



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 14, 2025

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-25:086 MAPC minutes : September 23, 2025

Attachments: [MAPC Minutes 9.23.2025](#)

4. Final Subdivisions

PP-25-10 The Orchard Phase 2 Subdivision-

The Applicant Mark Morris is requesting approval of a Final Subdivision Plat for a 61-lot, single family subdivision on 23.10 Acres more or less located at Southwest Quarter of Section 4, Township 13 North, Range 4 East

Attachments: [ORCHARD PHASE 2 FINAL SIGNED](#)
[Staff Report_final Subdivision_10_14_25](#)

5. Preliminary Subdivisions

PP-25-11 Don Parker is requesting approval of a 5 lot subdivision containing 5.59 acres in the Core Mixed Use Redevelopment District

Attachments: [FUMC REPLAT-PRELIMINARY-1](#)
[Staff Report 1](#)

6. Miscellaneous Items

COM-25:042 FOIA legal Update from John Keeling Baker with Mitchel, Williams, Selig, Gates, and Woodyard PLLC

7. Staff Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:086

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC minutes : September 23, 2025

MAPC Meeting September 23rd, 2025

1. Call to order

2. Roll Call

Present (9): Jeff Steiling, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

Absent (0):

3. Approval of minutes

MIN-25:079 MINUTES September 9th, 2025 MAPC

A motion was made by Paul Ford, seconded by Monroe Pointer, that the minutes be approved, the motion was PASSED with the following vote:

Aye (8): Jeff Steiling, Jimmy Cooper, Monroe Pointer, Paul Ford, Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

Nay (0)

Absent (0)

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

CU-25-06 **Reginald Brown requesting a conditional use for placement of new manufactured home as a single family residence at 4306 Gladys Dr**

Lonnie Roberts (Chair): Do we have the proponent for this item? Please come up to the mic and state your name for the record.

Lamarious Brown (Proponent): I'm the applicant and my name is Lamarious Brown, and I'm the son of my dad, Reginal Brown.

Lonnie Roberts: Alright, you guys are seeking a conditional use to place a manufactured home on the property?

Lamarious Brown: Yes, sir.

Lonnie Roberts: Okay, so we'll go along and just ask you some questions and we'll go through the meeting. Let us know if you have any questions.

Lamarious Brown: Yes, sir. I'm going to pull out my notebook.

Lonnie Roberts: Sure you're welcome to make a presentation if you're prepared.

Lamarious Brown: I didn't come ready to make presentation but I can think of everything and go from there. So we are trying to get a Southern Hutchinson 2 manufactured home, 32 by 76, it's 2,256 square feet. We were trying to put it in the neighborhood but the property is zoned R-1 just for stick-built homes. There are requirements that we had to do just to get to this point right here. But we feel like the manufactured home will benefit the neighborhood a lot, because we looked at the properties that are surrounded by us. They're not, I don't want to speak down on anyone's property, but some properties are better than others and we feel like this manufactured home could improve the property value, because we want to make it look like a stick-built home and we feel like it will help us a lot because we didn't want to go through the stick-built route due to the economy right now and due to my dad, he poured his life into this to build a foundation. That way he could reside on it for the rest of his life, rather than just spending his life savings to get a stick-built home and we don't know what the builder will do. That's my presentation and any questions that you have for me, I'll be willing to answer them and go from there.

Lonnie Roberts: You did a great job, city planner do you have staff comments on this?

Derrel Smith (City Planner): Yes sir, we have reviewed it and we would recommend approval of the conditional use permit in that area. One item that we do need to make clear is, that this property is in an undefined floodway. Meaning the floodway stops on the other side of the street and this is undetermined area but there will be some additional requirements before a building permit can be issued. They'll have to work on getting this structure out of the floodway.

Lonnie Roberts: So, you know what that will entail, you'd hire an engineer and then they would consult you as far as that. Have you researched any of that yet?

Lamarious Brown: We were getting into that, because like Mr. Derrel said, it is a flood zone. We once we came up here to see what other things we have to do, we were gonna get an inspector to look at it to, I didn't bring that specific paper, to see how high the foundation would need to be to put this manufactured home on if we could.

Lonnie Roberts: Sounds great, and this is a conditional use request so I have to open up, is there

anyone here to get public comments on the conditional use? Anyone, okay that being said, I'll open up for commissioners, questions or comments of the applicant or city staff?

Jim Little (Commission): Mr. Chairman I did visit the site today and I am probably the biggest against mobile homes in the city. But this site and from the pictures he provided, I make a motion we approve.

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: Okay, I have a motion and a second, would you call roll please?

A motion was made by Jim Little, seconded by Dennis Zolper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (8): Jeff Steiling, Jimmy Cooper, Monroe Pointer, Paul Ford, Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (0):

8. Rezonings

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-25-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

The Orchard Phase 2 Subdivision-

The Applicant Mark Morris is requesting approval of a Final Subdivision Plat for a 61-lot, single family subdivision on 23.10 Acres more or less located at Southwest Quarter of Section 4, Township 13 North, Range 4 East

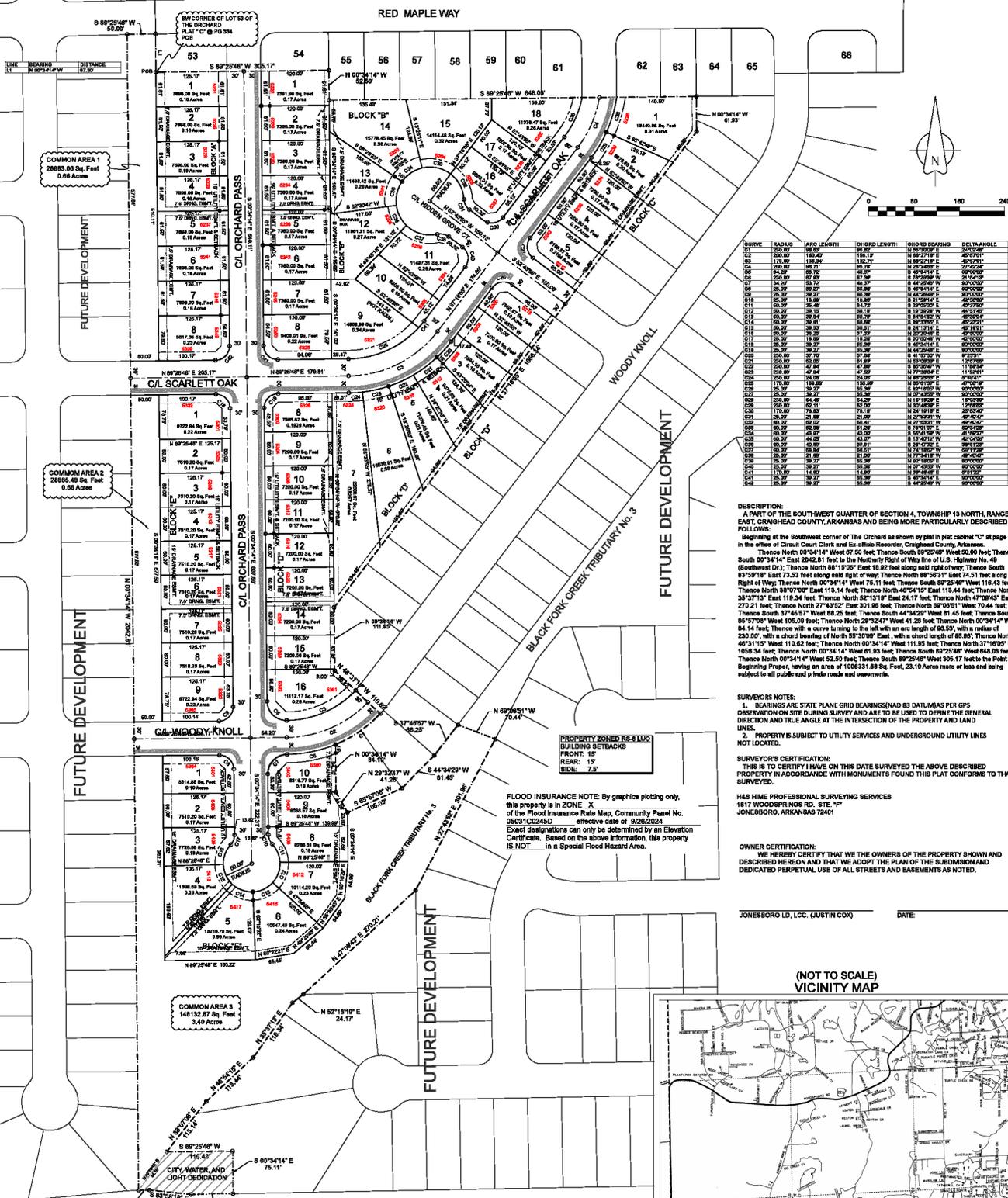
The Applicant Mark Morris (Owner-Developer) is requesting approval of a Final Subdivision Plat for 61-lots.

The 23.10 Acre property is located South west corner of Red Mapple Way and Woody Knoll.
The subject property is zoned RS-8

THE ORCHARD

PLAT "C" @ PAGE 334

52 51 50 49 48 47 46 45 44 43 7 6 5 4 3 2 1



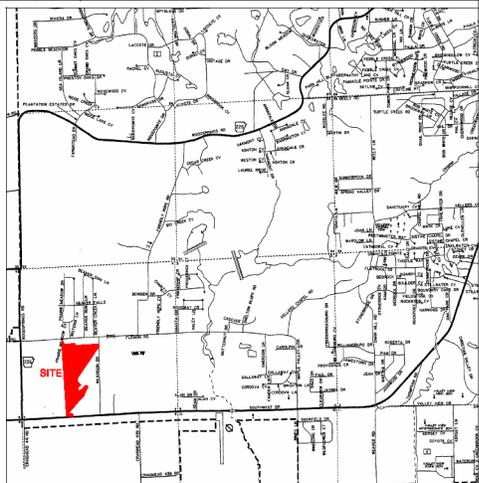
LINE	BEARING	ANGLE	LENGTH	CURVE LENGTH	CURVE BEARING	DELTA ANGLE
C1	N 89°25'41" W	90°00'	150.00			
C2	S 89°25'41" W	90°00'	150.00			
C3	N 00°34'14" E	90°00'	150.00			
C4	S 89°25'41" W	90°00'	150.00			
C5	N 00°34'14" E	90°00'	150.00			
C6	S 89°25'41" W	90°00'	150.00			
C7	N 00°34'14" E	90°00'	150.00			
C8	S 89°25'41" W	90°00'	150.00			
C9	N 00°34'14" E	90°00'	150.00			
C10	S 89°25'41" W	90°00'	150.00			
C11	N 00°34'14" E	90°00'	150.00			
C12	S 89°25'41" W	90°00'	150.00			
C13	N 00°34'14" E	90°00'	150.00			
C14	S 89°25'41" W	90°00'	150.00			
C15	N 00°34'14" E	90°00'	150.00			
C16	S 89°25'41" W	90°00'	150.00			
C17	N 00°34'14" E	90°00'	150.00			
C18	S 89°25'41" W	90°00'	150.00			
C19	N 00°34'14" E	90°00'	150.00			
C20	S 89°25'41" W	90°00'	150.00			
C21	N 00°34'14" E	90°00'	150.00			
C22	S 89°25'41" W	90°00'	150.00			
C23	N 00°34'14" E	90°00'	150.00			
C24	S 89°25'41" W	90°00'	150.00			
C25	N 00°34'14" E	90°00'	150.00			
C26	S 89°25'41" W	90°00'	150.00			
C27	N 00°34'14" E	90°00'	150.00			
C28	S 89°25'41" W	90°00'	150.00			
C29	N 00°34'14" E	90°00'	150.00			
C30	S 89°25'41" W	90°00'	150.00			
C31	N 00°34'14" E	90°00'	150.00			
C32	S 89°25'41" W	90°00'	150.00			
C33	N 00°34'14" E	90°00'	150.00			
C34	S 89°25'41" W	90°00'	150.00			
C35	N 00°34'14" E	90°00'	150.00			
C36	S 89°25'41" W	90°00'	150.00			
C37	N 00°34'14" E	90°00'	150.00			
C38	S 89°25'41" W	90°00'	150.00			
C39	N 00°34'14" E	90°00'	150.00			
C40	S 89°25'41" W	90°00'	150.00			
C41	N 00°34'14" E	90°00'	150.00			
C42	S 89°25'41" W	90°00'	150.00			
C43	N 00°34'14" E	90°00'	150.00			
C44	S 89°25'41" W	90°00'	150.00			
C45	N 00°34'14" E	90°00'	150.00			
C46	S 89°25'41" W	90°00'	150.00			
C47	N 00°34'14" E	90°00'	150.00			
C48	S 89°25'41" W	90°00'	150.00			
C49	N 00°34'14" E	90°00'	150.00			
C50	S 89°25'41" W	90°00'	150.00			

DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 Beginning at the southwest corner of The Orchard as shown by plat in plat "C" at page 334 in the office of Circuit Court Clerk and Ex-Officio Recorder, Craighead County, Arkansas.
 Thence North 00°34'14" East 2042.81 feet to the Northern Right of Way line of U.S. Highway No. 49 (Southwest Dr.); Thence North 89°25'41" East 10.82 feet along east right of way; Thence South 89°25'41" East 72.53 feet along east right of way; Thence North 00°34'14" West 75.11 feet; Thence South 89°25'41" West 116.43 feet; Thence North 89°25'41" East 115.14 feet; Thence North 49°34'15" East 115.44 feet; Thence North 38°13'13" East 119.34 feet; Thence North 52°13'19" East 24.17 feet; Thence North 47°04'43" East 270.21 feet; Thence North 27°43'52" East 301.80 feet; Thence North 89°00'51" West 70.44 feet; Thence South 37°45'07" West 88.25 feet; Thence South 44°34'29" West 81.45 feet; Thence South 89°27'09" West 105.00 feet; Thence North 28°32'47" West 41.28 feet; Thence North 00°34'14" West 84.54 feet; Thence with a curve turning to the left with an arc length of 98.53, with a radius of 250.00, with a chord bearing of North 89°25'41" East, with a chord length of 86.80; Thence North 49°34'15" West 110.82 feet; Thence North 00°34'14" West 111.95 feet; Thence North 37°16'02" East 1008.34 feet; Thence North 00°34'14" West 61.20 feet; Thence South 89°25'41" West 84.03 feet; Thence North 00°34'14" West 52.50 feet; Thence South 89°25'41" West 305.17 feet to the Point of Beginning Proper, having an area of 1006331.88 Sq. Feet, 23.10 Acres more or less and being subject to all public and private roads and easements.

SURVEYOR'S NOTES:
 1. BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
 2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.
SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.
 HAS HIME PROFESSIONAL SURVEYING SERVICES
 1817 WOODSPRINGS RD, STE. "F"
 JONESBORO, ARKANSAS 72401
OWNER CERTIFICATION:
 WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

JONESBORO LD, LCC. (JUSTIN COX) DATE:

(NOT TO SCALE)
 VICINITY MAP



- LEGEND**
- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - 1/2" RIBBON W/ CAP
 - TO COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - FOUND SIGN
 - CALCULATED CORNER
 - FENCE LINE
 - ELECTRIC
 - SET PK NAIL
 - POWER POLE
 - ADDRESS



DATE: 6-24-2024
 CLIENT: H&S HIME
 DRAWING SET: 1 - FINAL

THE ORCHARD, PHASE 2
JONESBORO, ARKANSAS
 OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS

H&S HIME PROFESSIONAL SURVEYING SERVICES
 1817 WOODSPRINGS RD, STE. "F"
 JONESBORO, ARKANSAS 72401
 PHONE: 870-872-1258
 E-MAIL: htime_butch@stsoo.com

Final Subdivision: The Orchard Phase 2

For consideration by Metropolitan Planning Commission on October 14, 2025

Applicant/Agent/ Owner: Mark Morris

Engineer: Mark Morris

Surveyor: H & S HIME Professional Surveying Services

Property Location: Southwest quarter of section 4, Township 13 North, Range 4 East.

Craighead County, Arkansas

Total Acres: 23.10 Acres

Proposed Lots: 61

Zoning:

District: R1, Single Family Residential

Proposed Min. Lot Size: 0.17 acres – 7380 sq. ft.

Proposed Max. Lot Size: 0.38 acres – 16,536.81 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Orchard Pass, Scarlet Oak, Hidden Grove CV, Scarlett Oak

Compliance with Address Policy: Pending

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for final subdivision plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1, single family residential district.



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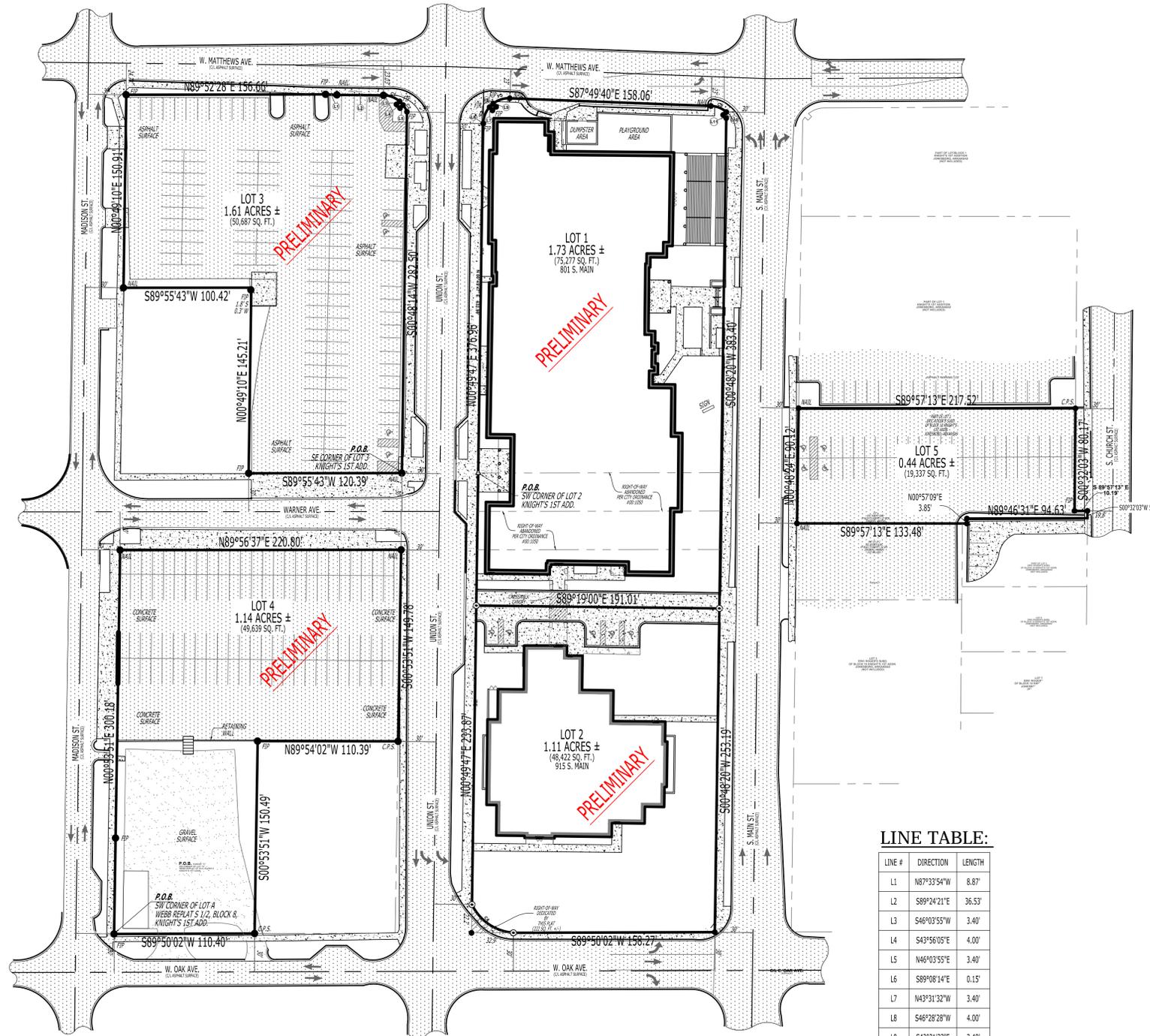
Don Parker is requesting approval of a 5 lot subdivision containing 5.59 acres in the Core Mixed Use Redevelopment District

Don Parker is requesting approval of a 5 lot subdivision containing 5.59 acres in the Core Mixed Use Redevelopment District

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ PLASTIC CAP STAMPED "MCNEESE P.S. 1709" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

**DOWNTOWN
DISTRICT ZONING**



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N87°33'54"W	8.87'
L2	S89°24'21"E	36.53'
L3	S46°03'55"W	3.40'
L4	S43°56'05"E	4.00'
L5	N46°03'55"E	3.40'
L6	S89°08'14"E	0.15'
L7	N43°31'32"W	3.40'
L8	S46°28'28"W	4.00'
L9	S43°31'32"E	3.40'
L10	N46°32'13"E	3.38'
L11	N43°27'39"W	3.46'

CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.87	20.00	39.73	N69° 32' 23"W	13.59
C2	6.10	20.00	17.47	N29° 27' 46"W	6.07
C4	13.95	20.00	39.96	S72° 11' 34"W	13.67
C3	13.92	20.01	39.88	S20° 47' 35"W	13.65
C5	13.26	20.00	37.98	N68° 50' 12"W	13.02
C6	41.22	38.95	60.64	S55° 52' 05"E	39.33

CERTIFICATE OF REPLAT:

THIS IS TO CERTIFY THAT COMPASS SURVEYING & MAPPING, LLC, PROFESSIONAL LAND SURVEYORS, HAVE REPLATED THE FOLLOWING DESCRIBED PARCELS OF LAND:

A PORTION OF LOT 3 OF KNIGHTS FIRST ADDITION TO THE CITY OF JONESBORO, AS SHOWN BY PLAT RECORDED IN BOOK 9, PAGE 373-376, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 AFORESAID, THENCE SOUTH BY 89°55'43" WEST, ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST WARNER AVE, A DISTANCE OF 120.31 FEET TO A POINT; THENCE NORTH BY 49°10' EAST, DEPARTING FROM SAID SOUTH LINE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 143.21 FEET TO A POINT; THENCE NORTH BY 89°55'43" WEST, A DISTANCE OF 100.43 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 3 AND THE EASTERN RIGHT-OF-WAY LINE OF SOUTH MADISON STREET; THENCE SOUTH BY 0°00'00" EAST, ALONG SAID WEST LINE AND SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 158.91 TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MATTHEWS AVENUE; THENCE NORTH BY 87°33'54" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 156.66 FEET TO A POINT; THENCE SOUTH BY 87°33'54" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.87 FEET TO A POINT; THENCE SOUTH BY 87°24'21" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 39°55'43", A CHORD BEARING OF SOUTH 87°22'31" EAST AND A CHORD DISTANCE OF 13.59 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 13.87 FEET TO A POINT; THENCE SOUTH BY 49°10'00" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND DEPARTING SAID CURVE, A DISTANCE OF 3.40 FEET TO A POINT; THENCE NORTH BY 49°10'00" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH BY 46°03'55" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.40 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 17°33'54", A CHORD BEARING OF SOUTH 47°37'46" EAST AND A CHORD DISTANCE OF 6.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.10 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 3 AND THE WESTERN RIGHT-OF-WAY LINE OF SOUTH MADISON STREET; THENCE SOUTH BY 0°00'00" WEST, ALONG SAID EAST LINE AND WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 36.53 TO THE POINT OF BEGINNING.

CONTAINING IN ALL 50,687 SQ. FT. OR 1.16 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAY OF RECORD.

AND

PART OF LOTS 2 AND 9 OF KNIGHTS FIRST ADDITION TO THE CITY OF JONESBORO, AS SHOWN BY PLAT RECORDED IN BOOK 9, PAGE 373-376, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, AND THE ABANDONED RIGHT-OF-WAY FOR WEST WARNER AVENUE, PER THE ABANDONMENT BY THE CITY OF JONESBORO, ORDINANCE 8001500, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF KNIGHTS FIRST ADDITION TO THE CITY OF JONESBORO AFORESAID, THENCE NORTH BY 0°00'00" EAST ALONG THE WEST LINE OF SAID LOT 2 AND THE WESTERN RIGHT-OF-WAY LINE OF SOUTH MADISON STREET, A DISTANCE OF 273.53 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 2 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST MATTHEWS AVENUE; THENCE SOUTH BY 87°08'14" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.13 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°55'43", A CHORD BEARING OF SOUTH 87°27'39" EAST AND A CHORD DISTANCE OF 1.61 FEET; THENCE NORTH-EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.38 FEET TO A POINT; THENCE SOUTH BY 47°33'54" EAST, DEPARTING FROM SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH BY 46°38'28" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTH BY 31°12' WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.40 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 37°33'54", A CHORD BEARING OF NORTH 72°12'31" EAST AND A CHORD DISTANCE OF 13.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.65 FEET TO THE POINT OF BEGINNING OF SAID CURVE; THENCE SOUTH BY 87°08'14" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 58.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 37°33'54", A CHORD BEARING OF SOUTH 87°02'12" EAST AND A CHORD DISTANCE OF 11.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.02 FEET TO A POINT; THENCE SOUTH BY 49°10'00" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND DEPARTING FROM SAID CURVE, A DISTANCE OF 3.38 FEET TO A POINT; THENCE SOUTH BY 49°10'00" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3.46 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2 AND THE WESTERN RIGHT-OF-WAY LINE OF SOUTH MADISON STREET; THENCE SOUTH BY 0°00'00" WEST, ALONG THE EAST LINE OF SAID LOTS 2 AND 9 AND SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 58.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST OAK AVENUE; THENCE SOUTH BY 89°50'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 9 AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.02 FEET TO THE SOUTHWEST CORNER OF SAID LOTS 2 AND 9, SAID POINT LYING ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH MADISON STREET AFORESAID; THENCE NORTH BY 0°00'00" EAST, ALONG SAID WEST LINE AND SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 356.65 TO THE POINT OF BEGINNING.

CONTAINING IN ALL 113,911 SQ. FT. OR 2.61 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

AND

LOTS 1 AND 2 OF WEBB REPLAT OF THE SOUTH HALF OF THE WEST HALF OF BLOCK 8, KNIGHTS 1ST ADDITION, JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN BOOK 14, PAGE 520, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, AND A PORTION OF LOT 1 OF KNIGHTS FIRST ADDITION TO THE CITY OF JONESBORO, AS SHOWN BY PLAT RECORDED IN BOOK 9, PAGE 373-376, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF WEBB REPLAT AFORESAID, THENCE NORTH BY 0°00'00" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 OF KNIGHTS FIRST ADDITION TO THE CITY OF JONESBORO, AS SHOWN BY PLAT RECORDED IN BOOK 9, PAGE 373-376, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS, A DISTANCE OF 308.38 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH BY 89°56'33" EAST, ALONG THE NORTH LINE OF SAID LOT 8 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST WARNER AVENUE, A DISTANCE OF 220.89 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH BY 0°00'00" WEST, ALONG THE EAST LINE OF SAID LOT 8 AND THE WESTERN RIGHT-OF-WAY LINE OF SOUTH MADISON STREET, A DISTANCE OF 48.90 FEET TO A POINT; THENCE NORTH BY 89°54'00" WEST, DEPARTING FROM SAID EAST LINE AND SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 110.39 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 1 OF WEBB REPLAT AFORESAID; THENCE SOUTH BY 87°33'54" WEST, ALONG THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 100.40 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID LOT 2 AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST OAK AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH BY 89°50'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.02 FEET TO THE SOUTHWEST CORNER OF SAID LOTS 1 AND 2, SAID POINT LYING ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH MADISON STREET AFORESAID; THENCE NORTH BY 0°00'00" EAST, ALONG SAID WEST LINE AND SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 356.65 TO THE POINT OF BEGINNING.

CONTAINING IN ALL 49,639 SQ. FT. OR 1.14 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

AND

THE SOUTH 80 FEET TO LOT/BLOCK 1 OF KNIGHTS FIRST ADDITION TO THE CITY OF JONESBORO, AS SHOWN BY PLAT RECORDED IN BOOK 9, PAGE 373-376, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

TOGETHER WITH:

LOT 1 OF ERIC ROGERS SUBDIVISION OF BLOCK 10 OF KNIGHTS FIRST ADDITION TO THE CITY OF JONESBORO, AS SHOWN BY PLAT RECORDED IN BOOK 48, PAGE 376, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 19,723 SQ. FT. OR 0.45 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAY OF RECORD.

SAID PLAT SHALL HEREIN AFTER BE DESIGNATED AND REFERRED TO AS:

**FIRST UNITED METHODIST CHURCH OF
JONESBORO INC ADDITION**

TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: _____ SIGNATURE: _____ DATE: _____

NAME: _____ SIGNATURE: _____ DATE: _____

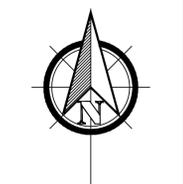
THIS PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP PANEL #05031C0254D, EFFECTIVE DATE 09-26-2024.

SURVEYOR'S CERTIFICATION:

I, MICHAEL P. MCNEESE, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



**SITE
VICINITY MAP
NOT-TO-SCALE**



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

REPLAT
CLIENT: FIRST UNITED METHODIST CHURCH OF JONESBORO INC.
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

COMPASS SURVEYING & MAPPING, LLC
2713 E. NETTLETON JONESBORO, AR 72401
mcmneese@profile.com 870-538-2004

REVISIONS	DATE	BY	DESCRIPTION
1	09-30-2025	T-MC	1-60'
2	10-20-2025	T-MC	2025-114



COMPASS SURVEYING & MAPPING, LLC
ARKANSAS - 3696



MICHAEL P. MCNEESE
ARKANSAS - P.S. 1709

500-14N-04E-0-19-410-16-1709

Preliminary Subdivision: FUMC Replat Preliminary Phase 1

For consideration by Metropolitan Planning Commission on October 14, 2025

Applicant: Don Parker

Engineer: Don Parker

Surveyor: Michael P. McNeese

Property Location: 915 S. Main Street, Jonesboro, AR 72401

Proposed Lots: 5

Zoning:

District: C-1, General Commercial District

Required Min. C-1- Lot Size: 19,337sq. ft.

Proposed Min. Lot Size: 0.44 acres

Proposed Max. Lot Size: 1.73 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: W. Oak St., W. Matthews Ave., S. Main St., Union St., Madison St., Warner Ave.

Compliance with Address Policy: In progress

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the C-1, general commercial district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:042

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

FOIA legal Update from John Keeling Baker with Mitchel, Williams, Selig, Gates, and Woodyard PLLC

FOIA legal Update from John Keeling Baker with Mitchel, Williams, Selig, Gates, and Woodyard PLLC