain C-3?

APPLICANT: Carlos Wood stated that is correct.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated we have reviewed it and would recommend approval with the following stipulations: The proposed site shall satisfy all requirements of the city engineer, all requirements of the storm water drainage design manual and flood plain regulations regarding any new construction, any change of use shall be subject to planning commission approval in the future, a final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering, etc. shall be submitted to the planning department prior to any redevelopment.

COMMISSION: Lonnie Roberts Jr. asked for public input. There was none.

A motion was made by Jerry Reece, seconded by Jim Scurlock, that this matter be Recommended to Council. The motion PASSED with the following vote.

Aye: 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Mary Margaret Jackson

Absent: 2 - Dennis Zolper and David Handwork

9. Staff Comments

10. Adjournment