



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](#)

6. Final Subdivisions

6. [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](#)

9. Staff Comments

10. 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 to 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. Rezoning

9. Staff Comments

10. Adjournment

Meeting was adjourned.



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300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-25-10

Agenda Date:

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Status: To Be Introduced

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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

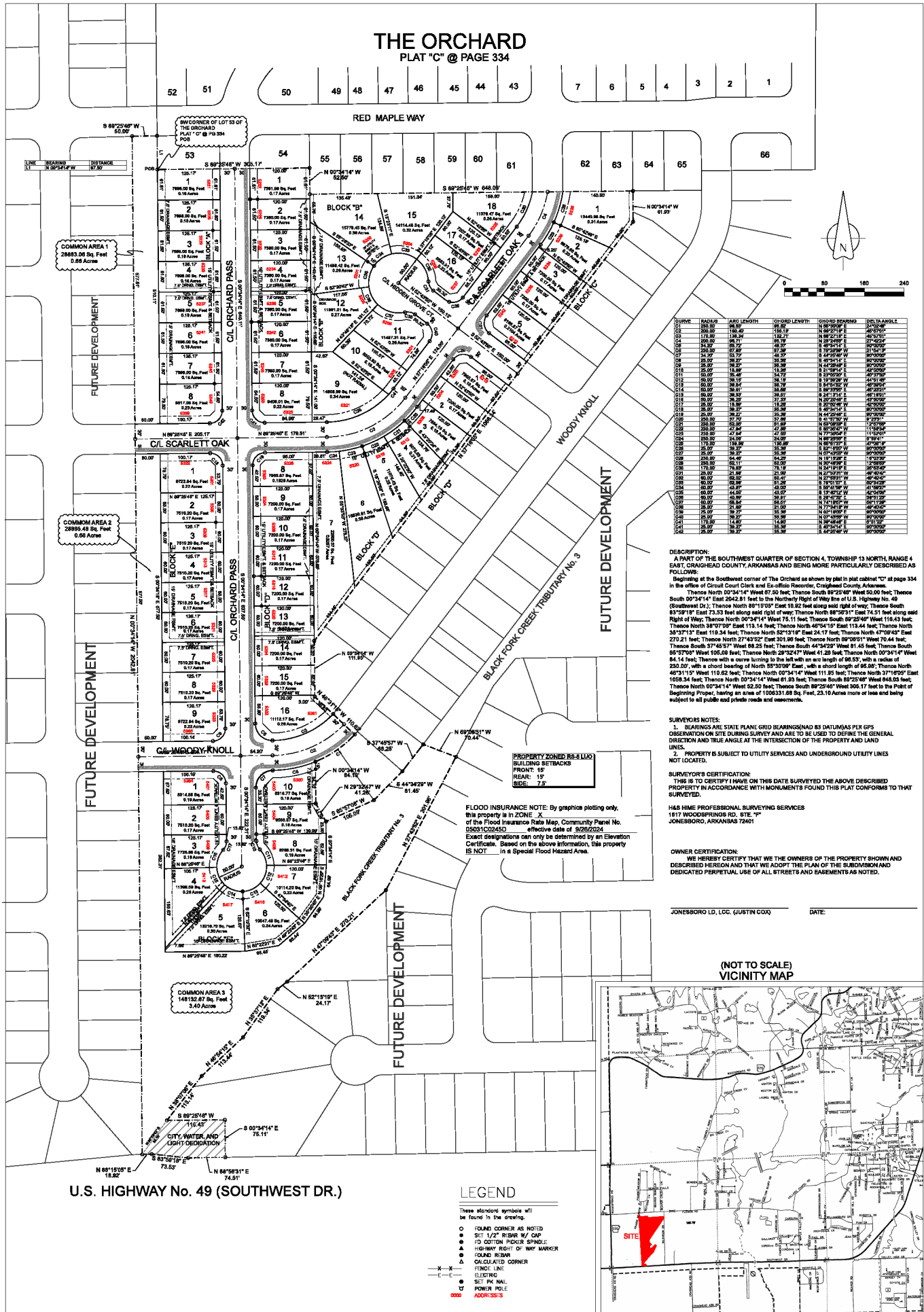
The Applicant Mark Morris (Owner-Developer) is requesting approval of a Final Subdivision Plat for 61-lots.

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



LINE	BEARING	ANGLE	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
2	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
3	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
4	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
5	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
6	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
7	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
8	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
9	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
10	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
11	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
12	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
13	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
14	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
15	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
16	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
17	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
18	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
19	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
20	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
21	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
22	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
23	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
24	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
25	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
26	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
27	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
28	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
29	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
30	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
31	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
32	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
33	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
34	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
35	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
36	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
37	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
38	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
39	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
40	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
41	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
42	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
43	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
44	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
45	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
46	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
47	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
48	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
49	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
50	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
51	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
52	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
53	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
54	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
55	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
56	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
57	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
58	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
59	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
60	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
61	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
62	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
63	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
64	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"
65	N 89°25'48" W	150.17	150.17	N 89°25'48" W	0°00'00"
66	S 89°25'48" W	150.17	150.17	S 89°25'48" W	0°00'00"

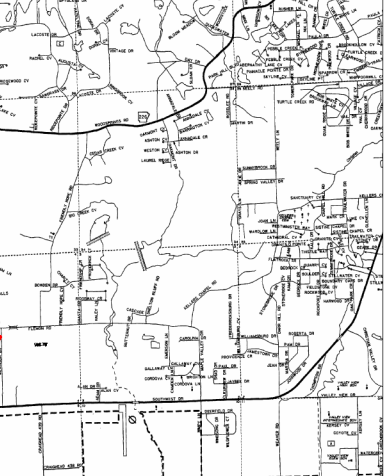
DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at the Southwest corner of The Orchard as shown by plat in plat cabinet "C" at page 334 in the office of Circuit Court Clerk and Ex-officio Recorder, Craighead County, Arkansas.
Thence North 00°34'14" West 67.50 feet; Thence South 89°25'48" West 50.00 feet; Thence South 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°25'48" East 10.82 feet along said right of way; Thence North 89°25'48" East 73.23 feet along said right of way; Thence North 89°25'48" East 116.43 feet; Thence North 89°25'48" East 113.14 feet; Thence North 89°25'48" East 113.44 feet; Thence North 38°13'13" East 119.34 feet; Thence North 52°13'13" East 24.17 feet; Thence North 00°34'14" West 270.21 feet; Thence North 27°43'52" East 301.89 feet; Thence North 89°25'48" West 70.44 feet; Thence South 37°43'57" West 88.25 feet; Thence South 44°34'23" 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 84.14 feet; Thence with a curve turning to the left with an arc length of 98.53, with a radius of 250.50, with a chord bearing of North 89°25'48" East, with a chord length of 86.80; Thence North 40°13'15" West 110.82 feet; Thence North 00°34'14" West 111.85 feet; Thence North 37°43'57" East 105.34 feet; Thence North 00°34'14" West 61.20 feet; Thence South 89°25'48" West 84.03 feet; Thence North 00°34'14" West 52.50 feet; Thence South 89°25'48" West 305.17 feet to the Point of Beginning Proper, having an area of 1000331.88 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.
H&S 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, LLC, (JUSTIN COX) DATE:

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE "X" of the Flood Insurance Rate Map, Community Panel No. 0502102245, effective date of 9/28/2024. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

PROPERTY ZONED R-8.5 LUO (BUILDING SETBACKS)
FRONT: 15'
REAR: 15'
SIDE: 7.5'

(NOT TO SCALE) VICINITY MAP



LEGEND

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

THE ORCHARD, PHASE 2
JONESBORO, ARKANSAS

DATE: 6-24-2025
CLIENT: JAMES JONESBORO
DRAWING: 1-1-1-1-1-1

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: hahime_butch@stetnet.com

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