



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, July 21, 2026

5:30 PM

Municipal Center, 300 S. Church

PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.

Council Chambers, Municipal Center

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

MIN-26:060

MINUTES FOR THE CITY COUNCIL MEETING ON JULY 7, 2026

Attachments: [CC Minutes 07072026.pdf](#)

RES-26:073

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD, PARCEL 01-144273-02300, OWNED BY RANDY/ALEY CRAWFORD IN THE AMOUNT OF \$275

Sponsors: Code Enforcement and Finance

Attachments: [2612 CRAWFORD COUNCIL NOTICE 261474.pdf](#)
[261474 VIOLATION LETTER 2612 CRAWFORD.pdf](#)
[262805 BILLING REQ 2612 CRAWFORD.docx](#)
[262805 INVOICE 2612 CRAWFORD.pdf](#)

Legislative History

7/14/26	Finance & Administration Council Committee	Recommended to Council
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RES-26:076 A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO SUBMIT A NOTICE OF INTENT FOR THE FEMA FLOOD MITIGATION ASSISTANCE (FMA) GRANT PROGRAM FOR THE NORTH MAIN STREET DETENTION POND PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS

Sponsors: Grants and Engineering

Legislative History

7/14/26	Finance & Administration Council Committee	Recommended to Council
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RESOLUTIONS NOT ON THE CONSENT AGENDA

RES-26:075 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A FACILITY USAGE AGREEMENT WITH JONESBORO JETS, INC.

Sponsors: Parks & Recreation and Finance

Attachments: [JETS Swim contract resolution .docx](#)

Legislative History

7/14/26	Finance & Administration Council Committee	Recommended to Council
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RES-26:077 A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO ENTER INTO A FACILITY USAGE AGREEMENT WITH SHARK WAVE AQUATICS TEAM FOR YEAR 2026

Sponsors: Parks & Recreation and Finance

Attachments: [SWAT 2026 Agreement final\(BC.signed\).pdf](#)

Legislative History

7/14/26	Finance & Administration Council Committee	Recommended to Council
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RES-26:078 A RESOLUTION TO SET A PUBLIC HEARING REGARDING THE ABANDONMENT OF A 15' ALLEY LOCATED BETWEEN 1810 HENRY STREET AND 1812 HENRY STREET LOCATED ON PLAT OF DAVID CLIFFT AS REQUESTED BY DAVID CLIFFT.

Attachments: [Opinion Letter](#)
[Abandonment Plat](#)
[AT&T](#)
[CWL](#)
[Optimum](#)
[Ritter](#)
[Summit](#)
[Publication Receipt](#)

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-26:020 AN ORDINANCE AMENDING APPENDIX 7 OF THE STORMWATER DRAINAGE DESIGN MANUAL

Sponsors: Engineering

Attachments: [ARR150000 Permit 2026.pdf](#)

Legislative History

7/7/26	Public Works Council Committee	Recommended to Council
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ORD-26:022 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CHANGE IN ZONING BOUNDARIES FROM C-3 GENERAL COMMERCIAL DISTRICT TO RM-12 LUO MULTI FAMILY RESIDENTIAL DISTRICT WITH LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 2038 NORTH CHURCH STREET, JONESBORO, ARKANSAS, AS REQUESTED BY NK & SONS INVESTMENT

Attachments: [rezoning application signed](#)
[2038 N Church Rezoning Plat](#)
[Kumar Rezoning-Certified Mail Receipts](#)
[Staff Summary RZ_26_09](#)
[rezoning information](#)
[MAPC Minutes 06.23.26](#)
[Publication Receipt](#)

ORD-26:025 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 1400 SOUTHERN RIDGE BLVD. AS REQUESTED BY FISHER ARNOLD

Attachments: [Cover Letter - Rezoning](#)
[Rezone Application_signed](#)
[Plat](#)
[FA Rezoning Property Owner Notification Letter](#)
[COJ Rezoning Notification](#)
[certified mail receipt](#)
[Staff Summary RZ_26](#)
[MAPC Minutes 07.14.26](#)
[Publication Receipt](#)

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-26:017 AN ORDINANCE MODIFYING ORDINANCE 24:037 WHICH ESTABLISHED AND CONSOLIDATED SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOL CAMPUSES

Sponsors: Engineering

Legislative History

6/16/26	Public Safety Council Committee	Recommended to Council
7/7/26	City Council	Held at one reading

ORD-26:019 AN ORDINANCE BY THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

Legislative History

6/16/26	Public Safety Council Committee	Recommended to Council
7/7/26	City Council	Held at one reading

ORD-26:021 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-3 TO C-3 FOR PROPERTY LOCATED AT 2911 BROWNS LANE

Attachments: [26139 -ORD-RZ.doc](#)
[Browns Lane Rezoning.pdf](#)
[26139 Hasley Brown39s Lane Rezone Packet.pdf](#)
[Staff Summary RZ_26.pdf](#)
[26139 - Halsey Brown's Lane Mail Receipts.pdf](#)
[associated.pdf](#)

Legislative History

7/7/26	City Council	Held at one reading
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ORDINANCES ON THIRD READING

ORD-26:018 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO PD PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 1004 N. CARAWAY ROAD AS REQUESTED BY DAVID TAPP

Attachments: [Staff Summary RZ_26-08](#)
[Rezoning-Application 1004 N Caraway](#)
[Plat](#)
[Certified Letter Receipts](#)
[MAPC Approved Rezoning 6.9.26 Minutes](#)
[1004 n caraway receipt](#)

Legislative History

6/16/26	City Council	Held at one reading
7/7/26	City Council	Held at second reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:060

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON JULY 7, 2026



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, July 7, 2026

5:30 PM

Municipal Center, 300 S. Church

PUBLIC WORKS COUNCIL COMMITTEE MEETING AT 5:00 P.M.

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 9 - Chris Moore; Chris Gibson; David McClain; Kevin Miller; Janice Porter; John Street; Charles Coleman; LJ Bryant and Ann Williams

Absent 3 - Brian Emison; Joe Hafner and Anthony Coleman

4. SPECIAL PRESENTATIONS

[COM-26:038](#)

City Council Meeting Presentation - GOJO Public Notice: Proposed Transit Service Changes and Fare Adjustments

Attachments: [Council Meeting Presentation.pdf](#)

GOJO Director Lee Wells said, thank you all. I just wanted to come today talk about our public comment period that we're going to, we are in actively right now for our transit system. So with this we have some route changes that will be being made and some fare changes that will be being made. Our goals with this of course is to improve the reliability and expand coverage and ensure that we have that long-term financial sustainability. All of this is connected to our growth and what we're wanting to do here in the system. So with this we have a couple of items. Our pilot routes, which specifically is the ASTATE test routes that we have been doing. We are looking to have those become permanent fixtures in our service. This service has been, has gone off very well. We've had a large population, specifically the international students who have been taking advantage of this. We have been actively engaged with the college and the different organizations and try to bring awareness to the student population, specifically with the new student orientations that have been going on this year. And we've gotten a lot of positive feedback from this and we look for this to continue to be a great benefit for the students and the city as a whole. Our future route expansions and also our alignment plans - so with this we do have some expansions that we are looking to do. We're hoping to go into the Greensboro Village area at the Hilltop area. We're looking to get over into the Highland Drive, Culberhouse, Southwest Drive corridor in order to better serve some of those areas. We're also looking at Matthews and Annie Camp area again to better improve our service area. And then with the ASTATE integration, we want to tweak the directions and the routes that some of

the system was already previously doing. So we did have one route that was participating in that ASTATE loop in order to accommodate the students. Now with the introduction of the specific Red Wolf routes, we want to utilize that to go into the Hilltop area in order to reduce that wait time for the customers and really overall improve the service for everyone. This is going to you know help to get the neighbors and the neighborhood in areas where we haven't been going to, get them access to education, employment, health care, and entertainment opportunities.

With this proposal, we are also hoping to do a fare structure adjustment. So to my knowledge, since the service has started, we have not made any form of a fare adjustment. What we are wanting to do is to realign those adjustments to better work with rising fuel costs, rising labor costs, rising maintenance costs in order to really hope to try to keep this service a sustainable service as we continue to grow and expand. With this proposal, we are also looking at, or not looking, we are adding our tap-to-pay service which will include a fare card and that fare card will bring along with it the fare capping which is something we have not been able to do before. So previously what we did is we did passes for the riders. They could do a 1-day, 7-day, or 31-day, but they had to pay for those in advance. So they had to have the money to be able to buy that pass in advance, come to City Hall, purchase that pass, and then use it on our system. With this new system that we're doing in the fare capping structure, they will be able to get one of our transit cards and then they will just ride as normal. They're paying for every trip as they get on. However, the system has that smart tracking on their usage to know how much they've paid and how that compares to the pass structure that we had previously. So we'll actually be going away from the passes, there won't be passes, to purchase in advance anymore. There will be tracking that's done when you use your fare card that will keep you from paying more than one of those passes would be. So while this is an increase of our fare structure, we actually expect a majority of our riders are going to see a savings in what their daily cost is. Because once they've ridden those four or five trips for a week, the rest of the week, they're not going to be charged for. So that fare structure is going to allow those that have not been able to participate in passes to be able to benefit from that structure, but also to do a better job of allowing those commuters, those daily students, those workers, or those people that are getting to their health care appointments using public transit, a more efficient and effective way of using that system. So with that fare capping, the key is that no rider pays more than the cost of what that pass would be. But they're paying that as they go. So instead of having the \$15-\$20 that was needed for that pass, to have to pay for it up front, keep up with and use, you will now have that pass system that will track your ridership. So when you get on and you pay that two dollar fare for a standard fare, or you pay that one dollar fare for a reduced fare, it's going to track your usage. Another benefit of that is those cards, they will actually get a card that is associated with their usage. So if, for example, you qualify for a veteran discount, or you qualify for a senior adult discount, you can get that pass that will actually only charge you that amount. You can either load money onto it here at City Hall like most are used to, or at select retail stores, or you can tie a credit or debit card or I believe a bank account to that to where it will actually deduct that money for you as you use. With this, it's key, I know I said it a couple of times, but I do want to stress that no one is being charged more for their usage of the vehicle than what they would have if they were using a pass. So this is going to be a great opportunity for those that were not able to get passes previously because maybe they couldn't get that pass. It also gives a lot more accessibility with it. So the frequency of their usage will, of course, I think, increase our ridership over time because they'll be able to use that fare capping.

All of this is a part of our public comment period which is currently open now. Our

public comment period will run until the end of the month, July 31st. With this presentation that we're having that's kind of kicking off this information, we are also going to be having a public hearing. That'll be kind of a town hall setting at the Youth Center at 1421 West Nettleton on July the 15th starting at 4 p.m. We will run that, you know, and I think we have until 6:30 p.m., I think, is what we've had that scheduled for. But, of course, we'll be available to answer questions to anyone. You can call, ask questions, feel free to stop by our office at 2630 Lacey Drive or you can email us any of your thoughts that are on providing feedback for these items that we're going through. And that email is going to be at GOJOfeedback@jonesboroar.gov. If you would include the subject line of 2026 system updates on your email, we will take a look at every one of those and we will take all of those comments that we receive into consideration as we look forward towards moving these things into fruition of how our service will run. So we do have, I believe you have a map that is listed on here which does show our routes. We will have a map, a large blow-up map at our town hall meeting and, of course, we can provide this to anyone if they need that. But we are just looking to be able to strengthen our ability to be able to deliver safe, reliable, and affordable transportation for everyone in the City of Jonesboro. This is just going to help connect our community and make us stronger as the city does continue to grow. So if anyone has any questions, I'd be happy to answer.

Mayor Copenhaver asked, Lee, if you would, please go ahead and address the updates on the stations. Mr. Wells responded, yes, so that project is ongoing. They actually have every one of the technology devices in our shelters. We are still going through the process of getting them all connected. We still have a couple that we're waiting for power to be turned on to. We have some lighting that we're still trying to get the kinks worked out on to make sure that they all function like they're supposed to. But you should be seeing at our new sheltered stops, all of those terminals. As those are connected and the software is updated, those will be tracking our buses. So if you are at one of our bus stops that has a shelter, you should see one of those display screens. That display screen will tell you what routes are arriving at that bus stop. It'll give you an estimated time of when that bus will arrive. And there is actually an ADA call button that you can press that will read out the information for those that are visually impaired. So that's going to be fantastic, especially once we get the lighting. I know I've talked about that, but until you see it, it's really impressive. Number one, they're all lit, which is a huge importance. But then that lighting and the RGB lights where they'll change colors, every route is associated with a color. So when that bus starts to approach that light will come on to tell you that it's coming. As that bus gets close that you need to make sure you're at the bus stop, that light will start pulsing to let the passengers know that, hey, you need to be right here. Because if you're not at the bus stop, we don't know if you're walking across the parking lot or if you're just hanging out. So that's key is to be at the bus stop when the bus arrives so we know to stop and pick you up. We are also currently working through our new signage. I know all of our signs at all of our bus stops currently still have the old logo and the route information. We have received all of our signs. We are currently in the process of getting them labeled for routing so that way the bus sign will say what routes are going there as well. That'll be important for the non-sheltered stops as well as the sheltered stops. So that way you can quickly identify if this bus stop is going to be utilized by route 17 or if route 17 doesn't stop at that one. You'll know quickly it doesn't have that number on it so I'll know if I need to get on that bus. And all of this coincides with our app that we have which is actively going. A lot of people are using it which does tell you all of that bus routing information in real time with a display of where the bus is. Even notifications on if the bus is full, partially full, or whatever.

Councilmember Dr. Charles Coleman said, I was going to ask on the purchasing of the

fare tickets, is there anything online that they're going to be doing or do they just have to they have to come to the city to purchase? Mr. Wells responded, there are some options for online as well. So you can actually on your smartphone, I believe, you can get the transit pass basically on your phone where it's not a card. It would just be an app type thing on your phone and what you would do is when you load the bus you would just pull it up. I actually have a QR code on my phone for my business card. It would be very similar to that. It would be a little scannable thing. When you go in, you put your phone, it scans it, it registers, it actually tracks your information to say hey this is the fifth time you've been on the bus so we don't need to charge you today. But it still tracks that you got on the bus, where you got on and things like that. It's a great question. Councilmember Chris Gibson asked, on the rate adjustments, how does that comp to cities similar to our size that offer transportation? Mr. Wells replied, it does comp very well with a lot of the other businesses, the other agencies that are in the area. I have done a lot of research looking on their websites. Some of the agencies that are not at the amounts we are at or proposing to go at, I have actually spoken with those agencies and they are also looking at adjusting their fares and these are rates that are kind of across the board. Councilmember Gibson said, pretty consistent across the state? Mr. Wells continued, now if you go somewhere like New York or Chicago, you'll obviously you'll see much different, but their transit also includes like the L lines and the subways and things like that. So just for, you know, standard bus transit, this is a pretty typical fare rate that you're looking at and especially with the fare capping. Some of the agencies and even with us, one of the major reasons why we have not looked in the past of raising rates to meet with the change in the economy has been because of the complication of making that sustainable and accessible to all of the public. With this addition of the touch-to-pay, tap-to-pay that is going to make that more accessible to the public that it makes it more reasonable for us to look at doing those things now in order to keep our service sustainable as we continue. Councilmember Gibson said, thank you. Mayor Copenhagen said, Lee, thank you very much and we appreciate your team and your efforts. So keep us updated. Thank you very much.

Read

5. CONSENT AGENDA

Councilmember Chris Moore motioned, seconded by Councilmember Charles Coleman, to adopt the consent agenda with the exception of RES-26:070 and RES-26:071. All voted aye.

Approval of the Consent Agenda

A motion was made by Councilperson Chris Moore, seconded by Councilperson Dr. Charles Coleman, to Approve the Consent Agenda. The motioned PASSED

Aye: 9 - Chris Moore;Chris Gibson;David McClain;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;Joe Hafner and Anthony Coleman

[MIN-26:054](#)

MINUTES FOR THE CITY COUNCIL MEETING ON JUNE 16, 2026

Attachments: [CC Minutes 06162026.pdf](#)

THIS ITEM WAS PASSED ON THE CONSENT AGENDA.

[RES-26:063](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE UNITED STATES DEPARTMENT OF TRANSPORTATION FY26 BRIDGE INVESTMENT PROGRAM PLANNING GRANT

THIS ITEM WAS PASSED ON THE CONSENT AGENDA.

Enactment No: R-EN-083-2026

[RES-26:066](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, DEPARTMENT OF GRANTS AND COMMUNITY DEVELOPMENT TO APPLY FOR THE FY2025 ASSISTANCE TO FIREFIGHTERS GRANT THROUGH THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY AGENCY (FEMA)

THIS ITEM WAS PASSED ON THE CONSENT AGENDA.

Enactment No: R-EN-084-2026

[RES-26:067](#) RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, DEPARTMENT OF GRANTS AND COMMUNITY DEVELOPMENT TO APPLY FOR THE FY2025 FIRE PREVENTION AND SAFETY GRANT THROUGH THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY AGENCY (FEMA)

THIS ITEM WAS PASSED ON THE CONSENT AGENDA.

Enactment No: R-EN-085-2026

[RES-26:068](#) A RESOLUTION BY THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE ATTACHED FEE PROPOSAL FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES FOR THE S CARAWAY ROAD WIDENING PROJECT

Attachments: [Fee S Caraway Rd CE and I revised 09222025.pdf](#)

THIS ITEM WAS PASSED ON THE CONSENT AGENDA.

Enactment No: R-EN-086-2026

[RES-26:069](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2410 W. MATTHEWS, PARCEL 01-143143-01900, OWNED BY GEORGE HANNAH, SR. IN THE AMOUNT OF \$5,566

Attachments: [BILLING REQ_255464](#)
[COUNCIL NOTICE_255464](#)
[INVOICE 2_255464](#)
[INVOICE_255464](#)
[ORIGINAL VIOL_255464](#)

THIS ITEM WAS PASSED ON THE CONSENT AGENDA.

Enactment No: R-EN-087-2026

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA[RES-26:070](#)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO APPROVE THE ATTACHED PROPOSAL FOR ADDITIONAL SERVICES FOR THE PARK LOCATED ALONG DISCIPLE DRIVE

Attachments: [Disciple Drive Park Scope CDs - 06-2026](#)

Patti Lack, 4108 Forest Hill Road, said, thank you. Last week at the Finance meeting is that I know that Anthony Coleman raised the issue of that we were paying this company to have meetings with and I kind of dove into it a little bit more the other day. And so here it is \$136,000 that's on the agenda for today for the 17 acres. I know that this was talked about on February 4th of last year talking about that we had a grant. I could not find the grant amount on this item but it was the park out there by NEA Hospital there. When I started looking at what the attachment was for back in April which the price that you guys approved was \$243,800 and today it's \$136,000. And I compared the two of what the proposal was back then to what it is now and I have to tell you there are ten significant changes to what was proposed back in April to what is now and some of the differences is that if you compare the two of them, the south entry driveway no longer exists. There was a large playground submitted and a small playground submitted and now there's going to be an adventure playground. So there's not going to be two separate ones. The large dog park and the small dog park dog park is going to become one dog park. They submitted that there was going to be four pickleball courts. There's only going to be one that was submitted on the form that is submitted today. There's still going to be, there's going to be one full-size multi-purpose field and no two small half ones. There's not going to be a soft surface trail. The retention ponds, for two retention ponds on there, it doesn't show that we're going to have retention ponds. So I'm just comparing the two of them of what was back in April with we had to now on there. We're going to have a restroom and stuff like that, but the entry archway of the signage is not going to, it wasn't on the list. The conceptual coordination, the entry archway was not on there. A hydrogenic, there was another one on there and that's not even there. But that's ten different changes from what was in April that we paid \$243,000 for and now we're paying an additional \$136,000. So we're getting not as much. If you look at what was submitted online is that almost every single form on that, the assumptions, they have the design, the construction documents and all that. They have the attachment B right here, it's the same exact form that was on there. Okay, but what's worrisome and I think needs to be brought to your attention and I think this is something that we need to consider before you approve it, is that if you consider that April 2025 to today, the meeting that they charged us or the meetings throughout there is \$6,240. The meetings back in April was \$17,900. So we're still paying for those meetings, but they have a tree survey that they're charging us today of \$4,500. They have a tree survey back in April of \$16,000. So we're paying for two tree surveys. So it's costing \$20,000 for that. So we're getting double charged. So if anything, this proposal needs to be adjusted because I can't imagine paying \$20,000 to do a tree survey on this property, but also too on today's it says that it's an architectural construction document but if you look on the April one that we did last year is that it actually says architectural \$13,800; Geotech \$17,000. And, so we pay \$31,300 for I don't know what. So I'm just saying to you guys is that we're doing a \$136,000 today. There's nothing that's been done. The plans have been changed. I don't know what we're paying for, but I think the bottom line is is that to me that's a lot of money and if you look at the plan that was back in April, it was this and here it is right here you know but it still shows four pickleball courts and there's only one that they're proposing. So it's not, I'm not understanding why we're

paying this amount of money and we're not getting what we really need to be having. And, I look at that money and you look at how much we can put \$136,000 because if we can't start that park right now, you guys, let's not do things halfway anymore. If we can't get that park started for our kids because we want it and I'm totally for the parks. This is a lot of money paid but I think what I'm concerned about is that I don't understand why we're getting charged \$20,000 twice or \$4,000 and \$17,000 for a tree survey on that. It doesn't, something's not right with this and I hope that you take this and maybe table it and maybe make a proposal that that gets reduced. So thank you.

Mayor Copenhaver said, thank you for your comments. Councilmember David McClain asked, is that correct? Mayor Copenhaver said, Craig, can you come and address this. Councilmember McClain continued, you might as well. Mayor Copenhaver said, if you want the overall wish list and have everything on this project is \$14 million. And, so obviously what we're doing is revamping it to get it to where it's feasible, falls in the guidelines of what the requirements are. Craig, if you would please go ahead. Engineering Director Craig Light said, the original agreement with Halff was to take us to 60% plans for the ideal park facility along Disciple Park. And, as the Mayor said, the estimated cost was just shy of \$14 million to put all of the improvements onto that piece of property that we'd like to see at some point. Right now, we have the grant in hand that we need to spend. It's about a \$1.6-\$1.7 million. There's some additional funds that are available for the project, but we're capped at about \$3.7 million for the project. And, so what this does is take us to 60% plans to 100% plans on those items that we feel like we can build for the \$3.7 million that we have available to us today. And, the clock is ticking on the grant money. So we have a little bit of time to get it done, but we don't have years to get it done. So, we're hopeful that we can get this contract executed, get those items that are in the original Parks Department grant from the state and get those items that we're required to build, built and then we can look at funding for the other pickleball courts and other amenities that we'd like to see at this facility at some point in the future. It is a 17 acre or so site. So, there will be plenty of opportunities to add amenities to it as time goes on. Any other questions? Councilmember McClain said, yeah, thanks for the explanation. I think that helps. Mayor Copenhaver said, thank you councilman.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Chris Moore, that this matter be Passed. The motion PASSED with the following vote.

Aye: 9 - Chris Moore;Chris Gibson;David McClain;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;Joe Hafner and Anthony Coleman

Enactment No: R-EN-088-2026

[RES-26:071](#)

A RESOLUTION TO APPROVE JONESBORO POLICE DEPARTMENT TERMS AND CONDITIONS FOR NEW HIRE INCENTIVES

Attachments: [INCENTIVE PROGRAM JPD FINAL](#)
[Incentive Repayment Agreement FINAL](#)

Councilmember David McClain said, Mayor, real quick, question, comment. I understand the need for our recruitment efforts, especially being down 24 officers. My question, the biggest question I have, is what are we doing for our officers who are already here who are carrying the load? You know, they are working overtime, they're running thin. So what are we doing to help keep them here? I think the biggest thing is we can recruit, but if we're losing after three years or five or ten, we lose a lot of experience, we lose a lot of important things that make our community better, and so I

want to make sure we're going to look to take care of them. Mayor Copenhagen responded, you and I both, and I think the priority...Chief, are you in the room? If you would please come forward and you can help assist in this as well. The priority right now is to fill positions, obviously, if those positions that would be on our street personnel. The good thing is the positions, sergeants, lieutenants, those positions are relatively full, and any overtime that has been worked, they've been paid, and I want you to know our officers are being compensated for the work that they're doing. And I think incentives is another avenue that we're going to reassess, and that's what Chief and I have discussed when it comes up to the next budget cycle is on retention and other avenues that we can provide those additional things at that time. Now, Steve will be happy to address if there's any funding. Our concerns are obviously on the budgeting concerns where we might not be able to meet those requests if we were to offer payouts at this point for individuals, but that might be something that we can address in the upcoming budget in doing so for those. Chief, do you have anything to add?

Jonesboro Police Chief Rick Elliott, said, yes, in short, the topic has been brought up by Councilman Emison in the past. And, the first step is getting out of this deficit and the shortage. So this is the first step in this. And, we're operating this incentive under the current budget. So there's money in there to cover these incentives even if all 24 were filled by certified officers at those numbers. So the next question is, after these 24 positions are filled, and then we look at our overtime budget, which has gone over. Mayor Copenhagen responded, so we've already hit that for this year. Chief Elliott said, so now we have to pull from the regular salary budget to cover that. So at the end of the day, when we look at your projection on this being filled, what money is left in the salary line item that you have to work with if you're wanting to do as a council, do any kind of incentive under this current budget year. So that's the big question. If the dollars will allow that or not allow that, that's a council decision. The Mayor and I have discussed, you know, we are looking at a one-time stipend type incentive, but also we're looking at... Councilmember McClain asked, one time for who? Chief Elliott said, that has not been defined yet. This has been, the talk in the past just in general discussion in the council is, hey, look at doing a one-time stipend. It didn't say for who, at what rank level or not. And, you know, if I just hired somebody that got a hiring bonus under this plan, they would not qualify for whatever kind of stipend. So the question is, this formula or this plan would have to be developed and then come back as a separate resolution by the council because those terms and agreements have not been laid out yet. Because I don't know, I mean, we do we want to do a stipend for just patrolmen only or the whole department. I don't know what that looks like. Again, we're talking about dollars and then the salary line item that's left. So working out of those parameters, I don't know what those numbers look like. Here we are in July, we're in the mid-year. You know, right now, the surplus that we have will certainly cover this and probably may cover the other. But we have to also look at the money we've spent on overtime that's coming out of that also. Councilmember McClain said, I think the biggest thing is I'd like to see if you and Steve, y'all working on something to help us make an informed decision because I don't think any of us want to see us losing officers. And, you know, to me, that's the biggest thing. Because if we lose, I mean, any business or government entity, the experience can sometimes, you can't put a dollar value on that. Chief Elliott responded, well, I agree 100% and always have and always will on that fact. I've been saying that for years. On this last pay plan that we did a couple years ago, we did institute an incentive plan of \$3,000 per officer. They're eligible for up to \$3,000 in incentives. The talk, as we were talking over this, is, hey, do we want to take money that we go for this and do it for the long-term every year to maybe increase those incentives to a higher number. So pay officers more for their college degrees or some of the other things that we incentivize and boost that number,

which would be every year.

Mayor Copenhaver stated, I think, relatively speaking and speaking with Finance, it's going to be hard for us to decipher what the next six months hold until we get to the year-end budget. So with that, obviously this is our priority is to get boots on the ground. Then we are assessing the request of council to see how we can financially move forward. Steve, is there anything you'd like to add? (Off mic, Finance Director Steve Purtee said no.) Okay. All right, I appreciate it, Councilman. Councilmember McClain said, like I said, I wanted, like nothing else, just wanted for us to make sure we're going to come back and address that. Thank you. Chief Elliott said, again, I think you and other members of the council have raised the same question and that is certainly worth a deeper dive into and start gathering those facts and figures to see what that's actually going to look like. Mayor Copenhaver respond, councilman, I think this is true for all of us. You know, let's be involved in the budget. So this is the importance. What are your priorities? What do you want to see? These are the things that we can then address to you at that time through the budget process, get you engaged, so you can see where the numbers are, where we're leading to, and everything else. So we want to see the year-end results, but obviously this is a priority in all departments to be able to look to see what we can do to make improvements. Chief Elliott said, I would like to state that I've made a statement during the Finance meeting that once we kind of announce this incentive out there, our applicant pool went way up, and especially certified applicants. And if we stay on the projected path that we're on right now and if the majority of these pass the background, we stand to be fully staffed by November, December. Councilmember McClain responded, that's good. Chief Elliott continued, so this concept has had the desired effect, so getting people in the door, and the second problem is, yes, I want to keep people that's already in the door, and that's always a work in progress. We started the 11-hour shift a couple years ago. That's been a big factor. Our mental health and wellness program, that has been a huge factor in helping us retain officers, because we're having them leave at three to five year burnout that's due to all of the stress and trauma that they've seen in those short few years of their career. And, many just can't process that and get out of the business. And, that's not only here, that's across the country. This, what we see in Jonesboro in recruiting and retention is the same problem every chief and sheriff in the United States is currently having. Nothing new, but we're all trying to look for the magic number of fixing that. And we have taken those first two steps and this is the third big step in getting people in the door. Councilmember McClain said, thank you.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Chris Moore, that this matter be Passed. The motion PASSED with the following vote.

Aye: 9 - Chris Moore;Chris Gibson;David McClain;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;Joe Hafner and Anthony Coleman

Enactment No: R-EN-089-2026

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-26:017](#)

AN ORDINANCE MODIFYING ORDINANCE 24:037 WHICH ESTABLISHED AND CONSOLIDATED SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC

SCHOOL CAMPUSES

Councilmember John Street motioned, seconded by Councilmember L.J. Bryant, to suspend the rules and offer ORD-26:017 by title only. All voted aye.

Held at one reading

[ORD-26:019](#)

AN ORDINANCE BY THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Councilmember John Street motioned, seconded by Councilmember L.J. Bryant, to suspend the rules and offer ORD-26:019 by title only. All voted aye.

Held at one reading

[ORD-26:021](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-3 TO C-3 FOR PROPERTY LOCATED AT 2911 BROWNS LANE

Attachments: [26139 -ORD-RZ.doc](#)
[Browns Lane Rezoning.pdf](#)
[26139 Hasley Brown39s Lane Rezone Packet.pdf](#)
[Staff Summary RZ_26.pdf](#)
[26139 - Halsey Brown's Lane Mail Receipts.pdf](#)
[associated.pdf](#)

Councilmember John Street motioned, seconded by Councilmember L.J. Bryant, to suspend the rules and offer ORD-26:021 by title only. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-26:018](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO PD PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 1004 N. CARAWAY ROAD AS REQUESTED BY DAVID TAPP

Attachments: [Staff Summary RZ_26-08](#)
[Rezoning-Application 1004 N Caraway](#)
[Plat](#)
[Certified Letter Receipts](#)
[MAPC Approved Rezoning 6.9.26 Minutes](#)
[1004 n caraway receipt](#)

Held at second reading

ITEMS THAT HAVE BEEN HELD IN COUNCIL

[ORD-26:013](#)

AN ORDINANCE TO ESTABLISH A SPORTS TOURISM COMMITTEE; PROVIDING FOR MEMBERSHIP, PURPOSE, AND DUTIES; AND FOR OTHER PURPOSES

Attachments: [ORD-95-645 originally numbered 2607.pdf](#)

Councilmember Chris Gibson said, Public Services and Parks Advisory Board met yesterday. I think it was a very productive meeting on both sides. I think we've come to the conclusion that we're going to try to move forward in a different direction. So I would like to make a motion to table this indefinitely.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson LJ Bryant, that this matter be Postponed Indefinitely. The motion PASSED with the following vote.

Aye: 9 - Chris Moore;Chris Gibson;David McClain;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;Joe Hafner and Anthony Coleman

8. MAYOR'S REPORTS

Mayor Harold Copenhagen reported on the following:

I just want to begin this evening. Before I get going in tonight, I want to make everyone aware of changes for the delivery of the Mayor's Monthly Reports. After a couple of months of evaluating, we've decided to provide those at the second City Council meeting of the month. The reports will be for the month prior. This will allow all the numbers from the prior month to be accounted for and adequate at the time of the reports to be created. So expect the next report to be July 21st Council meeting.

I'd like to take a few moments to share some updates on what's been happening throughout the city since the last Council meeting three weeks ago on June 16th. First of all, I want to encourage everyone to participate in the Plan Jonesboro, our community's comprehensive planning initiative. The summer public survey is now open at planjonesboro.com, and we want to hear from as many residents as possible. This is a new survey that's been updated since the input of our original meetings and first survey. Every voice matters as we work together to shape Jonesboro's future. In addition, I encourage anyone interested in our city's growth to attend the upcoming market analysis webinar where Sharon Woods, president of Land Use USA Urban Strategies, will present findings from the residential target market analysis and housing study. This information will help guide future planning and development decisions for our community. Sign up for the webinar now on the city's website.

Construction continues to move forward at the Jonesboro Municipal Airport. The new terminal is now approximately 40% complete with crews installing climate control systems and electrical infrastructure. While recent weather has delayed some of the project, significant progress continues. The new aircraft hangars are approximately 50% complete and remain on schedule for completion in the fall. Our primary runway also entered the next phase of reconstruction. That project is now about halfway complete and expected to reopen in the fall. We've got a lot going on, folks. During construction, airport operations continue safely along the secondary runway, allowing businesses to continue as usual.

At Craighead Forest Park, improvements to the ATV trail are entering the final stages. This project was made possible through the Arkansas Recreational Trails Program

with 80% funded through the Federal Recreational Trails Program grant administered by ARDOT and the remaining 20% by the City of Jonesboro. Craig, when is that? Did we sign off on that this week? (Off mic, Engineering Director Craig Light said, Friday.) Friday. So if anybody wants to go out and take a ride around the trail, you're more than welcome to on Friday. In addition to improving the trail system, this project enhances emergency access for first responders through newly established access points throughout the park. We're looking forward to announcing the project's completion through the final walkthrough this Friday.

Also, I'd like to recognize our July employee of the month, Travis Williams, our outstanding radio technician. Travis' dedication and professionalism helps keep our public safety communications operating efficiently every day. Congratulations, Travis, and thank you for the service to the City of Jonesboro. We also extend our appreciation to First Security Bank for continuing to sponsor that.

Since our last meeting, our community has been incredibly active. City employees and city council attended the Arkansas Municipal League Convention, celebrated Juneteenth with our community parade and fireworks events, hosted first aid, CPR, AED training for our city employees, celebrated the topping off ceremony of the First Community Bank Sportsplex, gathered to honor in the life of Ben Owens, enjoyed a National Guard C-130 flyover, welcomed thousands of people for Meet Me on Main and Match on Main World Cup festivities, and broke ground on our new E-911 Center, which has been long awaited, a monumental day for the community, and celebrated Independence Day with America's 250th festivities that included a car show, Delta Symphony Orchestra, a corn hole tournament, and fireworks. First of all, I'd like to also give a personal thank you to Katie Dorton because she spearheaded two events within the last week for watching the World Cup downtown. I really appreciate her efforts in doing that, and that's what it takes, and I appreciate the uptick for our downtown businesses. I know they appreciated it as well.

Jonesboro was thrilled to host a NASA astronaut, aerospace engineer, and retired U.S. Navy officer Commander Susan Kilrain. She's the youngest person and one of only three women to pilot the space shuttle. Susan spoke at a free event hosted by the STEAM AI-verse at Valley View Middle School inspiring many. Looking ahead, listen, this was a once-in-a-lifetime opportunity to meet a true pioneer among women in the field of aviation and aeronautics. She was truly amazing. It was a blessing to have her in our community, but it really set you back to understand and see what individuals can strive and do if they set their mind to it, and she's one leading by example.

Our community cleanup will take place on July 11th from 8 a.m. to noon at 2650 Lacey Drive. We encourage everyone to come drop off your bulky trash and help keep Jonesboro beautiful.

The Next Gen Cadets program begins July 13th for students entering grades 3 through 5 with grades 6 through 8 participating on July 20th. This is a free program presented through DARE, which gives young people the opportunity to interact with our law enforcement officers, participate in on-hands activities, enjoy lunch, go swimming, and build leadership skills in a positive environment.

As always, thank you to our city employees, community partners, volunteers, and residents for making Jonesboro stronger, safer, and more vibrant to live. Together, we continue to build a city that we can all be proud of to call home.

In closing, I'd like to make two statements. I want to take a moment to honor the

Marked Tree police officer, Trevor Howard, whose funeral procession passed through Jonesboro today. We pause in honor for a young officer who gave his life in service to others. May Officer Howard rest in peace. May his family, friends, and fellow officers find strength in love and support surrounding them.

Also, I would like to close with an honor to another public servant whose contributions to this community will be greatly seen for many lifetimes. A leader who helped build a legacy that saves them, and that was Ben Owens Sr. And if you notice, Ben Jr. is in the room with us tonight. He was a friend. He was a friend to our city. He was a pillar to this community. His many accomplishments helped shape St. Bernard's Medical Center into the regional lifeline and healthcare force that it is today. He served on various City of Jonesboro committees and served as a personal advisor to civic leaders across Northeast Arkansas. Mr. Owens lived to put our community first. Ben, one thing that I really took from this service was when Chris Barber said he stood behind his employees, he also stood behind this community. And that is a true public servant. He always looked for what was good in people and he looked for what was good in our community. Our condolences are extended to his wife Dixie, Ben, Nancy, and all the Owens family as they grieve his loss. We as a community are grateful for his many contributions. Mr. Owens' life legacy is one that should challenge all of us to carry on. May we honor his life by continuing to apply many of the values he held dear by working hard, taking care of our neighbors and community, and planning not for tomorrow, but for the next generation. May we live as a true public servant. Thank you, Ben, and we're here to honor your father tonight. We appreciate that.

[COM-26:037](#)

MAY 2026 FINANCIAL STATEMENTS

Attachments: [May 2026 Financials.pdf](#)

Filed

9. CITY COUNCIL REPORTS

Councilmember John Street said, I'd just like to say I'm very excited with the progress that our transportation system is achieving. It's taken a while, but nothing's fast, but I think it's going to be great. Mayor Copenhaver said, Lee and his team did a great job. Councilmember Street continued, Lee's done a great job in leadership of that. Mayor Copenhaver responded, thank you, Councilman.

Councilmember L.J. Bryant said, I saw Jeff Bezos gave \$30 million to Little Rock today. It'd be nice if we got \$30 million from somebody, but I will say I guess the county net-net gave Monette \$500,000, so on proportion, if you take their 2,000 people and take our 82,000 people, I think they owe us \$5 or \$6 million.

Councilmember David McClain said, the only thing, I had someone I want to give kudos to Nathan from our Street Department. He mentioned how they fixed an issue, fixed his yard and was very prompt and got back to them pretty quick without them having to really reach out more than once, so kudos to Nathan.

Councilmember Chris Moore said, I just want to mention, Harold, you might have to call Mayor Mamdani in New York. I noticed right before I came down they had a 38-story building that bricks were starting to fall off and they think it's in danger of collapsing. Mayor Copenhaver said, one and done. Councilmember Moore continued, right down town Manhattan with about this much room between nine other buildings. So it's funny that some of the problems we have are the same problems you have in a big

city. So I appreciate you getting our building down. I hope they get theirs down safely. Mayor Copenhagen replied, thank you.

Councilmember Janice Porter said, I'd like to offer a shout-out to our churches, the public library, the Parks Department, and other organizations that are offering free and low-cost enrichment activities to our children over the summer. I'm thankful that our community values our children and demonstrates that in such a tangible way. Mayor Copenhagen replied, thank you, Councilman.

10. PUBLIC COMMENTS

Marilyn Copeland, 1602 Honeysuckle Lane, said, good evening. I guess I want to give a shout-out to the work that's been done by Mr. Gibson, Parks and Rec, Jim Stearns, A&P, on working on this tourism committee because what I've seen is that we've kind of been in satellites, and it's helped a lot for us, the communication, to come together. We don't know what other people are seeing. Yesterday, we all saw, those of us who have worked on this, got an email from Jerry Morgan that explained things that I knew nothing about, yet I've been very active in this committee. So I'm just here to stress that I think the new direction, and I apologize for missing the meeting yesterday. I've been out of town and got here this afternoon, but that the ideas of maybe us sharing membership on these different committees to be able to work together, and hear what, I mean, my last Parks and Rec meeting, there were a lot of things that came up that I wish A&P could have heard, and I wish that Public Service could have heard, and I think it's vice versa. I sometimes would make assumptions because the communication is not there. And, I look forward to seeing what we can do as far as increasing that communication by maybe having mixed membership like Public Service having some A&P on it, maybe Parks and Rec have an A&P and maybe some public service on it, and see what we can do to move this forward, to make this very successful sports tourism committee because that's what we want. We want that to be success and we all want our Parks and Rec with local to be a success, and I think it's very possible to do both. I just think it's going to be working together. And, then a minute ago, you talked about grants. I've been very fortunate. I've lived off of grants since the 70s with my jobs. And, I know when you write a grant, if you can show partnerships, and you can show partnerships within the city, your chances of getting those grants accepted are tenfold than if just Parks just goes for it. I can see a future of an A&P and Parks grant going forward that would just be magnificent. And, so I want to thank those who have worked so hard on this and I want to encourage that we integrate this communication and we work together to move this forward. Thank you. Mayor Copenhagen said, thank you for your comments.

James Elywn Hinds, 508 Ridgecrest, said, for those that worry because I've been here the last couple months, I'm still alive and well. First, let me say I have nothing against sports tourism. I think there's some good to be said for that. However, I want to emphasize, whenever it comes to Parks and Recreation and all that, the thing that ought to be front and center is not money we can make off of people visiting our city. These sports teams are great, but they constitute a very small portion of our children that are involved in that and anything that is done along Parks and Recreation and all that, the kids need to come first. Mayor Copenhagen said, thank you for your comments.

11. ADJOURNMENT

A motion was made by Councilperson Chris Moore, seconded by Councilperson John Street, that this matter be Adjourned. The motion PASSED

with the following vote.

Aye: 9 - Chris Moore;Chris Gibson;David McClain;Kevin Miller;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Absent: 3 - Brian Emison;Joe Hafner and Anthony Coleman

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:073

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO
PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 2612 CRAWFORD, PARCEL
01-144273-02300, OWNED BY RANDY/ALEY CRAWFORD IN THE AMOUNT OF \$275

LEGAL DESCRIPTION: NE JB NETTLETON CITY

WHEREAS, RANDY/ALEY CRAWFORD, the owner of record, was properly notified of a code
violation at 2612 CRAWFORD, and refused to remove or correct the conditions identified by the
code enforcement officer of the City of Jonesboro, Arkansas; and,

WHEREAS, the code enforcement officer corrected the code violation on 05/04/2026 using city
funds in the amount of \$275; and,

WHEREAS, the City of Jonesboro seeks to perfect a lien against the affected property to cover the
cost of the work pursuant to A.C.A 14-54-903.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
JONESBORO, ARKANSAS, THAT:

Section 1: The city should proceed with placing a lien on the property located at 2612 CRAWFORD



Invoice# : 70368

Case# : 261474

Invoice Notice Mailed Prior to 06/10/2026

RANDY/ALEY CRAWFORD
PO BOX 16354
PARAGOULD, AR 72450

Subject: 2612 CRAWFORD Parcel# 01-144273-02300

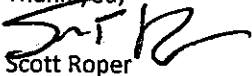
This is notification that the property mentioned above is subject to a lien for cost and expenses due to the City of Jonesboro for correcting code violations. This lien will be placed on the agenda for approval before the City Council of the City of Jonesboro on 07/21/2026.

The Council Meeting is at 5:30pm in the Municipal Building Council Chambers located at 300 S. Church St.

You have the right to appear and contest this action.

Should you have any question about this process, please call the Code Enforcement Office at 870-933-4658.

Thank you,


Scott Roper

Director of Code Enforcement
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401
Phone: 870-933-4658



Notice of Violation

04/09/2026

CRAWFORD RANDY & ALEY
PO BOX 16354
PARAGOULD AR 72450

Case #: 261474

In regards to property located at: 2612 CRAWFORD DR, JONESBORO, AR 72401

Our records show that you own the property listed above. We have observed that the property is overgrown with grass and weeds. The property must be mowed and maintained. We are sending this letter and are allowing you the opportunity to correct the violation(s) mentioned below by the end of the day on 04/19/2026. If the issue is not corrected by the date listed, the City will hire a contractor to mow, and place a lien on your property. Please call the Code Enforcement Office at (870) 933-4658 if you have any questions. If you would like to view the ordinance in violation online, they are available on City Clerk section of www.jonesboro.org

Additionally, any owner/occupant shall be presumed to have notice for the violation of overgrown grass or weeds if the owner/occupant has received notice of the same violation within the same calendar year.

Section:

30-5 Overgrown Grass, Weeds, Vines, or Low hanging Limbs

870-351-2572

Sincerely,

A handwritten signature in black ink, appearing to read "Clint Borden".

Clint Borden
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403



CITY OF JONESBORO
Code Enforcement
Request For Invoice

Date: 06/04//2026

To: Tosha Moss

Case #: 262805

Property Address: 2612 Crawford
Jonesboro, AR. 72401

APN# 01-144273-02300

Mowing letter sent on : 04/09/2026

Comply by Date: 04/19/2026

Date of mowing Service: 06/02/2026

Need to send the following charges to this person.

Property Owner:

CRAWFORD RANDY & ALEY

PO BOX 16354

PARAGOULD, AR 72450

<u>ITEMS</u>	<u>AMOUNTS</u>
Filing Fees	\$15.00
Admin Fees	\$200.00
Contracted Mowing	\$60.00
 Total	 \$275.00

Thank you,

Eric Schmett

Code Enforcement Division

PO Box 1845

Jonesboro, AR 72403



DATE	INVOICE NO
6/4/2026	0070427

BILL TO
Randy & Aley Crawford PO Box 16354 Paragould, AR 72450

DUE DATE
7/9/2026

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 12,841.32

Code Enforcement Charges:

Filing Fee - 2612 Crawford	1.00	15.00	15.00	0.00	0.00	15.00
Admin. Fee - 2612 Crawford	1.00	200.00	200.00	0.00	0.00	200.00
Contracted Mowing - 2612 Crawford	1.00	60.00	60.00	0.00	0.00	60.00

INVOICE TOTAL: 275.00 0.00 0.00 275.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (870) 932-3042

Customer Name: Randy & Aley Crawford
Customer No: 023540
Account No: 0035631 - Code Enforcement Charges - 2612 Crawford

DUE DATE	INVOICE NO
7/9/2026	0070427

Please remit payment by the due date to:

City of Jonesboro
300 South Church Street
PO Box 1845
Jonesboro, AR 72403

If payment is not made within (30) days, the lien may be certified to Craighead County for collection on real estate taxes or City may pursue a judicial foreclosure in accordance with Ark. Code Ann. § 14-54-904.

Invoice Total: 275.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 13,116.32

INVOICE BALANCE: \$275.00
AMOUNT PAID: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:076

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO SUBMIT A NOTICE OF INTENT FOR THE FEMA FLOOD MITIGATION ASSISTANCE (FMA) GRANT PROGRAM FOR THE NORTH MAIN STREET DETENTION POND PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS

WHEREAS, the City of Jonesboro experiences recurring flooding and drainage deficiencies within the neighborhood west of North Main Street and north of Lost Creek, creating hazards to residents, public infrastructure, and private property; and

WHEREAS, the proposed North Main Street Detention Pond Project is intended to reduce flood risk by increasing stormwater storage capacity through the construction of a regional detention pond and associated drainage improvements, thereby reducing the frequency and severity of localized flooding; and

WHEREAS, the estimated total project cost is \$405,000, with the City requesting \$303,750 (75%) in federal assistance through the FEMA Fiscal Year 2024 Flood Mitigation Assistance (FMA) Grant Program and providing a \$101,250 (25%) non-federal match, should funding be awarded; and

WHEREAS, the City desires to submit a Notice of Intent (NOI) to the Arkansas Division of Emergency Management (ADEM) for consideration under the Fiscal Year 2024 Flood Mitigation Assistance (FMA) Grant Program for the North Main Street Detention Pond Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, THAT:

SECTION 1.

The City Council authorizes the submission of a Notice of Intent to the Arkansas Division of Emergency Management under the FEMA Fiscal Year 2024 Flood Mitigation Assistance (FMA) Grant Program for the proposed North Main Street Detention Pond Project, as generally described in the accompanying Notice of Intent.

SECTION 2.

The Mayor is hereby authorized to execute all documents necessary to submit the Notice of Intent and any related pre-application materials required by the Arkansas Division of Emergency Management or

the Federal Emergency Management Agency.

SECTION 3.

Nothing in this Resolution shall be construed as obligating the City to proceed with the project, accept grant funding, or expend local funds beyond those previously authorized by the City Council.

SECTION 4.

Should the City be invited to submit a full application or receive a grant award, any required local matching funds and acceptance of the award shall be presented to the City Council for approval as required by law.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:075

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
TO ENTER INTO A FACILITY USAGE AGREEMENT WITH JONESBORO JETS, INC.

WHEREAS, Jonesboro JETS Inc. ("JETS") is an Arkansas not for profit corporation organized to promote youth sports activities through the operation of its swim programs; and,

WHEREAS, the City of Jonesboro ("CITY") is the owner of certain public park amenities known as the "Jonesboro City Pool Complex", and hereafter referred to as the "Facilities"; and,

WHEREAS, JETS and the CITY desire to enter into an agreement ("Exhibit A") for the purpose of evidencing the agreement of the parties with regard to use of the Facilities by JETS and the respective obligations of the parties regarding the use and maintenance of the Facilities.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City of Jonesboro, Arkansas shall enter into a facility usage agreement (Exhibit A) with Jonesboro JETS, Inc. for use of the Jonesboro Pool Complex located at 1421 West Nettleton, Jonesboro, AR.

Section 2: The Mayor and City Clerk are hereby authorized to execute such agreement.

title

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
TO ENTER INTO A FACILITY USAGE AGREEMENT WITH JONESBORO JETS, INC.

body

WHEREAS, Jonesboro JETS Inc. ("JETS") is an Arkansas not for profit corporation organized to promote youth sports activities through the operation of its swim programs; and,

WHEREAS, the City of Jonesboro ("CITY") is the owner of certain public park amenities known as the "Jonesboro City Pool Complex", and hereafter referred to as the "Facilities"; and,

WHEREAS, JETS and the CITY desire to enter an agreement ("Exhibit A") for the purpose of evidencing the agreement of the parties with regard to use of the Facilities by JETS and the respective obligations of the parties regarding the use and maintenance of the Facilities.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City of Jonesboro, Arkansas shall enter into a facility usage agreement (Exhibit A) with Jonesboro JETS, Inc. for use of the Jonesboro Pool Complex located at 1421 West Nettleton, Jonesboro, AR.

Section 2: The Mayor and City Clerk are hereby authorized to execute such agreement.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:077

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS
TO ENTER INTO A FACILITY USAGE AGREEMENT WITH SHARK WAVE AQUATICS
TEAM FOR YEAR 2026

WHEREAS, SHARK WAVE AQUATICS TEAM.(“SWAT”) is an Arkansas not for profit corporation organized to promote youth sports activities through the operation of its swim programs; and,

WHEREAS, the City of Jonesboro (“CITY”) is the owner of public park amenities known as the "Jonesboro City Pool Complex", and hereafter referred to as the "Facilities"; and,

WHEREAS, SWAT and the CITY desire to enter into an agreement (“Exhibit A”) for the purpose of evidencing the agreement of the parties with regard to use of the Facilities by SWAT and the respective obligations of the parties regarding the use and maintenance of the Facilities.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City of Jonesboro, Arkansas shall enter into a facility usage agreement (Exhibit A) with Jonesboro SWAT, Inc. for use of the Jonesboro Pool Complex located at 1421 West Nettleton, Jonesboro, AR.

Section 2: The Mayor and City Clerk are hereby authorized to execute such agreement.

EXHIBIT A

FACILITY USAGE AGREEMENT FOR ASSOCIATION USE OF JONESBORO CITY POOL CENTER

SHARK WAVE AQUATICS TEAM

This Agreement is made by and between SHARK WAVE AQUATICS TEAM, Inc., an Arkansas not for profit corporation, ("SWAT") and the CITY OF JONESBORO PARKS AND RECREATION ("CITY"), on this ____ day of _____ 2026 (the "Effective Date").

WHEREAS, SWAT is an Arkansas not for profit organization organized to promote youth sports activities through the operation of its youth swim program; and

WHEREAS, the CITY is the owner of that certain public park amenities known as the "Jonesboro City Pool Complex", and hereafter referred to as the "Facilities"; and

WHEREAS, SWAT and the CITY desire to enter this agreement for the purpose of evidencing the agreement of the parties with regard to use of the Facilities by SWAT and the respective obligations of the parties regarding the use and maintenance of the Facilities;

NOW, THEREFORE in consideration of the promises and the reciprocated covenants and obligations contained herein, the parties agree as follows:

I. Term

- a) The term of this Agreement is for a period of five (5) months commencing on the Effective Date and terminating on October 31, 2026. This Agreement may be extended by SWAT if they wish to utilized the facilities during the time the facility is closed to the public by executing an addendum to this agreement with a monthly rental of \$1.00 per month and the agreement to pay the heating expenses for the pool during those months.

II. Use of Facilities by SWAT

- 1) During the period of June 1, 2026 to October 31, 2026, SWAT shall have the right to use the CITY'S pool Facilities. All scheduled training time will be scheduled with the Parks Department and will end thirty minutes prior to and begin thirty minutes after the end of community pool time during the months of June, July and August so as not to conflict with public access to the Facilities. This period shall be referred to as the "Primary Usage Period."
- 2) SWAT shall have the right to reserve the Facilities for swim meets two (2) Weekends within the Primary Usage Period. The Facilities will be made available at 8:00 p.m. the night before a scheduled swim meet unless it has been rented for another event. In

addition SWAT shall have the right to reserve the facility for two (2) weekday swim meets within the Primary Usage Period. Any reservations for swim meets or other events must submit a special event request and be approved by the Pool and/or Parks Director no later than 30 days prior to the requested reservation.

- 3) SWAT understands and agrees that at times weather and/or pool conditions may result in CITY denying the use of the Facility during the Primary Use Period. SWAT understands that the Pool Director for the Facilities has the authority to deny use of the Facilities, but CITY agrees that use will not be unreasonably denied.
- 4) CITY will make determinations on pool closures due to weather. Determination will be made as soon as possible and, if necessary, weather will be monitored beyond the determination times.
- 5) CITY shall at all times have the right to inspect the Facilities being used by SWAT and all SWAT sponsored activities related to the use of the Facilities.
- 6) CITY shall issue key(s) to SWAT for use of the Facilities. The keys may not be reproduced or duplicated by SWAT. One key shall be issued to the Head Coach of SWAT for use during the Primary Usage Period. SWAT agrees to return said key to the CITY within two weeks after the conclusion of the term of the season. Upon failure to return said key a fee will be charged for the replacement of key and locks. SWAT will be charged a fee of \$25 for each lock that has to be changed as a result of a key that is not returned to the CITY at the end of the season.
- 7) SWAT understands and agrees that, except as provided in Article III below, no CITY maintenance equipment will be used by SWAT during the Primary Usage Period or otherwise. SWAT will provide the equipment necessary to administer its own activities and events, and in doing so will keep equipment in the spaces designated by the CITY, unless prior written approval is given by the Pool and/or Parks Director. SWAT is solely responsible for their equipment and the CITY is not responsible for any loss or damage to SWAT equipment used and/or stored at the Facilities.
- 8) If SWAT should desire to use the CITY'S Facilities for additional meets, special events or programs outside the Primary Usage Period, SWAT shall complete an Application for Use of Facilities at the beginning of the season. Any and all additions outside the Primary Usage Period shall not be included in this Agreement, but shall require a separate written agreement between the parties. All dates and conditions of the additional meets or special programs shall be finalized and furnished to CITY no later than thirty (30) days prior to the date of the event.
- 9) At no time shall SWAT have access to or usage of the concession stand located in the Facilities. Any operation of the concession stand during the Primary Usage Period or any scheduled events will be done by the CITY. If SWAT wants to operate concessions at a time the CITY cannot, that usage will be negotiated under a separate agreement on an event by event basis.

- 10) SWAT shall have at least one certified lifeguard on deck at all times during the Primary Usage Period or any meets or special events sponsored by SWAT. Said lifeguard's name and certification shall be provided to the CITY at the beginning of the contract and updated if changes are made to the designated lifeguard.
- 11) SWAT must enforce all pool rules for the Facilities during the Primary Usage Period or any meets or special events sponsored by SWAT. A copy of said rules can be obtained from the Pool Director and/or Parks Director.
- 12) SWAT shall maintain their own liability insurance for their program and provide a copy of said insurance policy to the Pool Director and/or Parks Director prior to the beginning of the Primary Usage Period.
- 13) SWAT will have permission to place 1 SWAT banner and 1 SWAT yard sign at the Pool center. The banner will not be larger than 10 feet x 10 feet. The yard sign will not be larger than 18 inches x 24 inches. SWAT shall not place or display any additional advertisements of any kind on CITY Facilities without prior written approval of the Pool and/or Parks Director. This shall include any advertisement of SWAT activities or any sponsorships of any events held at the Facilities or otherwise. SWAT shall be allowed to sell sponsorships for said events with temporary signage at the approval of the Pool Director and/or Parks Director. SWAT shall at no time advertise for any programs that compete with CITY run programs at the Facilities.

III. Obligations of CITY

CITY agrees to:

- 1) Provide the following maintenance and repairs, to the best of its ability given staff and budget, in a manner generally equal to normal CITY maintenance and repair of similar CITY recreational facilities:
 - a) Maintain pool water quality.
 - b) Maintain all fences and gates.
 - c) Provide utilities.
 - d) Provide and maintain parking lots
 - e) Provide and maintain bleachers for scheduled swim meets.
 - f) Haul off trash that has been deposited in trash receptacles as needed and de-litter the grounds as needed.
 - g) Maintain structural integrity of concession stands, restrooms and Facilities including repair or replacements of damaged roofs, doors, and windows.
 - h) Maintain restroom facilities, including cleaning and stocking with toilet tissue.

It is understood and agreed the CITY's obligations under this Agreement will be performed as soon as, and to the extent that, budgeted funds are available for performance of its obligations. If CITY is unable to fulfill its obligation due to budget constraints, SWAT may, but

shall not be obligated to perform CITY's duties and shall be entitled to deduct the cost from the payments required to be made by SWAT to CITY under Article IV. In no event shall CITY be obligated to SWAT for any monetary damages.

IV. Obligations of SWAT

SWAT shall:

- 1) Pay a usage fee to the CITY in the total amount of \$4,000 for the term of this agreement. Said fee shall be paid in equal monthly installments of \$1,000 per month beginning on July 1, 2026. All fees are to be paid to the CITY no later than the 10th day of each month. This usage fee entitles SWAT to the exclusive use of four (4) lanes of the city pool during all authorized practice times and this lane number will not be reduced by the CITY due to conflicting CITY activities. SWAT may on reasonable notice of at least 30 days suspend its use of the city pool for any time period during the Primary Usage Period, which shall be reflected in a pro-rated reduction of the contract price.
- 2) Any reductions, restrictions, or closures caused by the CITY's scheduling or maintenance for greater than twenty-four (24) hours, or by an act of God, shall result in a pro-rated reduction of the contract price. "Act of God" is defined as a tornado, hurricane, earthquake, or other natural disaster outside of the control of any human that causes the facility to be damaged to the extent that it must be closed for repairs for an extended period of time.
- 3) SWAT shall be prohibited from performing any maintenance to the Facilities without written permission from the City.
- 4) SWAT shall not make any permanent additions to the Facilities without written permission from the City. This includes but is not limited to signs, structures, concrete, and seating.
- 5) Schedule and meet with CITY Pool Director prior to the season to discuss schedule, and department guidelines.
- 6) SWAT is responsible for any of their items stolen or damaged, during the course of the year.
- 7) Request approval by the CITY for placement of any and all tents and trailers at the Facilities prior to placement.
- 8) Not discriminate against any person or persons because of race, color, religion, sex, disability or national origin.
- 9) Establish procedures to ensure individuals with criminal histories that include drug charges, assault charges and sexual assault charges are not permitted to coach in the SWAT program.

- 10) Not engage in any business on the Facility or do anything in connection therewith which shall be in violation of any existing state or federal law or municipal ordinances, or use the same in such manner as to constitute a nuisance. CITY reserves the right to exclude any individual or group from the Facility based on conduct, which it determines in its discretion to be objectionable or contrary to City interests. SWAT hereby consents to the exercise of such authority by City over its members, officials and agents.
- 11) SWAT agrees to be solely responsible for any and all damages related to and arising out of SWAT use of the Facilities during the term of the Agreement when the Facilities are being used by SWAT. This includes, but is not limited to, any and all persons associated with SWAT who use the Facilities during the terms of the Agreement. SWAT agrees to be solely responsible for all repairs and costs of repairs to the Facilities for any and all damages. Repair of damage to concession stand shall conform to City of Jonesboro Building Codes and require approval of the City Inspector. Nothing contained herein shall be construed to defeat or diminish SWAT right to seek recourse against those persons causing the damage.
- 12) Follow rules that have been established by the CITY Parks and Recreation Board and City Staff concerning conduct at CITY Facilities. Examples of rules may include but are not limited to:
 - a. No unauthorized Vehicles may be parked at Facilities during activities including but not limited to sidewalks and grassy areas.
 - b. No tobacco use (smoking or smokeless) in the Facilities or in the bleacher areas.
 - c. Participant and spectator parking only in parking lots.
 - d. No dogs
- 13) Activity initiated by SWAT Coach or director that occurs on premises that have been closed will result in a \$100.00 fee to SWAT.
- 14) Prior to the commencement of the Primary Usage Period, SWAT will provide to the CITY:
 - a. Current by-laws of SWAT
 - b. Proof of insurance and indemnification
 - c. List of current officers and board members of SWAT with addresses, phone numbers and e-mail (if applicable). SWAT agrees to notify CITY of any changes in board members.
 - d. A copy of the 990 Disclosure Form Parts 1-7.

V. Default of SWAT

- a) If SWAT defaults in the performance of any of the covenants, terms, conditions or provisions of this Agreement, and after written notice from CITY, SWAT fails to cure such default within thirty (30) days after receipt of such notice (or fails to cure with due diligence if the default

is of such nature as to require more than 30 days), then CITY may, at its option (but shall not be required to do so), perform the same for the account of SWAT and any amount paid or expenses incurred by the CITY in the performance thereof shall be deemed additional fees and shall be due and payable with the other fees contained herein.

b) Additionally, if SWAT defaults in performance of this Agreement, and after written notice from CITY, SWAT fails to cure such default within thirty (30) days after receipt of such notice (or fails to cure with due diligence if the default is of such nature as to require more than 30 days), then CITY may terminate this Agreement.

VI. Default of CITY

a) If CITY defaults in the performance of any of the covenants, terms, conditions or provisions of this Agreement, and after written notice from SWAT, CITY fails to cure such default within thirty (30) days after receipt of such notice (or fails to cure with due diligence if the default is of such nature as to require more than 30 days), then SWAT may, at its option (but shall not be required to do so), perform the same for the account of CITY and any amount paid or expenses incurred by the SWAT in the performance thereof shall be deducted from the amounts required to be paid by SWAT to CITY under Article IV.

b) Additionally, if CITY defaults in performance of this Agreement, and after written notice from SWAT, CITY fails to cure such default within thirty (30) days after receipt of such notice (or fails to cure with due diligence if the default is of such nature as to require more than 30 days), then SWAT may terminate this Agreement.

VII. Assignability and Exclusivity

This Agreement is a privilege for the benefit of SWAT only and may not be assigned in whole or in part by SWAT to any other person or entity. Both parties understand that SWAT use of the Facilities is nonexclusive, except during the Primary Usage Period.

VIII. Notices

Unless otherwise provided herein, any notice, tender or delivery to be given hereunder by either party to the other may be effected by personal delivery with a signed receipt, in writing or by registered or e-mail, or certified mail, postage prepaid, return receipt requested. Notice shall be effective upon signing the date of the signing of the receipt.

SWAT:

Registered Agent with the Arkansas Secretary of State

CITY:
Jim Stearns, Director
CITY OF JONESBORO
Parks and Recreation
3009 Dan Avenue
Jonesboro, AR 72401

Any such notice shall be effective upon receipt if delivered in person or upon actual deposit in an official receptacle of the United States Postal Service, if mailed as aforesaid.

IX. Miscellaneous Provisions.

- 1) No modification of this Agreement shall be effective unless it is made in writing and is signed by the authorized representative's of the parties hereto.
- 2) This Agreement shall be construed under and in accordance with the laws of the State of Arkansas and venue for any litigation concerning this Agreement shall be in Craighead County, Jonesboro, AR.
- 3) Nothing in this Agreement shall be construed to make the CITY or its respective agents or representatives liable in situations it is otherwise immune from liability.
- 4) In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- 5) Each party represents to the other that the individual signing this Agreement below has been duly authorized to do so by its respective governing body and that this Agreement is binding and enforceable as to each party.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth below.

SWAT

By: Bryce Cook
Name: Bryce D. Cook
Title: Board Chairman
Date: 7.9.26

CITY OF JONESBORO

By: _____

Name: Harold Copenhaver

Title: Mayor

Date: _____

ATTESTATION:

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-26:078

Agenda Date: 7/21/2026

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Resolution

A RESOLUTION TO SET A PUBLIC HEARING REGARDING THE ABANDONMENT OF A 15' ALLEY LOCATED BETWEEN 1810 HENRY STREET AND 1812 HENRY STREET LOCATED ON PLAT OF DAVID CLIFFT AS REQUESTED BY DAVID CLIFFT.

WHEREAS, DAVID CLIFFT has filed a petition with the City Clerk of the City of Jonesboro, Arkansas, requesting that the City vacate a 15' alley in:

A PART OF LOT 57A OF DAVID CLIFFT AND A PART OF LOT 58 OF DAVID CLIFFT PLAT TO JONESBORO, CRAIGHEAD COUNTY ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 57A, THENCE RUN S 47°07'39" W 130.15' THENCE RUN 15' TO NORTHEAST CORNER OF LOT 58, THENCE RUN N47°07'39" TO SOUTHEAST CORNER OF LOT 58, THENCE RUN 15' TO SOUTHWEST CORNER OF LOT 57A WHICH IS THE BEGINNING POINT.

WHEREAS, the petition has been presented to City of Jonesboro, Arkansas; and

WHEREAS, Arkansas law requires notice of such public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas, that the City Clerk is directed to publish a notice advertising the public of such request to vacate a 15' alley, and that the matter will be heard before the City Council on _____ at the Municipal Building, Jonesboro, Arkansas.



JONESBORO
ARKANSAS

David Clift
1810 Henry St
Jonesboro, AR 72401

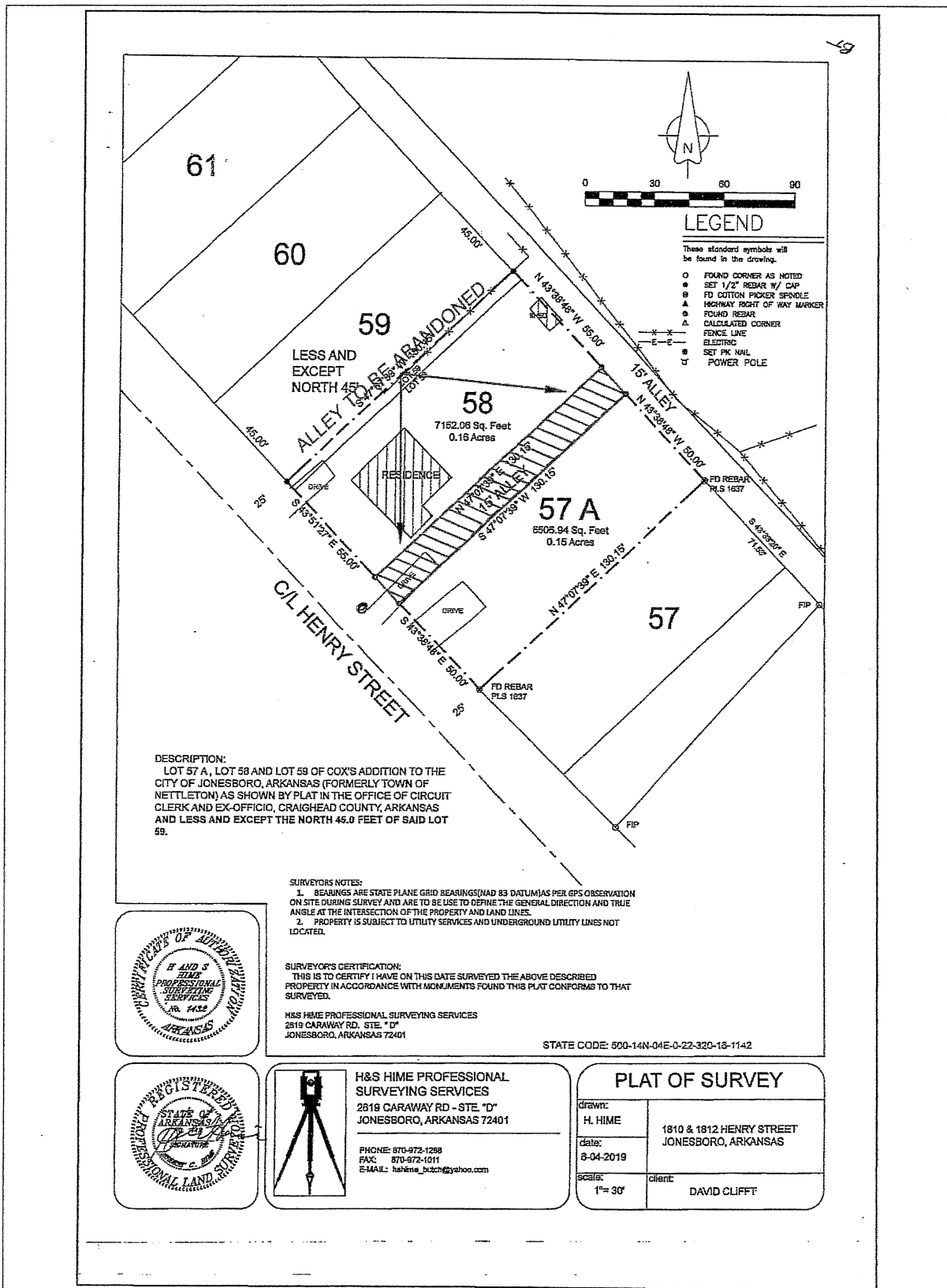
Dear Mr. Clift,

The City of Jonesboro Engineering and Planning Department concur with the abandonment of the alley between Lots 57A and 58 of Cox's Addition to the City of Jonesboro as shown in the attached plat of survey drawing provided by H & S Hime Professional Surveying Services.

Sincerely,

Craig Light
City Engineer

Derrel Smith
Planning Director





Casey Rickey
AT&T Arkansas
Right-of-Way &
Joint Pole Use Mgr.

P.O. Box 6505
Hot Springs, AR 71901
Phone: 870-897-7233
cr886s@att.com

Transmitted via Email

UTILITY APPROVAL FORM FOR RIGHT-OF-WAY, ALLEY
AND UTILITY EASEMENT VACATIONS:

DATE: 08/22/2025

UTILITY COMPANY: **Southwestern Bell Telephone Company LLC d.b.a. AT&T Arkansas**

REQUESTED VACATION:

ALLEY

I have been notified of the petition for Right-of-Way Abandonment for a 15' Alley dividing property at 1810 and 1812 Henry St. Jonesboro, AR

Described as follows: Alley between said properties.

UTILITY COMPANY COMMENTS:

No objections to the vacation described above. AT&T has no facilities in conflict with this request.

Signature of AT&T Company Representative:

Casey Rickey

Casey Rickey



Owned by the Citizens of Jonesboro

June 26, 2026

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: April Leggett, City Clerk

Re: Alley Abandonment
Cox Addition – North of Henry Street
Jonesboro, Craighead County, Arkansas

Dear April:

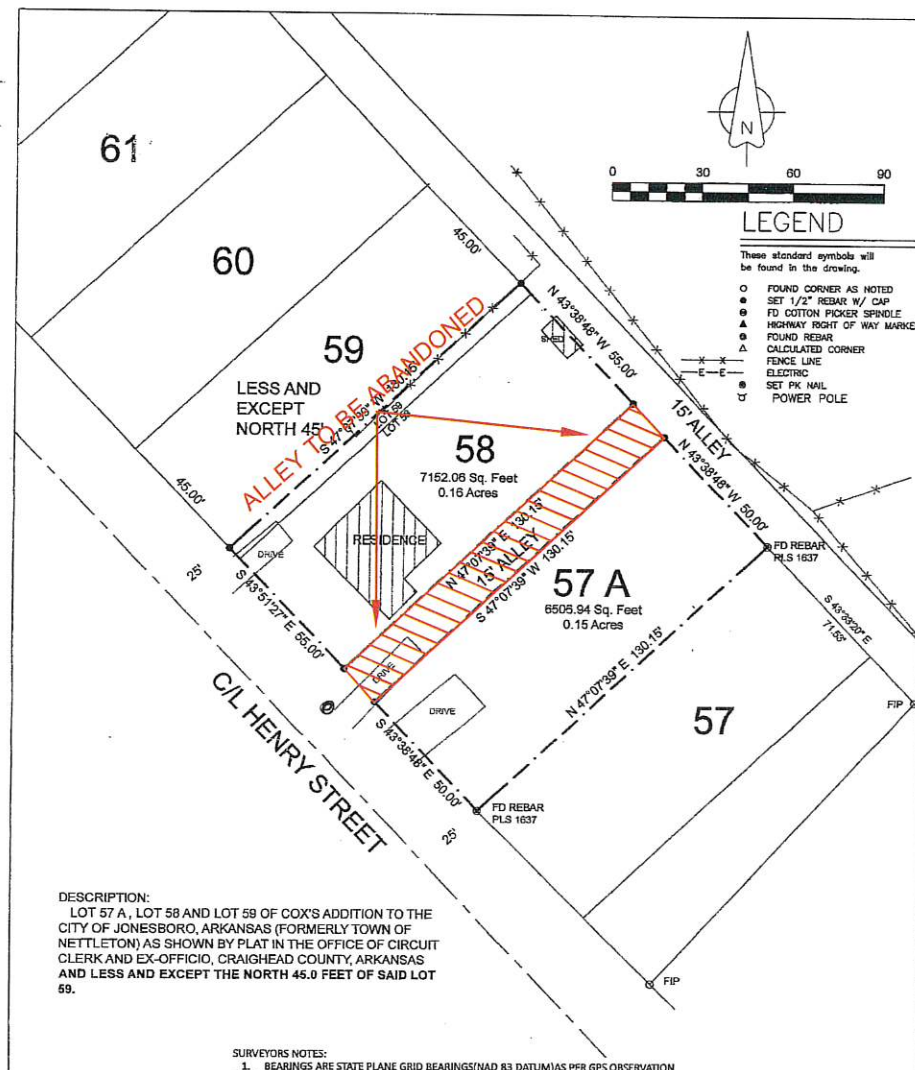
City Water and Light has no objection to the abandonment of the 15' alley in the Cox Addition lying between Lots 57A & 58 on the west side of Arch Street and north side of Henry Street, Jonesboro, Craighead County, Arkansas, as per attached sketch.

Please call if you have questions.

A handwritten signature in blue ink, appearing to read "Jake Rice, III", is positioned above the typed name.

Jake Rice, III P.E.
Manager, City Water & Light

Enclosure



DESCRIPTION:
 LOT 57 A, LOT 58 AND LOT 59 OF COX'S ADDITION TO THE CITY OF JONESBORO, ARKANSAS (FORMERLY TOWN OF NETTLETON) AS SHOWN BY PLAT IN THE OFFICE OF CIRCUIT CLERK AND EX-OFFICIO, CRAIGHEAD COUNTY, ARKANSAS AND LESS AND EXCEPT THE NORTH 45.0 FEET OF SAID LOT 59.

SURVEYOR'S NOTES:
 1. BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS 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
 2619 CARAWAY RD. STE. "D"
 JONESBORO, ARKANSAS 72401

STATE CODE: 500-14N-04E-0-22-320-15-1142



H&S HIME PROFESSIONAL SURVEYING SERVICES
 2619 CARAWAY RD - STE. "D"
 JONESBORO, ARKANSAS 72401

PHONE: 870-972-1298
 FAX: 870-972-1011
 E-MAIL: hshime_butch@yahoo.com

PLAT OF SURVEY

drawn: H. HIME	1810 & 1812 HENRY STREET JONESBORO, ARKANSAS
date: 6-04-2019	
scale: 1" = 30'	client: DAVID CLIFFT

June 10, 2026

DAVID CLIFFT
870-926-5667
dcliff46@gmail.com

RE: Alley abandonment 1810-1812 Henry St., Jonesboro, Ar

DESCRIPTION:

LOT 57 A, LOT 58 AND LOT 59 OF COX'S ADDITION TO THE
CITY OF JONESBORO, ARKANSAS (FORMERLY TOWN OF NETTLETON)
AS SHOWN BY PLAT IN THE OFFICE OF CIRCUIT
AND EX-OFFICIO, CRAIGHEAD COUNTY, ARKANSAS
AND LESS AND EXCEPT THE NORTH 45.0 FEET OF SAID LOT
59.

David Clift:

After reviewing your request of the Alley Abandonment in Jonesboro, AR,
Optimum has verified there is not active CATV facilities in this alley.

Given the verification stated above, Optimum has no objection with the requested Alley
Abandonment.

Regards:



Joel Watson
Construction Ops Lead



September 5, 2024

City of Jonesboro, Arkansas
c/o Clifft Enterprises, LLC
Attn: David Clifft
P.O. Box 16922
Jonesboro, AR 72403

RE: Ritter Communications facilities between 1810 and 1812 Henry Street, Jonesboro, AR

To Whom it May Concern:

Ritter Communications has reviewed a request from Mr. David Clifft for verification that there are no Ritter facilities in the alley between 1810 Henry Street, Jonesboro, AR and 1812 Henry Street, Jonesboro, AR. There are no existing facilities there and no planned facility installations for that location. Ritter Communications has no objection to the abandonment of that alley by the City of Jonesboro.

If you have any questions, please feel free to contact Stacy Light at 501-580-9068 or by email at stacy.light@rittercommunications.com.

Best regards,

A handwritten signature in black ink, appearing to be "V. Esposito", written over a horizontal line.

Victor Esposito
Chief Technology Officer



Summit Utilities Arkansas, Inc.

1400 Centerview Dr.
Little Rock, AR 72211
summitutilities.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Arkansas, Inc. Date: 8/25/2025

Requested Abandonment: Alley Abandonment

Legal Description:

Survey Description:

15' alley abandonment between 1810 and 1812 Henry St in Jonesboro, AR.

UTILITY COMPANY COMMENTS:

☒

No objections to the abandonment(s) described above.

☐

No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

☐

Objects to the abandonment(s) described above, reason described below.

Described
reasons for
objection or
easements to be
retained.

Grace Hohnbaum
Signature of Utility Company Representative

Engineer
Title

OFFICIAL RECEIPT
Receipt Date 07/14/2026 02:21 PM
Receipt Print Date 07/14/2026

Receipt # 00278325
Batch # 00014.07.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR

497.90

Detail:

01-000-0150-00

Proof of Publication Alley Ab
andonment

497.90

Total

497.90

Payment Information:

Check 6716

497.90

Change

0.00

David Clifft
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:020

Agenda Date:

Version: 1

Status: First Reading

In Control: Public Works Council Committee

File Type: Ordinance

AN ORDINANCE AMENDING APPENDIX 7 OF THE STORMWATER DRAINAGE DESIGN MANUAL

WHEREAS, the City Council adopted The Stormwater Drainage Design Manual on December 18, 2008 (ORD-08:099);

WHEREAS, Appendix 7, ADEEQ Permit No. ARR150000 of the Stormwater Drainage Manual, will expire on October 31, 2026 and an updated version for adoption has been provided by ADEEQ.

NOW, THEREFORE BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

Section 1. That Appendix 7, ADEEQ Permit No. ARR150000 of the Stormwater Drainage Design Manual, is replaced in its entirety with an updated copy of the permit (attached).

Section 2: That the Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to adopt the above referenced amendment to the Stormwater Drainage Design Manual.

**AUTHORIZATION TO DISCHARGE STORMWATER UNDER
THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE
ARKANSAS WATER AND AIR POLLUTION CONTROL ACT**

In compliance with the provisions of the Arkansas Water and Air Pollution Control Act (Ark. Code Ann. 8-4-101 et seq.) and the Clean Water Act (33 U.S.C. 1251 et seq.), an

Operator of Facilities with Stormwater Discharges Associated with Construction Activity

is authorized to discharge to all receiving waters except as stated in Part I.B.11 (Exclusions).

For large construction sites that are eligible for coverage under this Construction General Permit (CGP), the Arkansas Department of Energy and Environment - Division of Environmental Quality (DEQ), Office of Water Quality will provide a Notice of Coverage (NOC) with a tracking permit number that starts with ARR15 and a copy of the permit to the facility. The cover letter includes DEQ's determination that a facility is covered under the CGP and may specify alternate requirements outlined in the permit.

Small construction sites eligible for coverage under this CGP will be considered to have automatic coverage under this CGP and shall follow the permit requirements outlined in Part I.B.6.

Effective Date: November 1, 2026

Expiration Date: October 31, 2031



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PART I PERMIT REQUIREMENTS

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SECTION A: DEFINITIONS WITH INCLUDED COMMENTARY

1. **“PC&EC”** means the Arkansas Pollution Control and Ecology Commission.
2. **“Automatic Coverage”** means the method of coverage for a small construction site.
3. **“Best Management Practices (BMPs)”** means the schedules of activities, prohibitions of practices, maintenance procedures, and other management practices aimed at preventing or reducing the discharge of pollutants into waters of the state. BMPs also include treatment requirements, operational procedures, and measures designed to control construction site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage areas. According to the EPA BMP manual, the use of hay bales in concentrated flow areas is not recommended as a BMP.
4. **“Cognizant Official”** means a duly authorized representative, as defined in Part II.B.9.B.
5. **“Commencement of Construction Activities”** means the initial disturbance of soils (or breaking ground) associated with clearing, grading, excavating, or other construction-related activities (e.g., grubbing, stockpiling of fill material or placement of raw materials on-site).
6. **“Contaminant”** means a substance that, when entering an MS4, waters of the state, or waters of the United States, may cause or contribute to a violation of Arkansas water quality standards.
7. **“Construction Activities”** means the earth-disturbing activities, such as clearing, grading, and excavation of land, along with other construction-related activities (e.g., stockpiling of fill material or placement of raw materials on-site) that could lead to the generation of pollutants.
8. **“Construction Site”** means the area where one or more land-disturbing construction activities occur that, in total, will disturb one (1) acre or more of land. This includes areas that are part of a larger common plan of development or sale, where smaller areas of less than one acre may have multiple, separate, and distinct land-disturbing construction activities occurring at different times and on different schedules, but under one plan, such that the total disturbed area is one (1) acre or more.
9. **“Construction Support Activity”** means construction-related activity that directly supports the construction activity and involves earth disturbance of pollutant-generating activities of its own. This can include, but is not limited to, activities associated with concrete or asphalt batch plants, equipment staging yards, materials storage areas, excavated material disposal areas, and borrow areas.
10. **“CWA”** means the Clean Water Act or the Federal Water Pollution Control Act.
11. **“Department”** means the Arkansas Department of Energy and Environment.
12. **“DEQ”** or **“Division”** means the Arkansas Department of Energy and Environment – Division of Environmental Quality. The Division is the governing authority for the National Pollutant Discharge Elimination System (NPDES) program in the state of Arkansas.

13. **“Detention Basin”** means an area where excess stormwater is temporarily stored or held and then slowly drains as water levels in the receiving channel recede. In essence, the water in a detention basin is detained until there is sufficient capacity in the receiving channel.
14. **“Director”** means the Director of the Division of Environmental Quality, or a designated representative.
15. **“Discharge”** when used without qualification, means the “discharge of a pollutant”.
16. **“Disturbed Area”** means the total area of the site where any construction activity is expected to disturb the ground surface. This includes any activity that could increase the rate of erosion, such as clearing, grubbing, grading, excavation, demolition activities, haul roads, or areas used for staging. Also included are stockpiles of topsoil, fill material, and any other stockpiles with the potential to create additional runoff.
17. **“Drainageway”** means an open linear depression, either constructed or natural, that functions to collect and drain surface water.
18. **“Duly Authorized Representative”** means a representative of the Responsible Official meeting the requirements specified in Part II.B.9.B.
19. **“Eligible”** means meeting the necessary qualifications to receive authorization for stormwater discharge under this general permit.
20. **“Erosion”** means the process by which the land’s surface is worn away by the action of wind, water, ice, or gravity.
21. **“ERW”** means Extraordinary Resource Water, in accordance with PC&EC Rule 2, now codified at 8 CAR Part 21.
22. **“ESW”** means Ecologically Sensitive Waterbodies, in accordance with PC&EC Rule 2, now codified at 8 CAR Part 21.
23. **“Facility”** or **“Activity”** means any NPDES “point source” or any other facility or activity (including land and appurtenances) that is subject to regulation under the NPDES program.
24. **“Final Stabilization”** means
- A. All soil-disturbing activities at the site have been completed, and one of the following criteria is met:
 - 1) A uniform perennial vegetative cover (i.e., evenly distributed and without large bare areas) with a density of 80% or more of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
 - 2) Equivalent permanent stabilization measures (e.g., riprap or gabions) have been employed.
 - B. When background native vegetation covers less than 100% of the ground (e.g., in arid areas or on beaches),

the 80% coverage criteria is adjusted as follows: if the native vegetation covers 50% of the ground, then 80% of 50% ($0.80 \times 0.50 = 0.40$) would require a total cover of 40% final stabilization. In the case of a beach with no natural vegetation, no stabilization is required.

C. For individual lots in residential construction, final stabilization means that either:

- 1) The homebuilder has completed final stabilization as specified above, or
- 2) The homebuilder has established temporary stabilization, including perimeter controls for an individual lot, prior to occupation of the home by the homeowner and has informed the homeowner of the need for, and benefits of, final stabilization.

D. For construction projects on land used for agricultural purposes (e.g., pipelines across crop or rangeland, or staging areas for highway construction), final stabilization may be achieved by returning the disturbed land to its pre-construction agricultural use. Areas that were disturbed and not previously used for agricultural activities, such as buffer strips immediately adjacent to “waters of the state,” and areas which are otherwise not being returned to their pre-construction agricultural use, shall meet the final stabilization criteria in A, B, or C above.

25. “Grading Activities” as used in this CGP, means actions that disturb the surface layer of the ground to change the contour, surface drainage pattern, or any other slope characteristics of the land without significantly adding or removing on-site rock, soil, or other materials. This can include demolition, excavation, and filling.

26. “Impaired Water” means a waterbody listed in the current, approved Arkansas 303(d) list.

27. “Infrastructure” means streets, drainage systems, curbs, utilities, and related facilities.

28. “Landscaping” means the enhancement of the natural beauty of a piece of land (e.g., the entrance to a subdivision) through plantings or alterations to the contours of the ground.

29. “Large Construction Site” means a construction site where activities such as clearing, grading, and excavation occur, and the total land disturbance is five (5) or more acres. Large construction activity also includes disturbances of less than five (5) acres that are part of a larger common plan of development or sale, where the larger plan will ultimately disturb five (5) or more acres. See Part I.B.15 for partial waivers.

30. “Larger Common Plan of Development or Sale” means a contiguous area (sharing a boundary or edge; adjacent; touching) where multiple distinct construction activities may occur at different times and on different schedules under one (1) plan. Such a plan might consist of many small projects (e.g., a common plan for a residential subdivision that lays out streets, house lots, and areas for parks, schools, and commercial development that the developer plans to build or sell to others for development). All these areas remain part of the common plan of development or sale.

The following items can be used as guidance for determining what may or may not be considered a “Common Plan of Development or Sale.” The “plan” in a common plan of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, computer design, etc.) or physical demarcation (including boundary

signs, lot stakes, surveyor markings, etc.) indicating that construction activities may occur on a specific plot. The applicant shall still meet the definition of operator to be required to obtain permit coverage, regardless of the acreage personally disturbed.

If a smaller project (i.e., less than 1 acre) is part of a larger common plan of development or sale (e.g., building a residential home on a ½-acre lot in a 40-acre subdivision or establishing a fast-food restaurant on a ¾-acre pad that is part of a 20-acre retail center), permit coverage is required.

31. “Losing Stream Segment” means a stream segment that begins at the point of existing or proposed discharge and extends two (2) miles downstream, contributing thirty percent (30%) or more of its flow at a 7Q10 flow or one (1) cfs, whichever is greater, through natural processes such as permeable subsoil or cavernous bedrock into an aquifer.

32. “Natural Buffer” means an area of undisturbed natural cover surrounding waters of the state, for purposes of this permit. Natural cover includes vegetation, exposed rock, or barren ground that exists prior to the commencement of construction activities at the site.

33. “NOC” means Notice of Coverage.

34. “NOI” means a Notice of Intent to be covered by this permit.

35. “NOT” means a Notice of Termination.

36. “NSW” means a Natural and Scenic Waterways, in accordance with PC&EC Rule 2, now codified at 8 CAR Part 21.

37. “Operator/Permittee” for the purpose of this CGP and in the context of stormwater associated with construction activity, means any person(s), an individual, association, partnership, corporation, municipality, state or federal agency, associated with a construction project that has financial and operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications; additionally, the Division may require any person(s), an individual, association, partnership, corporation, municipality, state or federal agency, associated with a construction project that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit conditions to be named as a co-permittee.

In addition, for purposes of this CGP and determining who is an operator, “owner” refers to the party that owns the structure being built. Ownership of the land where construction is occurring does not necessarily imply the property owner is an operator (e.g., a landowner whose property is being disturbed by construction of a gas pipeline or a landowner who allows a mining company to remove dirt, shale, clay, sand, gravel, etc. from a portion of his property). Likewise, if the erection of a structure has been contracted for, but possession of the title or lease to the land or structure is not to occur until after construction, the would-be owner may not be considered an operator (e.g., having a house built by a residential homebuilder).

38. “Outfall” means a point source where stormwater leaves the construction site.

39. “Owner” means the owner or operator of any “facility or activity” subject to regulation under the NPDES program. For the purposes of this CGP and determining who is an operator, “owner” also refers to the party that owns the structure being built. Ownership of the land where construction is occurring does not necessarily imply that the property owner is an operator (e.g., a landowner whose property is being disturbed by the construction of a gas pipeline). Likewise, if the erection of a structure has been contracted, but possession of the title or lease to the land or structure is not to occur until after construction, the prospective owner may not be considered an operator (e.g., having a house built by a residential homebuilder).

40. “Physically Interconnected” means that one municipal separate storm sewer system (MS4) is connected to a second municipal separate storm sewer system in a manner that allows for direct discharges into the second system.

41. “Point Source” means any discernible, confined, and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel, or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff.

42. “Qualifying Local Program” means a municipal program for stormwater discharges associated with construction sites that has formally been approved by DEQ.

43. “Qualified Personnel” means a person knowledgeable in the principles and practice of erosion and sediment controls, possessing the skills to assess conditions at the construction site that could impact stormwater quality and evaluate the effectiveness of any sediment and erosion Best Management Practices implemented to manage the quality of stormwater discharges from the construction activity.

44. “Regulated Small Municipal Separate Storm Sewer Systems” means all municipal separate storm sewer systems (MS4s) that are either:

- A. Located within the boundaries of an urban area with a population of 50,000 or more as determined by the 2000 through the latest Decennial Census by the Bureau of Census; or
- B. Owned or operated by a municipality other than those described in paragraph A that serve a jurisdiction with a population, according to the latest decennial census, of at least 10,000 persons and with a population density of at least 1,000 people per square mile meeting one (1) of the criteria as listed in ARR040000 Part I.2.A.b(1) – (3); or
- C. Owned or operated by a municipality other than those described in paragraphs A and B that contributes substantially to the pollutant loadings of a “physically interconnected” MS4;
- D. Operators of small MS4s which have previously been covered under a permit for discharge from their MS4 based on the 2000 through the latest Censuses shall reapply for permit coverage.

Please see Part I.2.A.a. – e. [Regulated Small Municipal Separate Storm Sewer Systems General Permit](#) for the complete list of eligible MS4 operators.

45. “Responsible Official” means the authorized representative, as defined in Part II.B.9.A.

46. **“Retention Basin”** means a basin designed to hold stormwater from a rain event, allowing the water to infiltrate through the bottom of the basin. A retention basin stores stormwater on a more permanent basis; in fact, water often remains in a retention basin indefinitely, except for the volume lost to evaporation and the volume absorbed into the soil. This differs significantly from a detention basin, which typically drains after the peak of the storm flow has passed, sometimes while it is still raining.
47. **“Runoff Coefficient”** means the fraction of total rainfall that will appear at the conveyance as runoff.
48. **“Sediment”** means the material that settles to the bottom of a liquid.
49. **“Sediment Basin”** means a basin designed to retain water from a 10-year, 24-hour storm event for a minimum of 24 hours, allowing sediment to settle out of the water.
50. **“Small Construction Site”** means a construction site where activities, including clearing, grading, and excavating, result in the disturbance of one (1) or more acres but less than five (5) acres of land. Small construction activity also includes disturbances of less than one (1) acre that are part of a larger common plan of development or sale, where the larger plan will ultimately disturb between one (1) and five (5) acres. Small construction activity does not include routine maintenance performed to maintain the original line and grade, hydraulic capacity, or original purpose of the facility.
51. **“Stormwater”** means runoff from rainfall, snowmelt, surface runoff, and drainage.
52. **“Stormwater Discharge Associated with Construction Activity”** means the discharge of runoff from any conveyance used for collecting and conveying stormwater that is directly related to construction activity.
53. **“Stormwater Pollution Prevention Plan (SWPPP or SWP3)”** means a plan that includes site map(s), an identification of construction/contractor, the stormwater team, activities that could cause pollutants in the stormwater, and a description of measures or practices to control these pollutants.
54. **“Stormwater Team”** means the group of individuals responsible for overseeing the development and modification of the SWPPP, as well as ensuring compliance with all permit requirements. All members of the Stormwater Team must be identified in the SWPPP.
55. **“Temporary Sediment Controls”** means the controls installed to manage sediment runoff from a site during construction activities. These may include silt fencing, rock check dams, and similar controls.
56. **“Total Maximum Daily Load” or “TMDL”** means the sum of the individual wasteload allocations (WLAs) for point sources and load allocations (LAs) for non-point sources and natural background. If the receiving water has only one point source discharger, the TMDL is the sum of that point source’s WLA, plus the LAs for any non-point sources of pollution and natural background sources, including tributaries or adjacent segments. TMDLs can be expressed in terms of mass per time, toxicity, or other appropriate measures.
57. **“Uncontaminated”** means that the water does not exceed the water quality standards set forth in PC&EC Rule 2, now codified at 8 CAR Part 21, and does not contain a harmful quantity of any substance.

58. “Waters of the State” means all streams, lakes, marshes, ponds, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water, surface and underground, natural or artificial, public or private, which are contained within, flow through, or border upon this state or any portion of the state.

SECTION B: COVERAGE UNDER THIS CGP

Introduction

This CGP authorizes stormwater discharges from both large and small construction activities that result in a total land disturbance of equal to one (1) acre or more, as well as from activities that disturb less than one (1) acre when they are part of a larger common plan of development or sale that will ultimately disturb one (1) acre or more. Additionally, this CGP authorizes stormwater discharges from any other construction activities designated by DEQ, based on their potential to contribute to violations of water quality standards or significantly contribute pollutants to waters of the state.

This CGP replaces the permit issued in 2021. The goal of this CGP is to minimize the discharge of stormwater pollutants from construction activities into waters of the state. Operators are required to read and understand the conditions of the CGP. A copy of the CGP is available on DEQ website at <https://www.adeg.state.ar.us/water/permits/npdes/stormwater/>. A hard copy can also be obtained by contacting DEQ's General Stormwater Permits Section at 501-683-0962.

1. **Permitted Area.** If a large or small construction activity is located within the State of Arkansas, the operator may be eligible to obtain coverage under this CGP.
2. **Eligibility.** CGP eligibility is limited to authorized discharges from large and small construction activities, or as otherwise designated by DEQ. This CGP includes eligibility restrictions, as well as conditions and requirements. Operators shall meet the requirements of either Part I.B.6.A or Part I.B.6.B to be eligible for coverage under this CGP. In such cases, operators shall continue to satisfy these eligibility provisions to maintain permit authorization. If operators fail to meet the requirements for eligibility, any resulting discharges will be considered unpermitted. Conversely, if operators are eligible for coverage under this CGP but do not comply with the requirements, they will be in violation of the CGP for otherwise eligible discharges and in violation of the CWA provision to obtain permit coverage to discharge pollutants in waters of the state.
 - A. This CGP authorizes discharges from large construction activities as defined in Part I.A.29 (40 C.F.R. § 122.26(b)(14)(x)) and small construction activities as defined in Part I.A.50 (40 C.F.R. § 122.26(b)(15)(i)-(ii)), in accordance with the Construction and Development Effluent Limitation Guidelines at 40 C.F.R. Part 450.
 - B. This CGP also authorizes stormwater discharges from construction support activities (e.g., concrete or asphalt batch plants, concrete truck washout (in accordance with Part I.B.13.E.1), equipment staging yards, materials storage areas, excavated material disposal areas, or stockpiles of topsoil, borrow areas), provided:
 - 1) The construction support activity is directly related to a specific construction site that is required to have NPDES permit coverage for discharges of stormwater associated with construction activity.
 - 2) The construction support activity is not a commercial operation, does not serve multiple unrelated construction projects, and does not continue to operate beyond the completion of the construction activity it supports.

- 3) Pollutant discharges from construction support activity areas are minimized in compliance with the conditions of this CGP.
- 4) Discharges from the construction support activity areas are identified in a Stormwater Pollution Prevention Plan (SWPPP) that outlines appropriate controls and measures for the off-site construction areas.

C. Other activities may be considered for this CGP at the discretion of the Director as defined in 40 C.F.R. § 122.26(b)(15)(ii).

3. Responsibilities of the Operator. All Permittees with financial and operational control (see Part I.A.37) are responsible for compliance with all applicable terms and conditions of this CGP as they relate to their activities on the construction site, including off-site construction support activities. This includes the protection of endangered species and the implementation of BMPs and other controls required by the SWPPP. Receipt of this CGP does not relieve any operator of the responsibility to comply with any other applicable federal, state, or local statutes, ordinances, rules, or regulations.

4. Where to Submit. The operator shall submit a complete and signed Notice of Intent (NOI) and SWPPP to DEQ through SEEK, which can be found on the following website:
<https://seek.ee.arkansas.gov/ext/ncore/external/home>.

A. The operator shall submit the application fee to DEQ through SEEK or mail the SEEK payment voucher with a check (ensure the SEEK Submission ID is listed on the check) to the following address:

Division of Environmental Quality
ATTN: Fiscal
5301 Northshore Drive
North Little Rock, AR 72118-5317

Note: A Notice of Coverage (NOC) CANNOT be issued until payment is received by DEQ.

B. Waivers from electronic reporting may be granted based on one of the following conditions:

- 1) The operational headquarters are located in a geographic area (e.g., zip code or census tract) identified as underserved for broadband internet access in the most recent report from the Federal Communications Commission;
- 2) Available computer access or capability is limited; or
- 3) The operator is a member of a religious community that chooses not to use certain modern technologies, as per 40 C.F.R. § 127.15(c)(1).

C. To apply for a waiver from electronic reporting, the operator shall submit the required information outlined in 40 C.F.R. § 127.15(b)(2). A waiver for electronic submission can be obtained by contacting DEQ at 501-682-5876.

D. If DEQ grants a waiver to use a paper NOI and the operator chooses to use it, the operator **shall** use the forms approved by DEQ.

5. **Requirements for Qualifying Local Program (QLP).** DEQ reviews and approves QLPs to ensure they meet or exceed both state and federal requirements outlined in this CGP and 40 C.F.R. § 122.44(s). DEQ will review each QLP at least every five (5) years for recertification. If DEQ approves a QLP, its requirements shall, at the minimum, meet DEQ's standards, including all templates and forms. This CGP may be modified to add new QLPs or modify existing ones at DEQ's discretion. Any public notice or other costs incurred by the permit modification for adding or modifying a QLP will be paid by the QLP.

If a small construction site falls within the jurisdiction of a QLP, the operator is authorized to discharge stormwater associated with construction activity under the QLP's permit requirements only.

6. **Requirements for Coverage.**

- A. **Small Construction Sites.** An operator of a small construction site is considered to have automatic coverage under this CGP and may discharge without submitting to DEQ an NOI, SWPPP, or fee, provided the following conditions are met:

- 1) A completed Notice of Coverage (NOC) shall be posted at the site prior to the commencement of construction and shall remain posted until final stabilization is achieved;
- 2) A SWPPP shall be prepared in accordance with this permit and good engineering practices, as described in PC&EC Rule 6.203(B), now codified at 8 CAR § 25-203(2). The SWPPP shall be completed prior to posting the NOC, implemented upon commencement of construction activities, and the most recent version shall be maintained at the construction site;
- 3) All conditions set forth in this CGP shall be followed; and
- 4) The operator is responsible for ensuring the site remains in compliance with any updates or changes to this CGP by either contacting DEQ or reviewing DEQ website:

<https://www.adeg.state.ar.us/water/permits/npdes/stormwater/>

- B. **Large Construction Sites.** An operator of a large construction site discharging under this CGP shall submit the following items at least ten (10) business days before the commencement of construction activities:

- 1) A complete NOI in accordance with the requirements of Part I.B.7 of this permit.
- 2) A complete SWPPP in accordance with the requirements of Part II.A of this permit.
- 3) An initial permit fee shall accompany the NOI, as required under the provisions of PC&EC Rule 9, now codified in 8 CAR Part 12. Subsequent annual fees will be billed by DEQ until the operator submits a Notice of Termination (NOT) to request termination of coverage and DEQ approves the NOT. Failure to remit the required initial permit fee is grounds for the Director to deny coverage under this CGP. Failure to remit the required annual fees is grounds for the Director to revoke coverage under this CGP.

- C. **Modification of CGP Coverage to Include Additional Acreage.** Any request to increase the total acreage of a construction site shall be accompanied by a \$200 permit modification fee and an updated SWPPP. However, if the request is only to increase the disturbed acreage without changing the total site acreage, the request shall be accompanied by an updated SWPPP, and a \$200 permit modification fee is not

required. The operator shall submit a Modification Form to DEQ through SEEK, which can be accessed at the following website:

<https://seek.ee.arkansas.gov/ext/ncore/external/home>

Note: Each newly disturbed area shall obtain new permit coverage or be added to an existing permit through an additional acreage request. Coverage for disturbed acreage does not automatically transfer to different areas of the property.

- D. Recertifications. Permittees wishing to continue coverage under this general permit shall submit a Recertification NOI (see Part I.B.4 for where to submit) up to one hundred eighty (180) days prior to the expiration date, but no later than thirty (30) days prior to the expiration date. No additional fee is required to be submitted along with the Recertification NOI. Permittees covered under the prior CGP shall update their SWPPP to align with Part II.A.4 by the effective date of this CGP and maintain a current SWPPP on site as required by Part II.A.3.

7. Notice of Intent (NOI) Requirements.

- A. NOI Form. Operators of large construction sites who intend to seek coverage for stormwater discharges under this CGP shall submit a complete and accurate NOI form through the SEEK system (at <https://seek.ee.arkansas.gov/ext/ncore/external/home>) at least ten (10) business days prior to the desired coverage date. If a waiver is granted in accordance with Part I.B.4.D, the requirement for electronic submission may be lifted.

If the NOI is incomplete, DEQ will notify the applicant of the deficiencies via email or phone within ten (10) business days of receiving the NOI. If no notification of deficiencies is received within ten (10) business days, the NOI is considered complete. If the applicant does not provide the required information within the deadline set by DEQ, the NOI, fee, and SWPPP will be returned to the applicant.

B. Contents of the NOI. The NOI form shall include, at a minimum, the following information:

- 1) Operator (Permittee) Information: Name, mailing address, telephone number, and email address.
- 2) Entity Type: Specify if the operator is a federal, state, private, public, corporate, or other type of entity.
- 3) Invoice Mailing Information: Name, mailing address, and telephone for billing purposes.
- 4) Project Construction Site Information:
 - a. Project name;
 - b. County;
 - c. Site address;
 - d. Contact person;
 - e. Directions to the site;
 - f. Latitude and longitude for the entrance of the site (or endpoints for a linear project, in decimal degrees);
 - g. Estimated construction start and completion dates, including the final stabilization date;
 - h. Total project acreage and the acreage to be disturbed by the operator submitting the NOI;
 - i. Project type (e.g., subdivision, shopping center, or school);
 - j. Whether the project is part of a larger common plan of development or sale; and
 - k. Whether the submittal is in response to an inspection.
- 5) Discharge Information: Name of the receiving stream, ultimate receiving stream, and name of the MS4 (if applicable).
- 6) Certification Statement: A signed certification by a qualified signatory person in accordance with 40 C.F.R. § 122.22, as referenced in PC&EC Rule 6.104, now codified at 8 CAR § 25-104.
- 7) Certificate of Good Standing: A Certificate of Good Standing from the Arkansas Secretary of State and from the state of origin if the corporation is registered in Arkansas as a foreign entity.
- 8) Stormwater Pollution Prevention Plan (SWPPP) Location: The location where the SWPPP will be maintained.
- 9) NAICS and SIC Codes: The North American Industry Classification System (NAICS) and Standard Industrial Classification (SIC) codes for the operator.

C. Notice of Coverage (NOC). Unless notified otherwise by the Director, operators who submit a complete NOI and SWPPP in accordance with this CGP are authorized to discharge stormwater from the construction sites under the terms and conditions of this permit, beginning ten (10) business days after the date the NOI is deemed complete by DEQ. **This date may differ from the original submission date if revisions or additional information are required.**

If the NOC has not been received by the permittee after ten (10) business days from the date the NOI is deemed complete by DEQ, the NOI may be posted at the site in place of the NOC until the NOC is received. Upon review of the NOI and other available information, the Director may deny coverage under this CGP and require the submittal of an application for an individual NPDES permit.

8. Posting Notice of Coverage (NOC).

A. Automatic Coverage Sites. The NOC for small construction sites, as defined in Part I.A.50, shall be obtained from DEQ's Stormwater website:

<https://www.adeq.state.ar.us/water/permits/npdes/stormwater/>

The NOC shall be posted at the site before construction begins. Additionally, a copy of the latest signed and certified SWPPP shall be available at the construction site in accordance with Part II.A.2.A and Part II.A.2.D before construction begins.

- B. *NOC Posting Requirements for Large Construction Sites*. For large construction sites, the NOC shall be obtained from DEQ only after the permittee has submitted a complete NOI, paid the permit fee, and provided a complete SWPPP to DEQ for review and coverage approval. The NOC must be posted at the construction site prior to the beginning of construction activities.
- C. *Linear Projects*. For linear construction projects (e.g., pipelines or highways), the notice shall be posted in a publicly accessible location near the area where construction is actively underway. The posting shall be moved as necessary to remain near active construction zones.

Please note that this CGP does not grant the public any right to enter or trespass on a construction site for any reason, including for inspection purposes, nor does it require the permittee to allow public access to the site.

9. **Applicable Federal, State or Local Requirements**. The operator shall ensure that all stormwater controls implemented at the site comply with all applicable federal, state, and local requirements. Additionally, any operator following approved local erosion and sediment control plans, grading plans, local stormwater permits, or stormwater management plans shall submit signed copies of the NOI to the relevant local agency or authority upon request.

10. Allowable Non-Stormwater Discharges.

- A. The following non-stormwater discharges associated with construction activities may be authorized under this CGP, provided they are appropriately managed. All non-stormwater discharges shall be addressed in the SWPPP, and measures to minimize or eliminate these discharges should be taken where reasonably possible:
- 1) Emergency Fire-fighting activities;
 - 2) Fire hydrant flushing;
 - 3) Water used for vehicle and equipment washing (where no detergents, soaps, solvents, or other chemicals are used) or dust control BMPs in accordance with Part II.A.4.J.2;
 - 4) Potable water, including uncontaminated waterline flushing;
 - 5) Uncontaminated landscape irrigation;
 - 6) Uncontaminated routine building external wash-down without detergents, soaps, solvents, or other chemicals;
 - 7) Uncontaminated pavement wash water where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been cleaned up) with no detergents, soaps, solvents, or other chemicals;
 - 8) Uncontaminated air conditioning or compressor condensate;
 - 9) Uncontaminated spring water, excavation dewatering, and uncontaminated groundwater (in accordance with Part I.B.13.C of this permit);

- 10) Foundation or footing drains, where flows are not contaminated with process materials such as solvents or contaminated groundwater (in accordance with Part I.B.13.C of this permit).

11. Limitations on Coverage (Exclusions).

General Applicability. The following conditions apply to all discharges evaluated under this section. A discharge is considered to occur into a waterbody when stormwater runoff from the permitted site, either directly or through a conveyance system such as a ditch, swale, or storm drain, ultimately flows to that waterbody under normal hydrologic conditions. For discharges that enter a storm sewer system prior to leaving the site, the discharge point is where the stormwater from that system first enters a receiving waterbody.

For purposes of evaluating potential impacts, DEQ identifies the first receiving waterbody and reviews all waters within one (1) mile, or more on a case-by-case basis, downstream of the stormwater discharge points to determine whether any are listed as impaired (303(d)), designated as Sensitive Waters, or subject to a Total Maximum Daily Load (TMDL) or similar water quality programs. The one-mile distance is measured along the receiving stream's flow path under normal conditions.

Stormwater discharges from construction activities are not covered by this CGP when any of the following conditions apply:

- A. Post-Construction Discharge. Stormwater discharges from construction sites or off-site construction support activities that occur after the completion of construction, once the site has reached final stabilization and the permit is terminated.
- B. Discharges Mixed with Non-Stormwater. Stormwater discharges combined with non-stormwater sources, except those allowed in Part I.B.10 and listed in the SWPPP with appropriate controls.
- C. Discharges Covered by Another Permit. Construction stormwater discharges already covered by another active permit. Upon expiration of an individual or alternative general permit, this CGP may apply if there were no numeric effluent limitations for such discharges.
- D. Discharges into Receiving Waters with an Approved TMDL. Discharges into receiving waters with an EPA-approved Total Maximum Daily Load (TMDL) allocation are ineligible for this CGP unless the permittee develops and certifies a SWPPP consistent with the TMDL assumptions and requirements. To qualify for permit coverage, operators shall:
 - 1) Incorporate applicable conditions into their SWPPP for their discharge to ensure all assumptions and requirements in the TMDL are addressed in the SWPPP within established timelines.
 - 2) Incorporate specific numeric allocations established in the TMDL into their SWPPP with required steps taken to achieve compliance and implement necessary steps to meet the numeric allocations.
 - 3) Incorporate quarterly monitoring if the facility is assigned specific numeric limits. Quarterly monitoring data shall be submitted to DEQ to show compliance with the Waste Load Allocation established in the TMDL.

DEQ will review the SWPPP for consistency with the TMDL, and additional BMPs may be required if

the project discharges into a TMDL-assigned receiving stream. For information on final TMDLs issued by DEQ, visit the following website: <https://www.adeq.state.ar.us/water/planning/integrated/tmdl/>.

- E. *Discharges into Impaired Receiving Waters (303(d) List)*. For stormwater discharges into waters listed as impaired under Section 303(d) of the Clean Water Act, permittees shall incorporate additional BMPs into their SWPPP to protect water quality. DEQ will review the SWPPP, and if the project discharges into an impaired waterbody, DEQ may require additional BMPs. For information on impaired waters (303(d) List), visit the following website: <https://www.adeq.state.ar.us/water/planning/integrated/>.
- F. *Discharges into an Extraordinary Resource Water (ERW), Natural and Scenic Waterway (NSW), or Ecologically Sensitive Waterbody (ESW)*. Construction site discharges located within the watershed of an Outstanding Resource Water, as defined by PC&EC Rule 2.203, now codified in 8 CAR Part 21-203, including ERWs, NSWs, or ESWs, are not eligible for coverage under this CGP unless the permittee develops and certifies a SWPPP that includes additional BMPs to prevent, to the maximum extent possible, exposure of pollutants to precipitation and stormwater that could impact water quality. For this CGP, an Outstanding Resource Water's watershed will be identified by the United States Geological Survey's twelve (12)-digit Hydrological Unit Code (HUC). DEQ will review this information and, if the site discharges to an ERW, NSW, or ESW, may impose additional requirements.
- G. *Discharges into Areas of the State with Potential Losing Stream and/or Sensitive Aquatic Species*. Discharges from construction sites located within the watershed of a potential losing stream and/or sensitive aquatic species native to the area are ineligible for permit coverage unless the permittee develops and certifies a SWPPP with additional BMPs to prevent, to the maximum extent possible, exposure of pollutants to precipitation and stormwater that could impact water quality. In accordance with Part I.B.3, the permittee is responsible for avoiding activities which may harm endangered species or create risks to their habitats. DEQ will review this information and, if the site discharges to an area with potential losing stream or sensitive aquatic species, may impose additional requirements.

12. Short Term Activity Authorization (STAA). A Short Term Activity Authorization (STAA) from DEQ is required for any work conducted in waters of the state under Rule 2.305, now codified in 8 CAR Part 21-305. This authorization applies to in-stream activities with potential to exceed water quality standards, including but not limited to gravel removal, bridge or crossing repair/maintenance, bank stabilization, debris removal, culvert replacement, flood control projects, and stream relocation. Activities in Waters of the United States may also require a Section 404 permit from the U.S. Army Corps of Engineers. This CGP does not authorize any activity under a STAA, Individual 401 Certification, or Section 404 permit. Applications for a STAA or Individual 401 Certification should be submitted through SEEK (or successor system) at: <https://seek.ee.arkansas.gov/ext/ncore/external/home> or in the form and manner prescribed by DEQ.

Questions regarding the applicability of a STAA or Individual 401 Certification can be directed to DEQ's NPDES Permits line at (501) 682-5876.

The SWPPP shall be updated to include a copy of the STAA letter (and Individual 401 Certification, if needed) upon receipt. Re-submission of the SWPPP is not required unless specifically requested by DEQ.

13. Effluent Limitation Guidelines (ELG). Except as provided in 40 CFR 125.30 through 125.32, any point source subject to this ELG shall, at a minimum, achieve the following effluent limitations representing the degree of reduction attainable through application of the best practicable control technology currently available (BPT):

A. Erosion and Sediment Controls. Permittees shall design, install, and maintain effective erosion and sediment controls to minimize pollutant discharges. At a minimum, these controls shall:

- 1) Control stormwater volume and velocity to minimize soil erosion and pollutant discharges;
- 2) Control stormwater discharges, including peak flowrates and total stormwater volume, to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points;
- 3) Minimize the amount of soil exposed during construction activities;
- 4) Minimize disturbances of steep slopes;
- 5) Minimize sediment discharges from the site. The design, installation, and maintenance of erosion and sediment controls shall consider factors such as the amount, frequency, intensity, and duration of precipitation; the nature of resulting stormwater runoff; and the range of soil characteristics, including the range of soil particle size expected on the site;
- 6) Establish and maintain natural buffers around waters of the state, direct stormwater to vegetated areas, and maximize stormwater infiltration to lower pollutant discharges, unless infeasible;
- 7) Minimize soil compaction; however, soil compaction is permissible where the intended function of a specific area of the site necessitates it be compacted; and
- 8) Preserve topsoil, unless it is infeasible, or the intended function of a specific area requires disturbing or removing it.

B. Soil Stabilization. Stabilization of disturbed areas shall be initiated immediately, unless weather conditions prevent such action, whenever any clearing, grading, excavating, or other earth-disturbing activities have permanently ceased on any portion of the site, or temporarily ceased and will not resume for more than fourteen (14) calendar days.

In arid, semiarid, and drought-stricken areas where immediate vegetative stabilization is infeasible, alternative stabilization measures shall be employed as specified by the permitting authority. Stabilization shall be completed within fourteen (14) calendar days.

In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remains disturbed.

C. Dewatering. Discharges from dewatering activities, including those from dewatering of trenches and excavations, are prohibited unless managed with appropriate controls. These discharges must be free of visible turbidity and managed to minimize the discharge of pollutants to waters of the state. If trench or groundwater contains sediment, it shall pass through a sediment settling pond or another equally effective sediment control device before being discharged from the construction site.

Alternatively, sediment may be removed through settling in place or by dewatering into a sump pit, filter bag, or comparable practice. Avoid placing dewatering controls, such as pumped water filter bags, on steep slopes, as they may not function effectively and could cause erosion or instability. Groundwater

dewatering that does not contain sediment or other pollutants is not required to be treated before discharge. However, care shall be taken to ensure that groundwater does not become pollutant-laden by traversing over disturbed soils or other sources of pollutants.

- 1) Turbidity Benchmark Monitoring for Dewatering Discharges into Impaired or Sensitive Waters: For construction sites discharging dewatering water into receiving waters impaired by sediment or sediment-related parameters, the following turbidity benchmark monitoring requirements shall be followed. All compliance measures shall be documented in the SWPPP.

The turbidity benchmark threshold is an indicator that dewatering controls may require adjustments to maintain water quality. Exceeding this benchmark does not constitute a permit violation. However, failure to implement corrective actions in response to exceedances may result in a permit violation.

Note: If multiple permittees are present on a single site, they may coordinate monitoring efforts to avoid duplicate sampling. Any such arrangements shall be clearly described in the SWPPP. Despite these coordinated efforts, each permittee is individually responsible for ensuring compliance.

a. Turbidity Monitoring Requirements

- i. Sampling Frequency: Collect at least one turbidity sample from each dewatering discharge on any day a discharge occurs.
- ii. Sampling Location: Samples shall be taken at each discharge point, after water has been treated by installed controls and before discharging offsite.
- iii. Representative Sampling: Samples shall accurately represent the daily dewatering discharge. For purposes of this general permit, this means that samples are collected under normal operating conditions.
- iv. Test Methods: An approved method listed in 40 C.F.R. Part 136 shall be used. Use a turbidity meter approved and calibrated to measure in nephelometric turbidity units (NTUs). The turbidity meter shall be calibrated daily according to the manufacturer's instructions.

b. Turbidity Benchmark

- i. Benchmark Threshold: The turbidity benchmark for this permit is 50 NTUs (referred to as the "standard 50 NTU benchmark"). However, the permittee may request an alternate benchmark, if needed.
- ii. Requesting an Alternate Benchmark: If the turbidity standard for the receiving water exceeds 50 NTUs, the permittee may request a higher benchmark threshold by submitting the following to the Director:
 - *Current Standard:* Include the turbidity water quality standard for your receiving water, along with the relevant source or citation.
 - *Natural/Background Levels:* If required, provide data on natural or background turbidity levels for your receiving water, using reliable sources (e.g., federal, state, tribal, or local government data) and any site-specific data collected.

DEQ will review alternate benchmark requests. DEQ may approve, deny, or extend the review period to examine additional supporting data. Until approval is granted, the standard 50 NTU benchmark remains in effect, and corrective actions are required for any exceedances.

D. Pollution Prevention Measures. Permittees shall design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, these measures shall:

- 1) Minimize pollutant discharges from equipment, vehicle washing, wheel wash water, and other wash waters. Wash waters shall be treated in a sediment basin or other BMPs that provide equivalent or better treatment before discharge.
- 2) Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other onsite materials to precipitation and stormwater. Exposure minimization is not required in cases where such exposure will not result in a discharge of pollutants or where the specific material or product poses little risk of stormwater contamination (e.g., final products and materials intended for outdoor use).
- 3) Minimize pollutant discharges from spills and leaks and implement effective chemical spill and leak prevention and response procedures.

E. Prohibited discharges. The following discharges are strictly prohibited:

- 1) Concrete Washout Wastewater: Wastewater resulting from the washout of concrete, unless managed by appropriate controls.
- 2) Construction Material Wastewater: Wastewater from the washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials.
- 3) Pollutants from Vehicle and Equipment Maintenance: Fuels, oils, or other pollutants used in the operation and maintenance of vehicles and equipment.
- 4) Washing Agents: Soaps, solvents, or detergents used for vehicle washing, equipment washing, or external building washdowns.
- 5) Toxic or Hazardous Substances: Any toxic or hazardous substances resulting from a spill or release.

F. Surface Outlets. When discharging water from basins and impoundments, use outlet structures that withdraw water from the surface, unless it is infeasible to do so.

14. Natural Buffer Zones. A natural buffer zone, as described below, shall be maintained at all times to direct stormwater to vegetated areas to maximize infiltration and reduce pollutant discharges, unless infeasible. Exceptions from this requirement for areas such as water crossings, limited water access, and restoration of the buffer are allowed if the permittee fully documents in the SWPPP the circumstances and reasons for the buffer zone encroachment. Additionally, this requirement is not intended to interfere with any other ordinance, rule or regulation, statute or other provision of law.

- A. For construction projects involving construction activities or construction support activities, the SWPPP shall establish a natural buffer zone of at least twenty-five (25) feet, measured horizontally from the top of the bank to the disturbed area, from any waters of the state.
- B. DEQ will require a natural buffer zone of at least fifty (50) feet, measured horizontally from the top of the bank to the disturbed area, from established TMDL waterbodies, streams listed on the 303(d) list, Extraordinary Resource Waters (ERWs), Ecologically Sensitive Waterbodies (ESWs), Natural and Scenic

Waterways (NSWs), or any other areas as determined by the Director.

- C. Linear projects will be evaluated individually by DEQ to determine appropriate natural buffer zone setbacks.

15. Waivers from Permit Coverage. The Director may waive the applicable requirements of this CGP for stormwater discharges from construction activities under the terms and conditions specified in this section.

- A. **Waiver Applicability and Coverage.** In accordance with 40 C.F.R. § 122.26(b)(15)(i), operators of small construction activities may apply for and receive a waiver from the requirements to obtain this CGP.
- B. **No Stormwater Leaving the Site.** A permit is not required if all stormwater generated by the construction activity is fully captured on-site during any storm event, from initiation of construction activities until final stabilization, and is either allowed to evaporate, infiltrate into the ground, or be used for irrigation. Any discharge of stormwater from a small or large construction site without permit coverage is a violation of the CWA's prohibition against discharging pollutants to waters of the state without a permit.
- C. **TMDL Waivers.** This waiver is available for small construction activities with automatic coverage if DEQ has established or approved a TMDL that addresses the pollutants of concern. DEQ must determine that additional controls on stormwater discharges from small construction activities are not required to protect water quality. The pollutants of concern include sediment (such as total suspended solids, turbidity, or siltation) and any other pollutants identified as causes of impairment for any waterbody receiving discharges from the construction activity. The operator shall certify to the Director that construction activity will occur and that stormwater discharges take place within the drainage area covered by the TMDL or an equivalent analysis. Information on approved TMDLs is available on DEQ's website:

<https://www.adeq.state.ar.us/water/planning/integrated/tmdl/>

16. Notice of Termination (NOT). When all construction activities that disturbed soil are complete and the site has reached final stabilization (defined as 100% stabilization with a density of 80% or greater, or as defined in Part I.A.24.B for sites where background native vegetation covers less than 100% of the ground), the operator may submit a complete Notice of Termination (NOT) to the Director through SEEK. Final stabilization, elimination of stormwater discharges associated with construction activity, and removal and proper disposal of all temporary sediment controls shall also be achieved for all construction support activities authorized under this CGP. This submission is permitted only if all stormwater discharges from both construction activities and construction support activities authorized by this CGP have been eliminated, and all temporary sediment controls have been removed and properly disposed. Along with the NOT, the operator shall submit photographs that represent the entire site for review.

Final stabilization is not required if the land is returned to its pre-construction agriculture use. Supporting photos documenting this condition shall be submitted with the NOT. Operators of small construction sites are not required to submit NOTs. However, final stabilization is still required on all sites. If an NOT is not submitted upon project completion, the operator will be responsible for annual fees in accordance with Part I.B.6.B.3.

Note: While geotextile mesh can be used in the final stabilization process, it does not constitute final stabilization.

17. Responsibilities of the Operator of a Larger Common Plan of Development or Sale.

- A. The operator is ultimately responsible for managing runoff from the perimeter of the entire development. Regardless of the cause of the runoff, the operator shall ensure that adequate overall controls are implemented throughout the development.
- B. The operator shall not terminate the permit coverage until the following conditions have been met:
 - 1) All construction activities, including landscaping and lot development, have been completed; and
 - 2) All lots are sold and developed.

The following exceptions to this requirement may apply:

- a. At the discretion of the Director, coverage may be terminated if less than 100% of the lots are sold and developed;
 - b. Coverage may be terminated if twenty-four (24) months have passed without any construction activity, separating it from the larger common plan; or
 - c. Coverage may be terminated if all lots are developed and there are no temporary common controls for subdivision outfalls (e.g., sediment basins, large sediment traps, or check dams).
- 3) If lots are sold and subsequently re-sold to a third party, each operator shall obtain permit coverage while they own the lots. The second owner is responsible for obtaining the same certification from the third owner (i.e., the certification will pass from owner to owner).
- C. The operator shall not terminate permit coverage until all individual lot operators within the larger common plan of development or sale have been notified of their permitting requirements under this CGP. In this case, signed certification statements from each individual lot operator shall be maintained in the SWPPP for the larger common plan. A copy of these signed certifications shall be submitted to DEQ along with the NOT. The certification shall be as follows:

“I, _____, operator of an individual lot #_____, block #_____ of _____ subdivision, certify under penalty of law that I was notified by the operator of the larger common plan of the stormwater permitting requirements for my construction site(s). I understand prior to commencement of any construction activity I shall prepare and comply with a SWPPP and post the Construction Site Notice. I understand that prior to the sale of this lot to another party; I shall notify the new owner of DEQ requirements and obtain this certification from the new owner.”

Signature _____

- D. The following examples are provided for clarification:

- 1) **Evaluation of Remaining Acreage:** If a small portion of the original common plan of development remains undeveloped and there has been a period of more than 24 months without ongoing construction activities (i.e., all areas are either undisturbed or have been finally stabilized), operators may re-evaluate the original project based on the remaining acreage. If between one (1) and five (5) acres remain for the original common plan, coverage under the large permit may not be required, but operators shall comply with the terms and conditions for Small Construction Sites in the CGP. If less than one (1) acre remains, the individual project may be treated as less than one-acre development, and no permit would be required.
- 2) **Long-Range Master Plans:** If operators have a long-range master plan where some portions are conceptual rather than specific, and future construction activities will occur over an extended period (i.e., more than 24 months), operators may consider the conceptual phases as separate common plans, provided the construction periods for physically interconnected phases do not overlap.
- 3) **Discrete Construction Projects:** Where discrete construction projects within a larger common plan are located $\frac{1}{4}$ mile or more apart, and the area between the projects remains undisturbed, each individual project can be treated as a separate plan of development or sale. However, any interconnecting road, pipeline, or utility project that is part of the same common plan cannot be concurrently disturbed. For example, if an interconnecting access road or pipeline is under construction simultaneously, they would generally be considered part of a single common plan for permitting purposes.
- 4) **Selling Lots to Multi-Lot Builders:** If the operator sells all the lots in the subdivision to one or more multi-lot builders, CGP coverage shall be obtained through one of the following options:
 - a. Transfer the permit from the original operator to the new operator.
 - b. Obtain a new, separate CGP coverage by the new operator.

Note: If a new CGP coverage is required, it shall be obtained before terminating the original permit.

- 5) **Retaining Ownership of Lots:** If the operator retains ownership of any lots in the subdivision, they shall maintain permit coverage for those lots under the original permit. The operator shall modify the SWPPP to indicate which lots are owned and mark them on the site map. If one (1) or two (2) lots remain and the total acreage is less than five (5) acres, the original permit coverage may be terminated, and those lots could be covered as a small site.

18. Change in Operator. For stormwater discharges from large construction sites, when the operator changes – including instances where a new operator is added after the initial NOI has been submitted – the new operator shall ensure that a permit transfer form is submitted to DEQ at least two (2) weeks before beginning work at the site.

19. Late Notifications. A discharger shall still submit a NOI in accordance with this part, even after the deadlines specified in Part I.B.7 of this CGP. However, in such cases, the Director may initiate enforcement actions for failure to submit the NOI on time or for any unauthorized stormwater discharges associated with construction activity that occurred on or after the specified dates in this CGP.

20. Failure to Notify. An operator of a construction site who does not notify the Director of their intent to be covered under this CGP and who potentially discharges pollutants (sediment, debris, etc.) into waters of the state without an NPDES permit is in violation of the Arkansas Water and Air Pollution Control Act.

21. Maintenance. The determination of disturbance acreage typically excludes routine maintenance activities on existing roads, provided that the original line and grade, hydraulic capacity, or intended purpose of the road remains unchanged. Additionally, the paving of existing roads is not included in the disturbance calculation. Maintenance activities that return conditions to their original state are not regulated under this CGP, unless they involve clearing, grading, or excavating one or more acres of underlying or surrounding soil.

22. Attainment of Water Quality Standards After Authorization

- A. The permittee shall select, install, implement, and maintain BMPs at the construction site and at the construction support activities off site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP shall be developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause, have the reasonable potential to cause, or contribute to an excursion above any applicable water quality standard.
- B. At any time after authorization, DEQ may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, DEQ will require the permittee to:
 - 1) Develop a supplemental BMP action plan describing SWPPP modifications to adequately address the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
 - 2) Cease discharges of pollutants from construction activity and submit an individual permit application.
- C. All written responses required under this part shall include a signed certification (Part II.B.10).

23. Releases in Excess of Reportable Quantities.

- A. Hazardous substances or oil discharges in stormwater from a facility shall be prevented or minimized in accordance with the facility's SWPPP. This CGP does not waive reporting obligations as required under 40 C.F.R. Part 110, 40 C.F.R. Part 117 and 40 C.F.R. Part 302. If a release of hazardous substances or oil equal to or exceeding reporting quantities established under either 40 C.F.R. Part 110, 40 C.F.R. Part 117, or 40 C.F.R. Part 302, occurs within a twenty-four (24) hour period, the following actions are required:
 - 1) Immediate Notification: The person in charge of the facility shall notify the National Response Center (NRC) at 800-424-8802 in line with 40 C.F.R. Part 110, 40 C.F.R. Part 117, or 40 C.F.R. Part 302 upon learning of the discharge.
 - 2) Written Report: Within five (5) calendar days of discovering the release, the operator shall submit a written report to DEQ, including a description of the release (type, estimated amount), the release date, and the circumstances leading to it, along with actions being taken as specified in Part II.B.6 of this CGP.

- 3) SWPPP Update: The SWPPP shall be updated within fourteen (14) calendar days of the release to include:
 - a. A description and circumstances of the release; and
 - b. The date of the release.
- 4) Preventative Review: The SWPPP shall be reviewed and modified, if necessary, to identify measures to prevent and respond to future releases.

B. *Spills*. This CGP does not allow for the discharge of hazardous substances or oil resulting from any on-site spills.

24. Requiring an Individual Permit.

The Director has the authority to require any entity eligible for CGP coverage to apply for an individual permit. Additionally, interested parties may request individual permit consideration, based on criteria in 40 C.F.R. § 122.28(b)(3).

If an operator does not promptly respond to requests for information or fails to engage in the permitting process, DEQ may terminate CGP coverage.

Operators currently covered by the CGP may choose to apply for an NPDES individual permit. To do so, they shall submit an application to DEQ with supporting reasons. Once a final individual NPDES permit is issued, the operator shall submit an NOT to request termination of the CGP coverage. Termination of coverage will occur no earlier than the effective date of the individual permit. Until then, the CGP remains fully applicable to the facility.

PART II STANDARD CONDITIONS

Information in **Part II** is organized as follows:

Section A: Stormwater Pollution Prevention Plans (SWPPP):

1. Deadlines for Plan Preparation and Compliance
2. Signature, SWPPP, Inspection Reports, and Notice of Coverage (NOC)
3. Keeping SWPPP Current
4. Contents of the Stormwater Pollution Prevention Plan
5. Plan Certification

Section B: Standard Permit Conditions:

1. Retention of Records
2. Duty to Comply
3. Penalties for Violations of Permit Conditions
4. Continuance of the General Permit
5. Need to Halt or Reduce Activity Not a Defense
6. Duty to Mitigate
7. Duty to Provide Information
8. Other Information
9. Signatory Requirements
10. Certification
11. Penalties for Falsification of Reports
12. Penalties for Tampering
13. Oil and Hazardous Substance Liability
14. Property Rights
15. Severability
16. Transfers
17. Proper Operation and Maintenance
18. Inspection and Entry
19. Permit Actions
20. Re-Opener Clause
21. Local Requirements
22. Applicable Federal, State Requirements

SECTION A: STORMWATER POLLUTION PREVENTION PLANS (SWPPP)

Before obtaining CGP coverage, the operator shall develop a SWPPP following the order outlined in Part II.A.4 and Part II.A.5. The standard DEQ format is available on DEQ's website: <https://www.adeg.state.ar.us/water/permits/npdes/stormwater/>. Other formats may be used if pre-approved by DEQ. The SWPPP shall be implemented from the start of construction activities until final stabilization is complete, with updates as determined necessary by the operator or regulatory officials. The SWPPP shall be prepared by qualified personnel using sound engineering practices and shall:

- Identify potential pollution sources that could impact stormwater quality from the construction site and off-site construction support activities;
- Identify, describe, and ensure implementation of BMPs focused on initial site stabilization to reduce pollutants in stormwater discharges from the construction site and off-site construction support activities;
- Be specific to the construction site's activities;
- Ensure compliance with permit conditions; and
- Identify the Stormwater Team responsible for overseeing and managing SWPPP implementation.

1. Deadlines for Plan Preparation and Compliance.

A. Automatic Coverage Sites.

- 1) The SWPPP shall be completed before obtaining CGP coverage and beginning construction activities, with updates as needed. Submittal of the NOI, permit fee, and SWPPP is not required for automatic coverage sites.
- 2) All conditions in Part II.A shall be adhered to, and the NOC shall be posted on-site before beginning construction activities.
- 3) A copy of the SWPPP shall be accessible at the construction site as outlined in Part II.A.2 prior to beginning construction activities.

B. Large Construction Sites.

- 1) The SWPPP, along with an NOI and the initial permit fee, shall be completed and submitted for review at least ten (10) business days before construction activities begin.
- 2) Updates to the SWPPP during construction are required as outlined in Part I.B.6.C or as directed by the Director.

C. Existing Permittees.

Permittees covered under the prior CGP shall update their SWPPP to align with Part II.A.4 by the effective date of this CGP.

2. Signature, SWPPP, Inspection Reports and Notice of Coverage (NOC).

- A. The SWPPP and all inspection reports shall be signed by the responsible official or a duly authorized representative as specified in Part II.B.9. A physical copy of the SWPPP shall be maintained on-site during regular business hours (8:00 A.M. – 5:00 P.M.) and made readily available to site personnel and inspectors. Inspection reports may be prepared, signed, and retained electronically, rather than in paper form, provided

the records are:

- 1) In a format that can be read in a similar manner as a paper record;
- 2) Legally dependable with no less evidentiary value than their paper equivalent; and
- 3) Immediately accessible to the inspector during an on-site inspection to the same extent as a paper copy stored at the site would be.

Inspections shall be conducted as outlined in Part II.A.4.N.

- B. Upon request, the operator shall provide the SWPPP and inspection reports to the Director, EPA, or relevant state or local agencies reviewing sediment control, erosion, grading, or stormwater management plans. For stormwater discharges into an MS4 under an NPDES permit, these documents shall also be made available to the municipal operator, defined as the city, town, county, or other public entity that owns or operates the MS4 receiving the discharge. For purposes of this paragraph, local agencies refer to state, county, or municipal departments or commissions that have regulatory or review authority related to sediment control, erosion, grading, or stormwater management.
 - C. The Director or their authorized representative may inform the operator if the SWPPP does not meet one or more minimum permit requirements. Within seven (7) business days of receiving such notice (or as otherwise specified by the Director or authorized representative), the operator shall implement the necessary changes to the SWPPP and submit written certification confirming the updates. DEQ may request re-submittal of the SWPPP to ensure compliance and may take enforcement action for periods during which the operator was operating under a non-compliant SWPPP.
 - D. The NOC shall be posted near the main entrance of the construction site where it is visible to the public and shall indicate the SWPPP location. If the SWPPP location changes, the NOC shall be updated to reflect the new SWPPP location.
3. **Keeping the SWPPP Current.** The operator shall update the SWPPP within seven (7) business days whenever there is a change in site design, construction, operation, or maintenance that may significantly impact the potential for pollutant discharge to waters of the state, if not previously covered in the SWPPP. Additionally, modifications to the SWPPP are required if inspections, monitoring (if required), or investigations by the operator, or any local, state, or federal officials reveal that discharges are contributing to water quality violations or if the SWPPP is found to be ineffective in eliminating or significantly minimizing pollutants from stormwater discharges. These modifications to the SWPPP shall be done within seven (7) business days.
4. **Contents of the SWPPP.** The SWPPP shall include the following items:
- A. **Site Description.**
 - 1) Project Overview: Describe the type of construction activity and intended post-construction use (e.g., residential subdivision, shopping mall).
 - 2) Sequence of Activity: Outline the planned sequence of major soil-disturbing activities (e.g., grubbing, excavation, grading, infrastructure installation).
 - 3) Area Estimates: Provide total site area, including off-site borrow/fill areas, and estimate area expected to be disturbed by excavation, grading or similar activities.
 - 4) Runoff and Soil Data: Include pre- and post-construction runoff coefficients and any existing soil or

discharge quality data.

- B. Stormwater Team. The SWPPP shall identify all parties (e.g., general contractors, landscapers, project designers, inspectors) responsible for overseeing and managing all activities related to stormwater management and compliance, as detailed in this CGP. The Stormwater Team shall consist of personnel assigned to specific responsibilities critical to the effective design, installation, maintenance, and repair of stormwater controls, including pollution prevention measures that help mitigate environmental impacts.

The Stormwater Team shall include the following key personnel:

- 1) Design Personnel: Those responsible for the design of stormwater controls (including pollution prevention controls).
- 2) Chemical Handling Personnel: Personnel handling the application and storage of treatment chemicals (if applicable).
- 3) Inspection Personnel: Personnel designated to perform inspections, as required in Part II.A.4.N of this CGP.
- 4) Maintenance and Corrective Action Personnel: Team members responsible for the installation, maintenance, repair, and implementation of corrective actions related to stormwater controls, as outlined in Part II.A.3.

The SWPPP shall identify all Stormwater Team personnel and areas of responsibility for each.

- C. Receiving Waters. The SWPPP shall provide a clear description of the nearest receiving water(s). If the discharge is to an MS4, include the name of the operator of the MS4. The SWPPP shall identify the ultimate receiving water(s).
- D. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL). The SWPPP shall include information on whether stormwater discharges from the site enter a waterbody listed on the most recent 303(d) list, or one with an approved TMDL, or both. If applicable, the SWPPP shall address the following:
- 1) Identification of Pollutants: Specify the pollutants addressed by the 303(d) list or TMDL, particularly noting if sediment or related parameters (e.g., total suspended solids, turbidity, or siltation) are included.
 - 2) Operator Discharge Identification: Clarify whether the operator's discharge is specifically or generally identified on the 303(d) list or related assumptions and allocations identified in the TMDL.
 - 3) Consistency Measures: Detail the measures taken by the operator to ensure that pollutant discharges from the site align with the assumptions and allocations of the TMDL.

If DEQ identifies during the review process that the proposed project will discharge to a receiving water that is on the most recent 303(d) list or with an approved TMDL, DEQ may request the applicant to incorporate additional BMPs into the SWPPP.

- E. Documentation of Permit Eligibility Related to Discharges into an ERW, NSW, or ESW. The SWPPP shall include information on whether the construction site is located within a watershed of an ERW, ESW, or NSW. If the site is located within such a watershed, the SWPPP may need to implement additional BMPs for these areas. These practices shall be considered during site activities and incorporated into the construction site SWPPP to ensure ongoing protection of water resources.

- F. Documentation of Permit Eligibility Related to Potential Losing Stream and/or Sensitive Aquatic Species Native to These Areas. The SWPPP shall document whether the construction site is located within the watershed of a potential losing stream or an area with sensitive aquatic species native to such environments. If the site is within a watershed of a potential losing stream and/or an area with sensitive aquatic species, the SWPPP may need to incorporate BMPs specific for these areas. These practices shall be applied and reviewed throughout site activities with SWPPP updates made as necessary to protect water resources effectively.
- G. Attainment of Water Quality Standards After Authorization.
- 1) The permittee shall comply with Part I.B.22; and
 - 2) The SWPPP shall include a signed certification (Part II.B.10) for attainment of water quality standards after authorization.
- H. Site Map Requirements. The SWPPP shall include a legible, to-scale site map (or multiple maps, as needed) that identifies the following details at a minimum for effective stormwater and pollution control:
- 1) Pre-construction Topography: Show a topographic view of the site before construction begins.
 - 2) Stormwater Flow Direction: Use arrows to indicate stormwater flow direction, including approximate slopes anticipated after grading.
 - 3) Areas of Soil Disturbance: Delineate areas of soil disturbance and areas that will not be disturbed with regards to construction activities and construction off-site support activities covered by the permit.
 - 4) BMPs: Indicate the locations of all major structural and nonstructural controls identified in the SWPPP.
 - 5) Construction Entrance and Exits: Indicate the location of the main entrance and exit of the construction site.
 - 6) Stabilization Locations: Identify areas expected for stabilization practices.
 - 7) Construction Support Areas: Show locations for off-site construction support activities (e.g., materials, waste, borrow areas, and equipment storage areas).
 - 8) Concrete Wash-out Areas: Indicate the location of concrete wash-out areas on the site.
 - 9) Waters of the State and Buffers: Identify the location(s) of waters of the state, associated natural buffer boundaries, and available floodplain and floodway boundaries located onsite or directly adjacent to the project area.
 - 10) Stormwater Discharge Points: Identify the locations where stormwater is discharged into waters of the state or a MS4.
 - 11) Off-site Stormwater Discharges: Continuously update locations where stormwater is discharged off-site.
 - 12) Final Stabilization Areas: Indicate areas where final stabilization is complete and no further construction-phase permit requirements are needed.
 - 13) Map Legend: Include a legend to clarify symbols and labels used for erosion and sediment BMPs on the site map or detail sheet.
 - 14) Storm Drain Inlet Locations: Mark any storm drain inlets on-site and in the immediate site vicinity.
- I. Stormwater Controls. Each SWPPP shall include a comprehensive description of the stormwater controls and measures to be installed and managed at the construction site. The plan shall clearly identify each construction activity as described in the project description, the specific BMPs associated with these activities, and the schedule for implementing each measure during the construction process. Install

perimeter controls after the initial clearing and grubbing required for their placement but before further clearing and grubbing of remaining site areas. Perimeter controls shall be actively maintained until final stabilization of all site areas above them is complete. All temporary controls shall be removed and disposed of properly once final stabilization is achieved.

The SWPPP shall address the following minimum components for control implementation:

- 1) Initial Site Stabilization, Erosion and Sediment Controls, and BMPs: The permittee shall design, install, implement, and maintain effective erosion and sediment controls to minimize pollutant discharge. At a minimum, the SWPPP shall address the following controls and BMPs:
 - a. Disturbance Limitations: For larger common plans of development or sale, only areas needed for initial street, drainage, and utility construction (such as borrow pits or parking areas) may be disturbed initially. Further areas may only be disturbed once initial areas are stabilized.
 - b. Retention of Sediment On-Site: Erosion and sediment controls, such as site stabilization and check dams, shall be designed to retain sediment on-site to the extent practicable.
 - c. Proper Installation and Maintenance: All BMPs shall be properly selected, installed, and maintained in accordance with the manufacturer's specifications, good engineering practices, and construction practices. If inspections or other information indicates a control is ineffective or improperly used, the permittee shall modify or replace the control as needed.
 - d. Removal of Off-Site Sediment: Any sediment that escapes the construction site shall be removed before the next business day to minimize off-site impacts (e.g., sediment in the street could enter storm sewers with the next rain or pose a safety hazard to public street users). This permit does not give the authority to trespass onto other property; therefore, the permittee shall obtain permission from neighboring landowners for off-site sediment removal.
 - e. Sediment Trap/Pond Maintenance: Remove sediment from sediment traps or sedimentation ponds when design capacity is reduced by 50%.
 - f. Pollutant Source Prevention: Construction debris, litter, and chemicals exposed to precipitation and stormwater shall be prevented from becoming pollutant sources (e.g., screened outfalls should be cleaned daily).
 - g. Off-Site Support Activity Compliance: Construction support activities (e.g., material storage areas, soil stockpiles, borrow areas) used exclusively by the permitted project are part of the project and shall be addressed in the SWPPP.
- 2) Stabilization Practices: The SWPPP shall include at least the following information on stabilization practices:
 - a. Description and Schedule: Provide a description of initial, interim, and permanent stabilization practices, along with a schedule specific to the site for implementing these practices. The plan shall ensure that existing vegetation is preserved where attainable and that disturbed areas are stabilized promptly. Stabilization practices may include methods such as mulching, temporary and permanent seeding, geotextiles, sod stabilization, natural buffer strips, tree protection, preservation of mature vegetation, or other suitable measures.
 - b. Natural Buffer Areas: DEQ requires a natural buffer zone between the top of the stream bank and any disturbed areas. The SWPPP shall describe the approach to maintaining this buffer. For construction sites involving clearing and grading, at least a twenty-five (25) foot natural buffer from any named or unnamed streams, creeks, rivers, lakes, or other water bodies is required. A

minimum fifty (50) foot buffer is required for TMDL waterbodies, 303(d)-listed waters, ERWs, ESWs, NSWs, or as specified by the Director. If work shall occur within the recommended buffer, documentation shall be provided in the SWPPP, including alternate methods used to reduce pollutant discharges, and the SWPPP shall include documentation that the area was stabilized as soon as possible. Exceptions for water crossings, limited water access, or buffer restoration are allowed but shall be documented in the SWPPP, including reasoning for encroachment. Above-grade clearing without soil disturbance in the buffer zone does not need to meet buffer zone requirements.

Note: This requirement is not intended to interfere with any other ordinance, rule, regulation, statute, or other provision of law.

- c. **Records of Stabilization:** A record of the dates when grading activities, temporary or permanent cessation of construction activities in specific site areas, and the initiation of stabilization measures shall be included in the plan.
- d. **Stabilization Deadlines After Temporary Cessation:** Stabilization measures shall be initiated as soon as practicable in site areas where construction activities have temporarily ceased but shall be initiated within fourteen (14) calendar days. Exceptions are:
 - (1) When snow cover prevents stabilization, measures shall begin as soon as practicable.
 - (2) In arid, semiarid, and drought-affected areas where vegetative stabilization is infeasible, alternative stabilization methods shall be used as specified by the permitting authority.
- e. **Stabilization Deadline After Permanent Cessation:** Stabilization shall begin immediately in areas where construction activities have permanently ceased. Exceptions are:
 - (1) If snow cover prevents immediate stabilization, measures should begin as soon as conditions allow.
 - (2) In arid, semiarid, and drought-affected areas, alternative stabilization measures shall be employed if vegetative stabilization is impractical, as directed by the permitting authority.
- 3) **Structural Practices:** The SWPPP shall include a description of structural practices aimed at diverting flows from exposed soils, storing flows, or otherwise limiting runoff and the discharge of pollutants from exposed areas. Structural practices should be placed on upland soils to the extent feasible, and their installation may be subject to Section 404 of the Clean Water Act. Common practices may include:
 - Silt fences (installed and maintained)
 - Earthen dikes (to prevent run-on)
 - Drainage swales (to prevent run-on)
 - Check dams
 - Subsurface drains
 - Pipe slope drains
 - Storm drain inlet protection
 - Rock outlet protection

- Sediment traps
- Reinforced soil retaining systems
- Gabions
- Temporary or permanent sediment basins

Note: A combination of erosion and sediment BMPs is recommended to maximize pollutant removal. Check dams, sediment traps, and sediment basins shall have adequate spillway cross-sectional area and reinforcement.

a. Sediment Basins:

(1) For Common Drainage Locations of Ten (10) Acres or More:

- (a) A temporary or permanent sediment basin shall be provided where attainable to serve areas draining ten (10) or more acres to a common point. The basin's storage capacity shall be the smaller of:
 - (i) 3,600 cubic feet per acre, or
 - (ii) A volume based on the runoff from a 10-year, 24-hour storm.
- (b) The basin's outlet shall be designed to drain within twenty-four (24) to seventy-two (72) hours, with twenty-four (24) hours providing adequate settling and seventy-two (72) hours mitigating vector control concerns. As a rule of thumb, design one square foot per acre for a spillway. If a pipe outlet is used, an emergency spillway is required.
- (c) In evaluating attainability to install a sediment basin, factors such as soil conditions, slope, and available area should be considered. If a sediment basin is unattainable, provide an explanation in the SWPPP, and use smaller sediment basins, sediment traps, natural buffer strips, or other effective controls as required for all side and downslope boundaries.
- (d) The SWPPP shall include plans for sediment basin removal or final use.

(2) For areas draining less than ten (10) acres, sediment traps, silt fences, or similar sediment controls are required for side and downslope boundaries unless a sediment basin is provided in accordance with Part II.A.4.I.3.a(1)(a)(i) and (ii). The basin's outlet should be designed to drain within twenty-four (24) to seventy-two (72) hours, with twenty-four (24) hours providing adequate settling and seventy-two (72) hours mitigating vector control concerns. As a rule of thumb, design one square foot per acre for a spillway. If a pipe outlet is used, an emergency spillway is required. The Director may require a sediment basin at their discretion to protect state waters.

b. Velocity Dissipation Devices:

Velocity dissipation devices (e.g., rip rap or check dams) shall be installed at discharge points, within concentrated flow areas serving two (2) or more acres, and along any outfall channel. These controls reduce flow velocity to prevent erosion, protecting the natural physical and biological characteristics of the receiving water.

Note: Avoid using hay bales in concentrated flow areas, as they are ineffective for this purpose.

J. Other Controls.

- 1) **Prohibition on Discharges:** No solid materials, including building materials, shall be discharged to waters of the state or off-site areas, in accordance with Part I.B.13.D.2 of the CGP.
- 2) **Minimizing Off-Site Vehicle Tracking and Dust:** Operators shall minimize off-site vehicle tracking of sediment as well as dust generation throughout the construction site and from all on-site and off-site construction support activities. This may be achieved through measures such as stabilized construction entrances and exits, vehicle tire washing, regular sweeping of paved surfaces, and other appropriate dust control practices.
- 3) **Alternative for Small Lots:** For lots smaller than one (1) acre, additional measures, such as daily street sweeping, may be used alongside a stabilized construction entrance. This may allow for a shorter construction entrance.
- 4) **Compliance with Waste Disposal Regulations:** The SWPPP shall ensure compliance with all applicable state or local regulations regarding waste disposal, as well as temporary and permanent sanitary sewer or septic systems.
- 5) **Concrete Waste Control:** Discharge of liquid concrete waste to waters of the state is prohibited. If on-site concrete washout occurs, controls shall be in place to prevent discharge of concrete washout waters.
- 6) **Contaminant Control from Storage Areas:** Discharge of contaminants from fuel storage, hazardous waste storage, or truck wash areas to waters of the state or off-site is prohibited. Methods for protecting these areas shall be identified and implemented, and these areas shall not be located near any waterbody on or near the project.

K. Non-Stormwater Discharges. Sources of non-stormwater, as listed in Part I.B.10 of this CGP, that combine with stormwater discharges associated with construction activity shall be identified in the SWPPP. This list shall detail site-specific non-stormwater discharge sources.

L. Post-Construction Stormwater Management. The operator shall provide a description of measures to be installed during construction to control pollutants in stormwater discharges occurring after construction is complete. Structural measures shall be placed on upland soils to the degree practicable. The installation of these devices may be subject to Section 404 of the Clean Water Act. This CGP addresses only the installation of stormwater management measures, not the ongoing operation or maintenance of these structures post-construction, after the site has reached final stabilization.

However, post-construction stormwater BMPs that discharge pollutants from a point source upon construction completion may require authorization under a separate DEQ NPDES permit. Potential practices include but are not limited to:

- Onsite infiltration of runoff
- Flow attenuation using open vegetated swales and natural depressions
- Stormwater retention structures
- Stormwater detention structures (e.g., wet ponds)
- Sequential systems combining several of these practices

Where feasible, stormwater management controls should be designed and installed to achieve at least eighty percent (80%) removal of total suspended solids from post-construction flows exceeding

predevelopment levels. If this goal cannot be met, the operator shall provide justification for excluding each listed practice based on site-specific conditions.

- M. Applicable State or Local Programs. The SWPPP shall be updated as necessary to incorporate any revisions to applicable federal, state, or local regulations that impact the stormwater controls implemented at the site.
- N. Inspections. Inspections shall be conducted by qualified personnel designated by the operator. These inspections shall cover all areas of the site disturbed by construction activities, as well as any off-site construction support activities exposed to precipitation and stormwater. Inspectors are responsible for identifying evidence of pollutants entering the stormwater conveyance system or potential risks thereof. All stormwater BMPs shall be observed to verify proper installation, operation, and maintenance. Inspectors shall evaluate discharge locations to determine the effectiveness of stormwater BMPs in preventing significant impacts to waters of the state or off-site, where accessible. If discharge locations are inaccessible, nearby downstream locations should be inspected as practicable. Areas where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.

Inspections may not be required if the remaining lot(s) within a larger common plan of development or sale disturb less than one acre of land. Furthermore, inspections may not be required for a completed section of a linear project if final stabilization has been achieved for that section.

The operator may reduce the frequency of inspections to twice per month, with no more than 14 calendar days between inspections, for the first month following completion of final stabilization in any portion of the site. After this initial month, inspections for that portion of the site may be further reduced to once per month until permit coverage is terminated. If construction activity resumes in any portion of the site where inspection frequency has been reduced, the inspection schedule shall immediately revert to the frequency required under this section. The operator must document in the SWPPP the beginning and ending dates of each period when the reduced inspection frequency applies.

Stabilized areas of the project shall be documented in the SWPPP and site map, including the date of stabilization. The operator shall ensure that no sediment leaves the stabilized lot(s). If this assurance cannot be provided, inspections shall continue.

- 1) Inspection Frequency: Inspections shall be conducted according to one of the following schedules, which shall be specified in the SWPPP:
 - a. At least once every seven (7) calendar days, or
 - b. At least once every fourteen (14) calendar days and within twenty-four (24) hours of the end of a storm event of 0.25 inches or greater. The operator shall measure rainfall by either a properly maintained rain gauge installed on-site, a weather station located within one (1) mile of the site, or a weather reporting system that provides site-specific rainfall data from radar summaries. For any 24-hour period during which 0.25 inches or more of rainfall occurs, the total rainfall measured or reported shall be recorded in accordance with the inspection requirements. The location of the rain gauge, address of the weather station, or weather reporting system used shall be included with the SWPPP.

- 2) **Inspection Form:** The DEQ inspection form should be used for all inspections. The inspection form shall include all stormwater controls being implemented onsite, as well as those related to construction support activities off-site. The DEQ inspection form can be found on DEQ website: <https://www.adeg.state.ar.us/water/permits/npdes/stormwater/>. The inspection form shall be completed within 24 hours of the inspection.

If a different form is used, it shall contain, at a minimum, the following information:

- a. Inspector Name and Title
- b. Date of Inspection
- c. Amount of Rainfall and Days Since Last Rain Event (only applicable to Part II.A.4.N.1.b)
- d. Approximate Beginning and Duration of the Storm Event
- e. Description of Any Discharges Observed During Inspection
- f. Locations of Discharges of Sediment or Other Pollutants
- g. Locations of BMPs Needing Maintenance or Where Maintenance Was Performed
- h. Condition of BMPs (indicating if they are in working order, whether maintenance is required, including scheduled and completed dates)
- i. Locations Requiring Additional Controls
- j. Location and Dates of Major Construction Activities (beginning, occurring, or ceasing)
- k. Signature of the responsible official or duly authorized representative (in accordance with Part II.B.9)

Additional information may be added to the inspection report at the permittee's discretion.

- 3) **Inspection Records:** Each inspection report shall be retained as part of the SWPPP for a minimum of three (3) years from the date the NOT letter is signed by DEQ. Each report shall be signed and include a certification statement in accordance with Part II.B.9 and Part II.B.10.
- 4) **Winter Conditions:** Inspections are not required at construction sites or construction support activities located off-site when snow cover exists over the entire site for an extended period, and melting conditions are absent. However, if runoff occurs from the site during this time, melting conditions will be considered present, and the inspection waiver will not apply. Regular inspections, as specified in this CGP, are required at all other times. If winter conditions hinder compliance with the permit, documentation of the start and end dates of these conditions shall be included in the SWPPP.
- 5) **Adverse Weather Conditions:** Adverse weather conditions are those that pose danger or create inaccessibility for personnel, such as local flooding, high winds, electrical storms, or extended frozen conditions. When such conditions prevent site inspections, they shall be conducted as soon as it is safe and feasible to do so. If these conditions hinder compliance with the permit, documentation of the start and end dates of the adverse weather shall be included in the SWPPP.
- O. **Maintenance.** The SWPPP shall include a description of procedures to maintain vegetation, erosion and sediment BMPs, and other protective measures in good and effective operating condition. Any necessary repairs identified during inspections shall be completed, when practicable, before the next storm event and no later than three (3) business days from the time of discovery, unless otherwise directed by state or local officials. If it is infeasible to complete the installation or repair within the 3-day timeframe, you must document in your records the reason for the delay, along with a schedule for completing the work and making the stormwater control(s) operational as soon as feasible. Where these actions result in changes to

any stormwater controls or procedures documented in your SWPPP, you must modify your SWPPP accordingly. If conditions do not allow for the use of large equipment, a longer timeframe may be permitted, provided that the delay is thoroughly documented on the inspection form.

Maintenance for manufactured controls shall adhere to the manufacturer's specifications. For non-manufactured controls (e.g., check dams and sediment traps), maintenance is required when 50% of the treatment capacity remains.

P. *Training Requirements.*

- 1) Stormwater Team Training: Before construction activities begin, all stormwater team members shall ensure they understand the permit requirements and their specific responsibilities. These responsibilities include the elements and requirements of the SWPPP and the general permit, including:
 - a. CGP requirements and deadlines for installing, maintaining, and removing stormwater controls, including site stabilization.
 - b. Onsite locations of all stormwater controls and proper methods for maintaining these controls.
 - c. Site-specific pollution prevention procedures required by the permit.
 - d. Inspection protocols, detailing when and how inspections should be conducted, how to record findings, and the appropriate corrective actions to address any deficiencies.

Applicable training shall be led by a knowledgeable and qualified trainer. While formal training sessions provided by universities or third-party organizations are optional, they are recommended for qualified trainers. The permittee is ultimately responsible for verifying that the training content is comprehensive and enables personnel to effectively implement the permit requirements.

The SWPPP shall identify periodic dates for such training for all personnel, and records of training shall be maintained with the SWPPP. Training records that are maintained electronically (e.g., database or digital recordkeeping system) do not need to be physically included with the SWPPP but shall be readily accessible upon request.

- 2) Inspector Training: Personnel responsible for conducting site inspections shall meet at least one of the specific qualifications to be recognized as a "qualified person." The qualification requirements are as follows:
 - a. EPA Training Completion: Individuals shall successfully complete the EPA construction inspection course specifically developed for EPA's 2022 CGP and pass the associated exam to obtain an understanding of the key areas identified at 2.b. below. This course can be taken online on the EPA's website at <https://www.epa.gov/npdes/construction-inspection-training-course>.
 - b. Valid Construction Inspection Certification: Alternatively, individuals may hold a current construction inspection certification or license from an accredited program covering the following key areas:
 - i. Erosion and Sediment Control: Core principles and practices for managing erosion, sediment control, and pollution prevention at construction sites.

- ii. Installation and Maintenance: Proper methods for installing and maintaining erosion and sediment controls and pollution prevention measures.
- iii. Inspection Procedures: Standard procedures for conducting inspections and completing required reports and documentation.

Note: If any of these topics are not covered in a non-EPA certification program, supplementary training with the EPA course is recommended to ensure comprehensive coverage.

5. **Plan Certification.** The SWPPP Certification shall be signed by either the responsible official or the duly authorized representative identified on the NOI. All documents required by the permit and any additional information requested by the Director shall also be signed by the operator or a duly authorized representative of the operator (refer to Part II.B.10 below for certification details).

SECTION B: STANDARD PERMIT CONDITIONS

1. **Retention of Records.**

- A. The operator shall retain records of all Stormwater Pollution Prevention Plans, all inspection reports required by this permit, and records of all data used to complete the NOI to be covered by this permit for a period of at least three (3) years from the date the NOT letter is signed by DEQ. This period may be extended by request of the Director at any time.
- B. The operator shall retain a signed copy of the SWPPP and inspection reports required by this permit at the construction site from the date of project initiation to the date of final stabilization.

2. **Duty to Comply.** The operator shall comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the federal Clean Water Act and the Arkansas Water and Air Pollution Control Act and is grounds for: enforcement action; permit termination, revocation and re-issuance, or modification; or denial of a permit renewal application.

3. **Penalties for Violations of Permit Conditions.** The Arkansas Water and Air Pollution Control Act (Ark. Code Ann. § 8-4-101 et seq.) provides that any person who violates any provisions of a permit issued under the Act shall be guilty of a misdemeanor and upon conviction thereof shall be subject to imprisonment for not more than one (1) year, or a criminal penalty of not more than twenty-five thousand dollars (\$25,000) or by both such fine and imprisonment for each day of such violation. Any person who violates any provision of a permit issued under the Act may also be subject to civil penalty in such amount as the court shall find appropriate, not to exceed ten thousand dollars (\$10,000) for each day of such violation. The fact that any such violation may constitute a misdemeanor shall not be a bar to the maintenance of such civil action. Any person that purposely, knowingly, or recklessly causes pollution of the water of the state in a manner not otherwise permitted by law and thereby places another person in imminent danger of death or serious bodily injury shall be guilty of a felony and shall be subject to imprisonment, a fine not more than two hundred fifty thousand dollars (\$250,000), or both such fine and imprisonment.

4. **Continuance of the General Permit.** Permittees wishing to continue coverage under this general permit shall submit a Renewal NOI (see Part I.B.4 for where to submit documentation) up to one hundred eighty (180) days prior to the expiration date, but no later than thirty (30) days prior to the expiration date. No additional fee is required to be submitted along with the Renewal NOI.

An expired general permit continues in force and effect until a new general permit is issued. If this permit is not reissued or replaced prior to the expiration date, it will be administratively continued in accordance with Ark. Code Ann. § 8-4-203(m) and remain in force and effect. If a permittee was granted permit coverage prior to the expiration date, the permittee will remain covered by the continued permit until the earliest of:

- A. The effective date of the re-issuance or replacement of this permit and a timely submittal of a renewal NOI by the operator; or
- B. The operator's submittal and DEQ approval of a NOT; or
- C. Issuance and effectiveness of an individual permit for the project's discharges and completion of item B of this section (see Part I.B.24); or

D. A formal permit decision by DEQ to not reissue this general permit, at which time operators shall seek coverage under an alternative permit (see Part I.B.24).

Small site operators are responsible for ensuring that the site is in compliance with any changes or updates of this general permit by reviewing DEQ's website at:

<https://www.adeg.state.ar.us/water/permits/npdes/stormwater/>

Small site operators shall update their SWPPP by the effective date of this CGP and maintain a current SWPPP on site as required by Part II.A.3.

5. **Need to Halt or Reduce Activity Not a Defense.** It shall not be a defense for an operator in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.
6. **Duty to Mitigate.** The operator shall take all reasonable steps to minimize or prevent any discharge or sludge use or disposal in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.
7. **Duty to Provide Information.** The operator shall furnish to the Director, an authorized representative of the Director, the EPA, a State, or local agency reviewing sediment and erosion plans, grading plans, or stormwater management plans, or in the case of a stormwater discharge associated with industrial activity which discharges through an MS4 with an NPDES permit, to the municipal operator of the system, within a reasonable time, any information which is requested to determine compliance with this permit.
8. **Other Information.** When the operator becomes aware that he or she failed to submit any relevant facts or submitted incorrect information in the NOI or in any other report to the Director, he or she shall promptly submit such facts or information.
9. **Signatory Requirements.** All NOIs, reports, or information submitted to the Director shall be signed and certified by the operator.

A. All NOIs shall be signed as follows:

- 1) **For a corporation:** by a responsible corporate officer. For purposes of this section, a responsible corporate officer means:
 - a. A president, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or
 - b. The manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility, including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to ensure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or

delegated to the manager in accordance with corporate procedures.

- 2) For a partnership or sole proprietorship: by a general partner or the proprietor, respectively;
- 3) For a municipality, state, federal or other public agency: by either a principal executive or ranking elected official. For purposes of this section, a principal executive officer of a federal agency includes:
 - a. The chief executive officer of the agency; or
 - b. A senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency.

B. All reports required by the permit and other information requested by the Director shall be signed by a person described above or by a duly authorized representative of that person. A person is a duly authorized representative only if:

- 1) The authorization is made in writing by a person described above and submitted to the Director;
- 2) The authorization specifies either an individual or a person having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field, superintendent, or position of equivalent responsibility, or position of equivalent responsibility for environmental matters for the company (a duly authorized representative may thus be either a named individual or any individual occupying a named position); and
- 3) Changes to authorization. If an authorization under this Part is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization satisfying the above requirements shall be submitted to the Director prior to or together with any reports, information, or applications to be signed by an authorized representative.

10. Certification. Any person signing a document under this section shall make the following certification:

“I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Note: For this permit only, “this document” refers to the Stormwater Pollution Prevention Plan, “attachments” refers to the site map and inspection forms, and “system” is referencing the project site.

11. Penalties for Falsification of Reports. The Arkansas Water and Air Pollution Control Act provides that any person who knowingly makes any false statement, representation, or certification in any application, record, report, plan or other document filed or required to be maintained under this permit shall be subject to civil penalties as specified in Part II.B.3 of this permit and/or criminal penalties under the authority of the Arkansas Water and Air Pollution Control Act (Ark. Code Ann. § 8-4-101 et seq.).

- 12. Penalties for Tampering.** The Arkansas Water and Air Pollution Control Act provides that any person who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required to be maintained under the Act shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to imprisonment for not more than one (1) year or a fine of not more than twenty-five thousand dollars (\$25,000), or by both such fine and imprisonment.
- 13. Oil and Hazardous Substance Liability.** Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the operator from any responsibilities, liabilities, or penalties to which the operator is or may be subject under Section 311 of the Clean Water Act or Section 106 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- 14. Property Rights.** The issuance of this permit does not convey any property rights of any sort or any exclusive privileges, nor does it authorize any injury to private property, any invasion of personal rights, or any infringement of federal, state, or local laws or regulations.
- 15. Severability.** The provisions of this permit are severable. If any provision of this permit or the application of any provision of this permit to any circumstance is held invalid, the application of such provisions to other circumstances and the remainder of this permit shall not be affected thereby.
- 16. Transfers.** This permit is not transferable to any person except after notice to the Director. A transfer form shall be submitted to DEQ as required by this permit.
- 17. Proper Operation and Maintenance.** The operator shall, at all times:
- A. Properly operate and maintain all systems of treatment and control (and related appurtenances) that are installed or used by the operator to achieve compliance with the conditions of this permit. This provision requires the operation of backup or auxiliary facilities or similar systems which are installed by an operator only when the operation is necessary to achieve compliance with the conditions of the permit.
 - B. Provide an adequate operating staff that is duly qualified to carry out operation, inspection, maintenance, and testing functions required to ensure compliance with the conditions of this permit.
- 18. Inspection and Entry.** The operator shall allow the Director, the EPA, or an authorized representative, or, in the case of a construction site that discharges to a municipal separate storm sewer, an authorized representative of the municipal operator of the separate sewer system receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:
- A. Enter upon the operator's premises where a regulated facility or activity is located or conducted, or where records shall be kept under the conditions of this permit;
 - B. Have access to and copy, at reasonable times, any records that shall be kept under the conditions of this permit;
 - C. Inspect at reasonable times any facilities or equipment, including monitoring and control equipment and practices or operations regulated or required by the permit;
 - D. Sample or monitor at reasonable times, for the purposes of assuring permit compliance or as otherwise authorized by the CWA, any substances or parameters at any location on the permitted property.
- 19. Permit Actions.** This permit may be modified, revoked, and reissued, or terminated for any cause including, but not limited to, the following:

- A. Violation of any terms or conditions of this permit;
- B. Obtaining this permit by misrepresentation or failure to fully disclose all relevant facts;
- C. A change in any conditions that requires either a temporary or permanent reduction or elimination of the authorized discharge;
- D. A determination that the permitted activity endangers human health or the environment and can only be regulated to acceptable levels by permit modification or termination; or
- E. Failure of the operator to comply with the provisions of PC&EC Rule 9 (Fee Rule), now codified at 8 CAR Part 12. Failure to promptly remit all required fees shall be grounds for the Director to initiate action to terminate this permit under the provisions of 40 C.F.R. § 122.64 and § 124.5(d), as adopted by reference in PC&EC Rule 6, and the provisions of PC&EC Rule 8, now codified at 8 CAR Parts 25 and 11, respectively.

20. Re-Opener Clause.

- A. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with industrial activity covered by this permit, the operator of such discharge may be required to obtain an individual permit or an alternative general permit in accordance with Part I.B.24 of this permit, or the permit may be modified to include different limitations and/or requirements.
- B. Permit modification or revocation will be conducted in accordance with the provisions of 40 C.F.R. § 122.62, § 122.63, § 122.64 and § 124.5, as adopted by reference in PC&EC Rule 6, now codified in 8 CAR Part 25.

21. Local Requirements. All dischargers shall comply with the lawful requirements of municipalities, counties, drainage districts, and other local agencies regarding any discharges of stormwater to storm drain systems or other water sources under their jurisdiction, including applicable requirements in municipal stormwater management programs developed to comply with DEQ permits. Dischargers shall comply with local stormwater management requirements, policies, or guidelines including erosion and sediment control.

22. Applicable Federal, State, or local Requirements. Permittees are responsible for compliance with all applicable terms and conditions of this permit. Receipt of this permit does not relieve any operator of the responsibility to comply with any other applicable federal, state or local statute, ordinance policy, or regulation. Nothing in this permit shall be construed to preclude the institution of any legal or enforcement actions or relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable federal, state, or local law, rule, or regulation.

23. Monitoring and Reporting. Samples and measurements collected for monitoring purposes shall be representative of the volume and characteristics of the monitored discharge activity. Permittees shall retain all monitoring information for a minimum of three (3) years from the date the permittee's authorization under this permit is terminated. This retention period may be extended upon request of the Director at any time.

Records of monitoring information must include, at a minimum:

- 1) Name and model of equipment;
- 2) Calibration date and time;
- 3) The individual who performed the calibration(s);
- 4) The date, exact place, time, and methods of sampling or measurements;
- 5) The individual(s) who performed the sampling or measurements;

- 6) The date(s) analyses were performed;
- 7) The individual(s) who performed the analyses;
- 8) The analytical techniques or methods used;
- 9) The measurements and results of such analyses; and
- 10) The chain of custody that records the sequence of custody, control, transfer, analysis, and measurement of the analyses.

Operators shall also retain all calibration and maintenance records for monitoring equipment, all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit, and any records or data used to prepare the NOI or other permit application materials.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:022

Agenda Date: 7/21/2026

Version: 1

Status: First Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CHANGE IN ZONING BOUNDARIES FROM C-3 GENERAL COMMERCIAL DISTRICT TO RM-12 LUO MULTI FAMILY RESIDENTIAL DISTRICT WITH LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 2038 NORTH CHURCH STREET, JONESBORO, ARKANSAS, AS REQUESTED BY NK & SONS INVESTMENT

WHEREAS, the owners of certain real property located at 2038 North Church Street, Jonesboro, Arkansas, have filed a request to rezone said property from C-3 General Commercial District to RM-12 LUO Multi Family Residential District with Limited Use Overlay; and

WHEREAS, the Metropolitan Area Planning Commission has reviewed said request and, after due consideration, has recommended approval of the proposed rezoning; and

WHEREAS, the proposed rezoning with conditions is deemed appropriate for the orderly growth and development of the City; and

WHEREAS, the City Council finds that the requested zoning change promotes the public health, safety, and welfare of the citizens of Jonesboro;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

SECTION 1. Chapter 117, Article III of the Code of Ordinances of the City of Jonesboro, Arkansas, be amended so as to change the zoning classification of the following described property:

FROM: **C-3 General Commercial District**
TO: **RM-12 LUO Multi Family Residential District with Limited Use Overlay**

For the following described property:

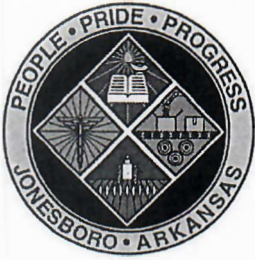
A REPLAT OF LOTS 2 AND 3 OF T.B. HEATH SUBDIVISION OF THE WEST 15 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST AS SHOWN BY PLAT RECORDED IN BOOK 48

AT PAGE 254 IN THE CIRCUIT CLERK'S OFFICE, CRAIGHEAD COUNTY COURTHOUSE, JONESBORO, ARKANSAS. ALONG WITH A PART OF 8 OF T.B. HEATH SUBDIVISION OF THE WEST 15 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECITON 7, TOWNSHIP 14 NORTH, RANGE 4 EAST AS SHOWN BY PLAT RECORDED IN BOOK 487 AT PAGE 254, IN THE CIRCUIT CLERK'S OFFICE, CRAIGHEAD OUNTY COURTHOUSE, JONESBORO, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID T.B. HEATH SUBDIVISION, THENCE SOUTH 89°28'41" EAST 3.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°28'41" EAST 313.10 FEET; THENCE NORTH 00°06'56" EAST 200.74 FEET; THENCE SOUTH 89°37'48" WEST 308.43 FEET; THENCH SOUTH 01°28'52" EAST 195.96 FEET TO THE POINT OF BEGINNING. HAVING A COMBINED AREA OF 61,629.8 SQUARE FEET, 1.42 ACRES MORE OR LESS.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual 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. The Limited Use Overlay shall limit multi-family development to a total of twelve (12) units on the property.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 2038 N. Church Street

Side of Street: East between _____

Quarter: _____ Section: 7 Township: 14 Range: 04

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: C-3 Proposed Zoning: RM 16

Size of site (square feet and acres): 61,629.8 ft/sq; 1.41 ac Street frontage (feet): 195.96

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Hwy 141 minor arterial; Daybreak is collector

Does public water serve the site? yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North C3

South C3, R3

East C3 R3

West C3

Physical characteristics of the site: Property is vacant (dilapidated structures)

Characteristics of the neighborhood: mixed commercial and R3

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail: SEE ATTACHED*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: NK & Sons Investments
Address: 2300 Alexander Ste B
City, State: Jonesboro ZIP AR
Telephone: 870 938 0288
Facsimile: _____
Signature: [Signature]

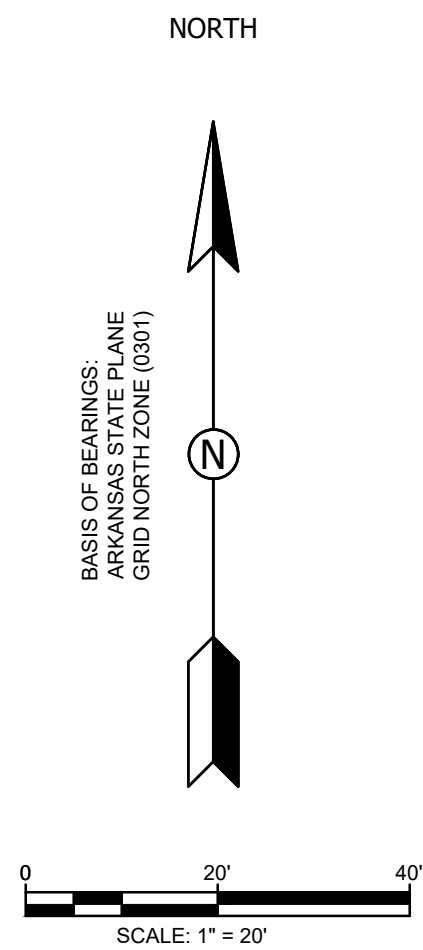
Deed: Please attach a copy of the deed for the subject property.

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

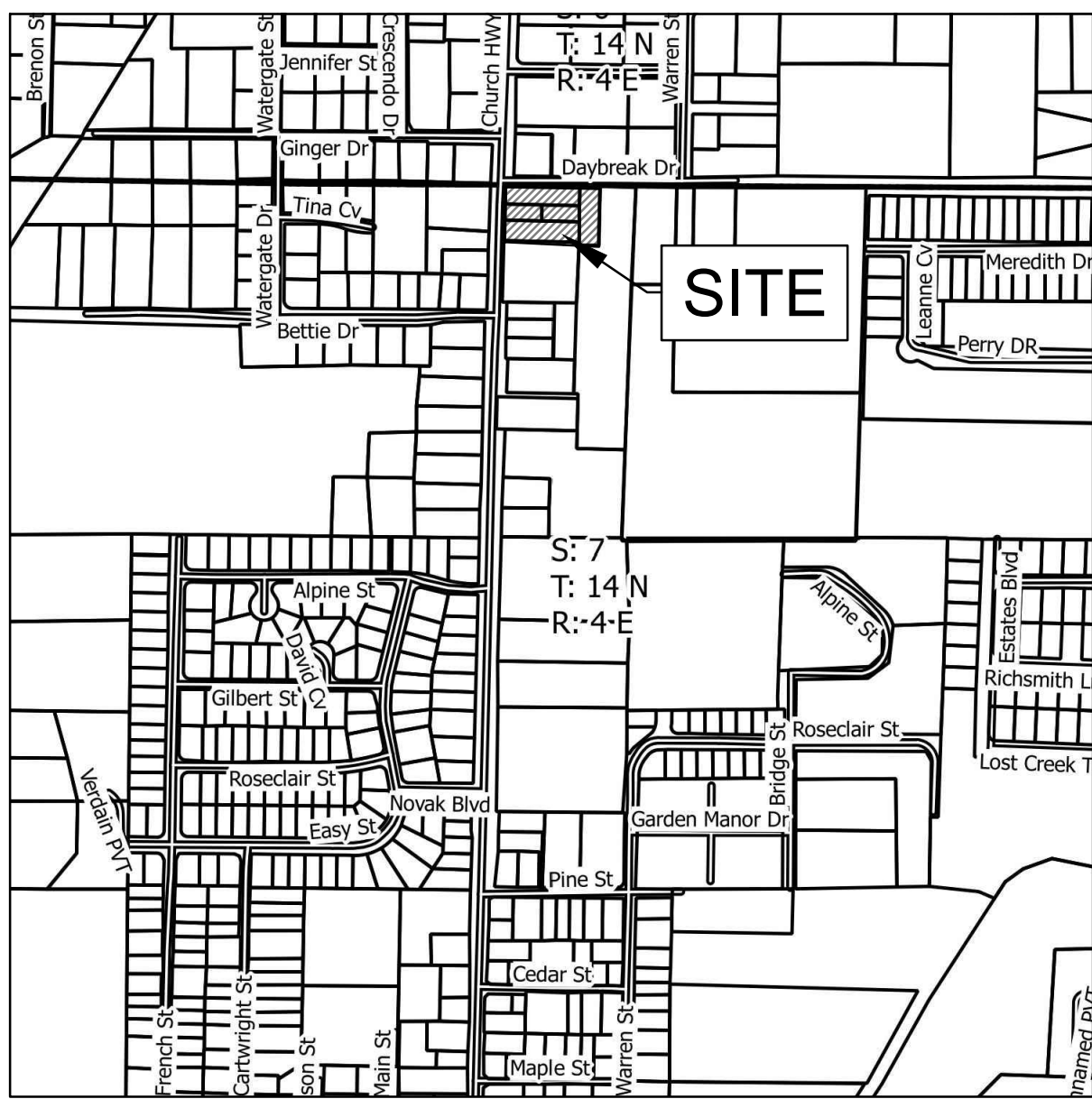
Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.



SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. ANY UTILITIES SHOWN HEREON ARE BASED SOLELY ON SURFACE EVIDENCE, UTILITY APPURTENANCES, MARKINGS, UTILITY COMPANY MAPS AND INFORMATION AVAILABLE AT THE TIME OF THE FIELD SURVEY. THE LOCATIONS SHOWN REPRESENT CONDITIONS AS OBSERVED ON THE DATE OF SURVEY AND ARE APPROXIMATE. THIS SURVEY MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS, ACCURACY, HORIZONTAL OR VERTICAL LOCATION, OR EXISTENCE OF ANY UNDERGROUND UTILITIES NOT OBSERVED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CONTACT UTILITY COMPANIES AND THE ONE CALL SYSTEM PRIOR TO EXCAVATION.
3. THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0252D, EFFECTIVE DATE 09/26/2024.
4. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - a. PLAT - NK & SONS INVESTMENTS CHURCH STREET REPLAT, CRAIGHEAD CIRCUIT CLERK, BOOK 'D' PAGE 16 (DOCUMENT #2026R-004461), DATED 03/05/2026.
 - b. PLAT - T.B. HEATH SUBDIVISION, CRAIGHEAD CIRCUIT CLERK, BOOK 48, PAGE 254, DATED 06/23/1948.
 - c. PLAT - CEDAR PARK APARTMENTS MINOR PLAT, CRAIGHEAD CIRCUIT CLERK PLAT BOOK 'C', PAGE 155, DATED 04/28/2004.
 - d. PLAT - CHRIS HINDS REPLAT, CRAIGHEAD CIRCUIT CLERK, PLAT BOOK 'C', PAGE 94, DATED 06/27/2000.
 - e. SURVEY - LOTS 4, 5, & 6 OF T.B. HEATH SUBDIVISION, BY B. WOOD PS #1817, DATED 05/23/2022.
 - f. DEED - COGGINS TO HARVEY, COFIELD, BOYD, CRAIGHEAD CIRCUIT CLERK, DOCUMENT #2025R-015422, DATED 08/13/2025.
 - g. DEED - DEMENT FAMILY TRUST TO KASSEN LIVING TRUST, CRAIGHEAD CIRCUIT CLERK, DOCUMENT #2025R-019103, DATED 10/06/2025.



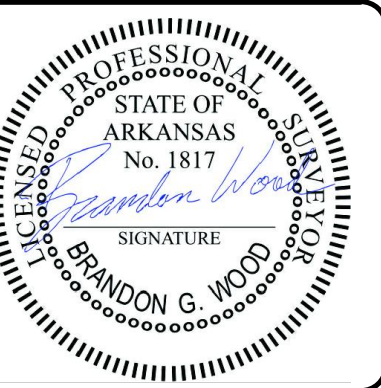
VICINITY MAP

SCALE: 1" =1000'

LEGEND

- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
- CALCULATED CORNER
- LOT TO BE EXTINGUISHED
- LOT NUMBER OF NEW LOT
- BOUNDARY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- LOT TO BE EXTINGUISHED
- OVERHEAD ELECTRIC LINE
- POWER POLE
- REC. RECORD DISTANCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817



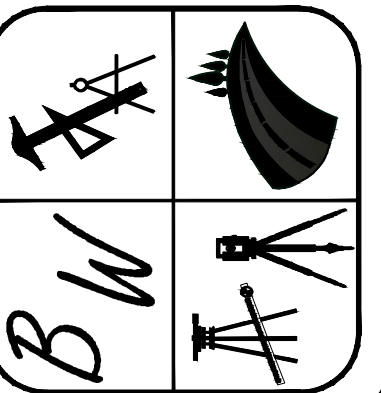
REZONING PLAT
EXISTING C-3, REQUESTING RM-16
LOT 1 OF NK & SONS INVESTMENTS CHURCH STREET REPLAT
2038 N. CHURCH ST., JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: NK & SONS INVESTMENTS LLC

DATE: 03/06/2026
REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING

112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



SURVEYOR'S CERTIFICATION:

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
BRANDON G. WOOD, P.S. # 1817

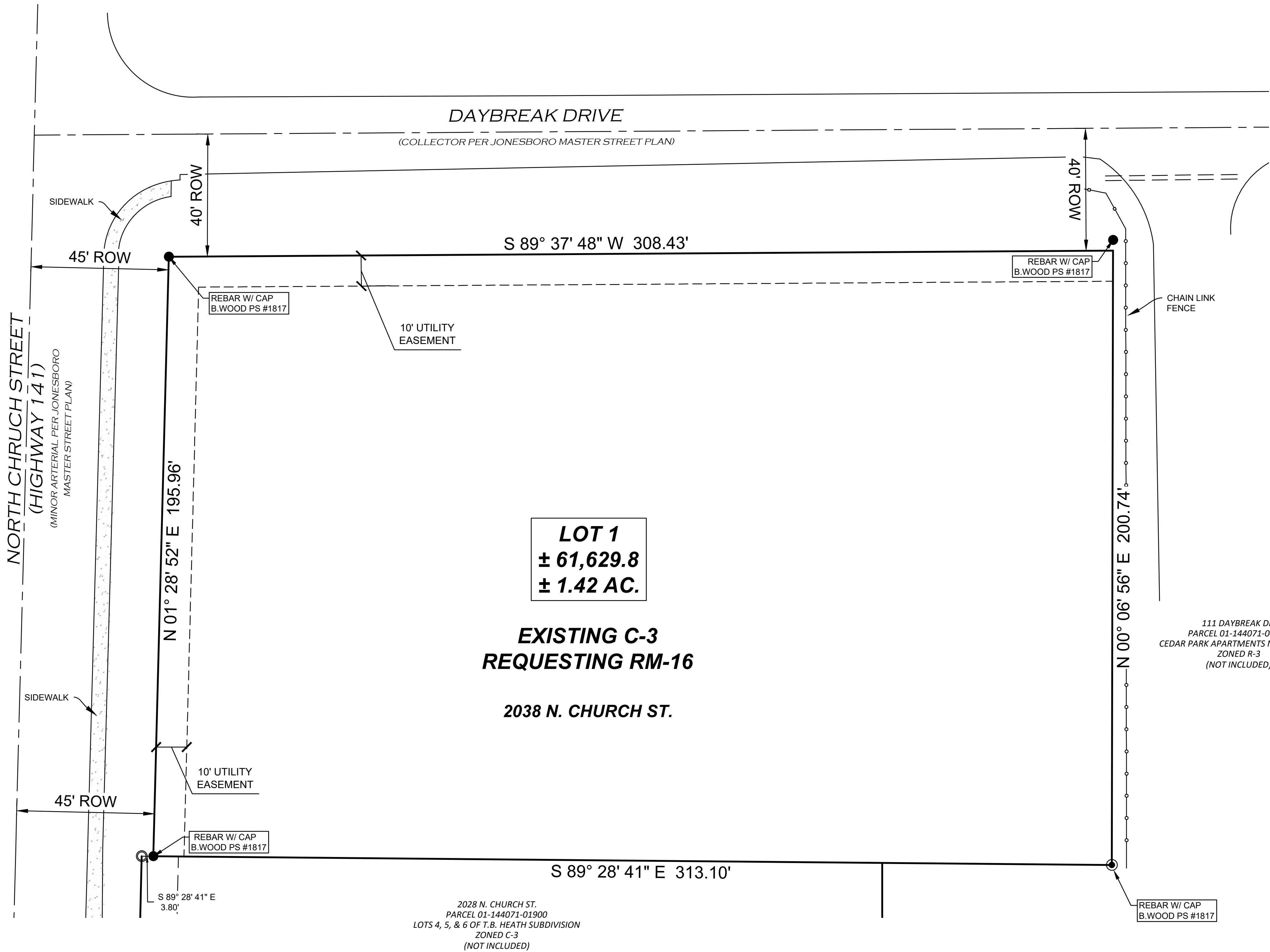
DESCRIPTION:

LOT 1 OF NK & SONS INVESTMENTS CHURCH STREET REPLAT AS SHOWN BY PLAT RECORDED IN PLAT BOOK D PAGE 16, IN THE CRAIGHEAD COUNTY CIRCUIT CLERK OFFICE, CRAIGHEAD COUNTY COURTHOUSE, JONESBORO ARKANSAS.

OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM **C-3** TO **RM-16**.

PRINTED NAME: _____ PRINTED NAME: _____
SIGNATURE: _____ SIGNATURE: _____
TITLE: _____ TITLE: _____



LOT 1
± 61,629.8
± 1.42 AC.

EXISTING C-3
REQUESTING RM-16

2038 N. CHURCH ST.

2028 N. CHURCH ST.
PARCEL 01-144071-01900
LOTS 4, 5, & 6 OF T.B. HEATH SUBDIVISION
ZONED C-3
(NOT INCLUDED)

111 DAYBREAK DR.
PARCEL 01-144071-04800
CEDAR PARK APARTMENTS MINOR PLAT
ZONED R-3
(NOT INCLUDED)

9589 0710 5270 1698 9412 90

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Gramling Law Firm

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To **DRE Coling Enterprise, LLC**
 Street and Apt. No., or PO Box No. **503 E Vine St.**
 City, State, ZIP+4® **Walnut Ridge, AR 72416**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To **Paul H Kassentherne Living Trust**
 Street and Apt. No., or PO Box No. **2020 N Church St.**
 City, State, ZIP+4® **Jonesboro, AR 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To **Jonesboro Partners LP**
 Street and Apt. No., or PO Box No. **124 One Madison Plaza Ste 1500**
 City, State, ZIP+4® **Madison, MS 39110**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Gramling Law Firm

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To **Joel Lacy Garrison Family Trust**
 Street and Apt. No., or PO Box No. **463 Janice St.**
 City, State, ZIP+4® **Paso Robles, CA 93446**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Gramling Law Firm

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To **Christopher Homes of Jonesboro**
 Street and Apt. No., or PO Box No. **2417 N Tyler St**
 City, State, ZIP+4® **Little Rock, AR 72207**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1698 9412 45

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For delivery information, visit our website at www.usps.com®.

Gramling Law Firm

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To **Russell Melissa Gibson**
 Street and Apt. No., or PO Box No. **PO Box 236**
 City, State, ZIP+4® **Narmaduke, AR 72443**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1698 9413 20

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City, State, ZIP+4®

Jonesboro, AR 72403

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City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-09

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on June 9, 2026

REQUEST: To consider a rezoning of 2038 N Church St

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3”, General Commercial district to “RM-12” Multi Family Residential District

APPLICANT: **NK & Sons Investment**

LOCATION: **2038 N Church St**

SITE DESCRIPTION: **Total Size:** Approx. 1.41 Acre- 61,692.8 S.F.
Street Frontage: Approx. Church St and Daybreak Dr

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

Physical Characteristics of the Site: Vacant Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3
South	C-3 and R-3
East	C-3 and R-3
West	C-3

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as Moderate Intensity Growth Sector

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Residential**.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

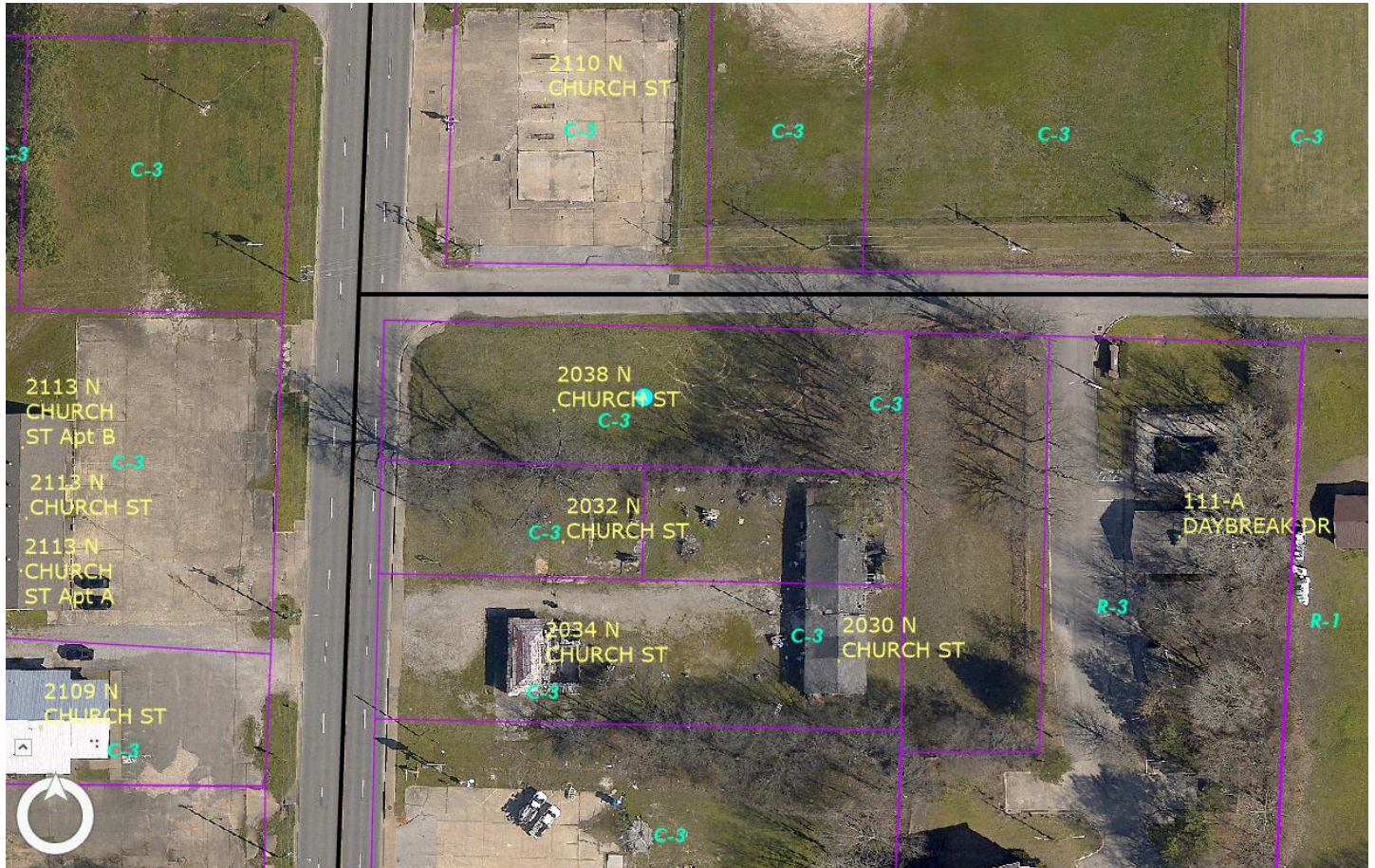
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)

.



Land Use Map

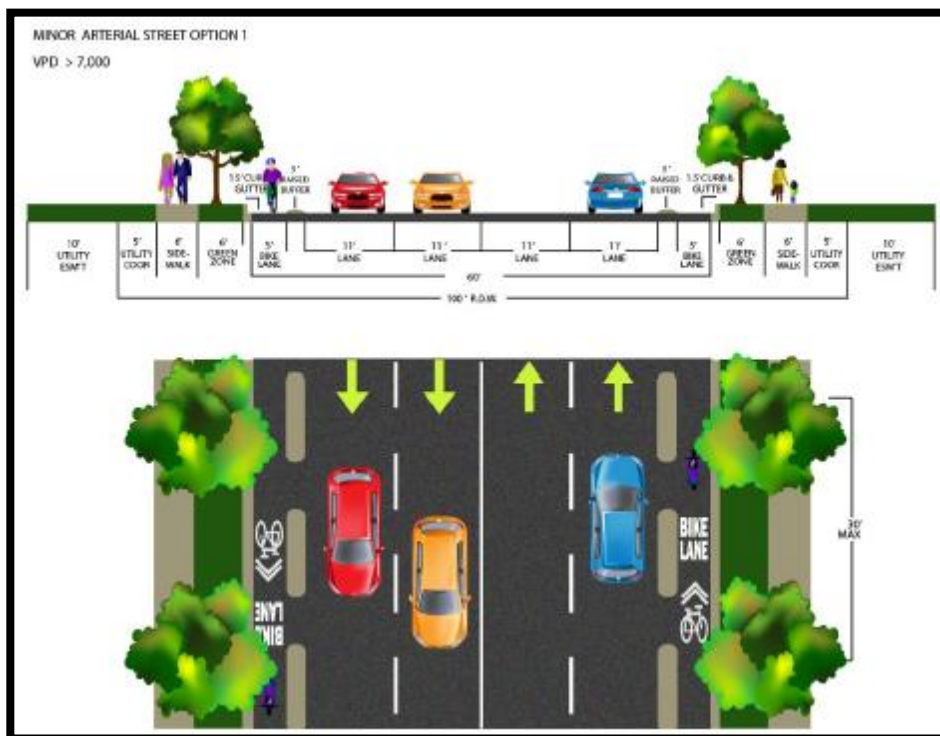
Master Street Plan/Transportation

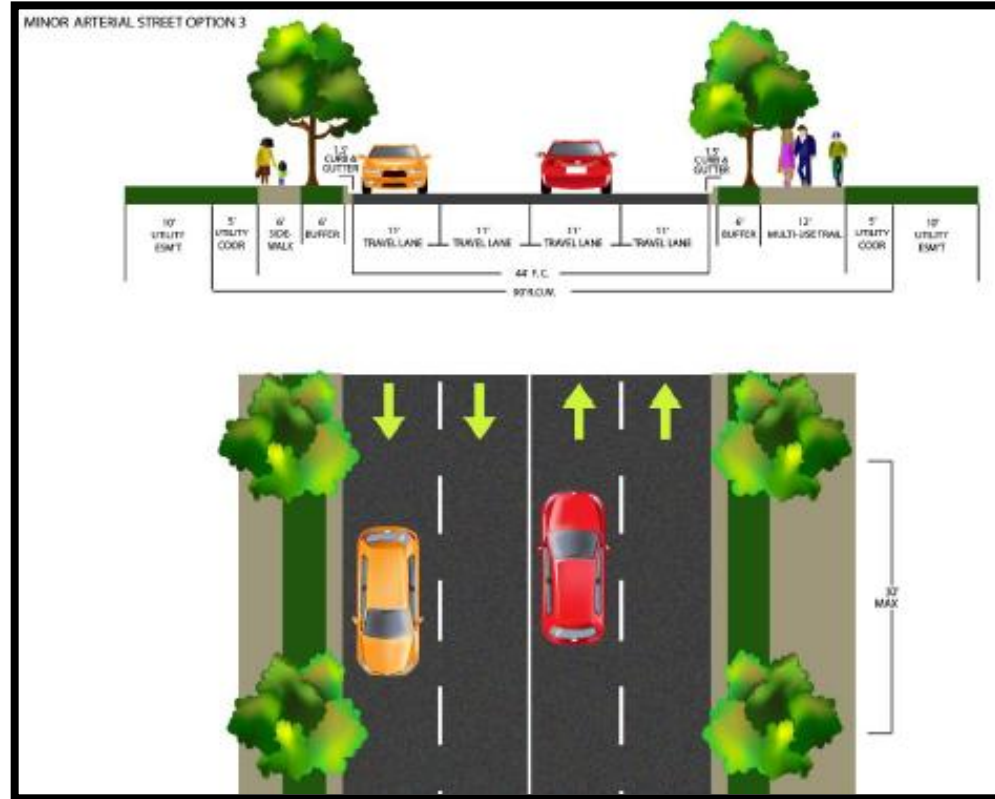
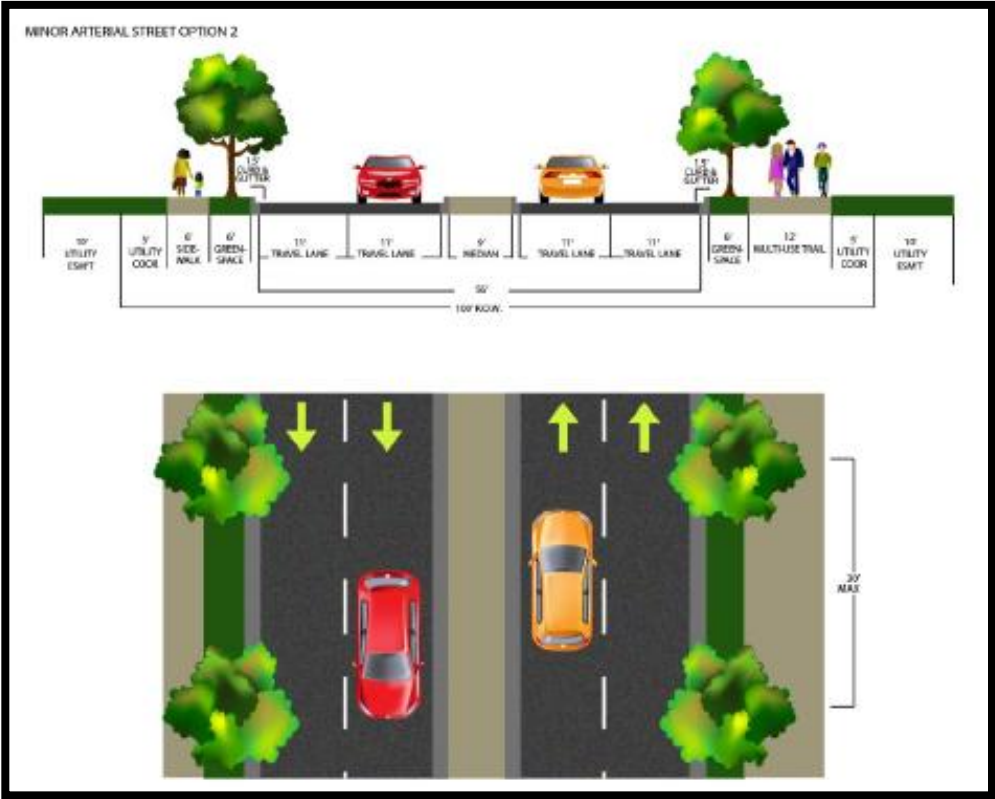
The subject property will be served by N Church St and Daybreak Dr. The Master Street Plan classifies N Church St as a Minor arterial and Daybreak Dr as Collector St.

Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

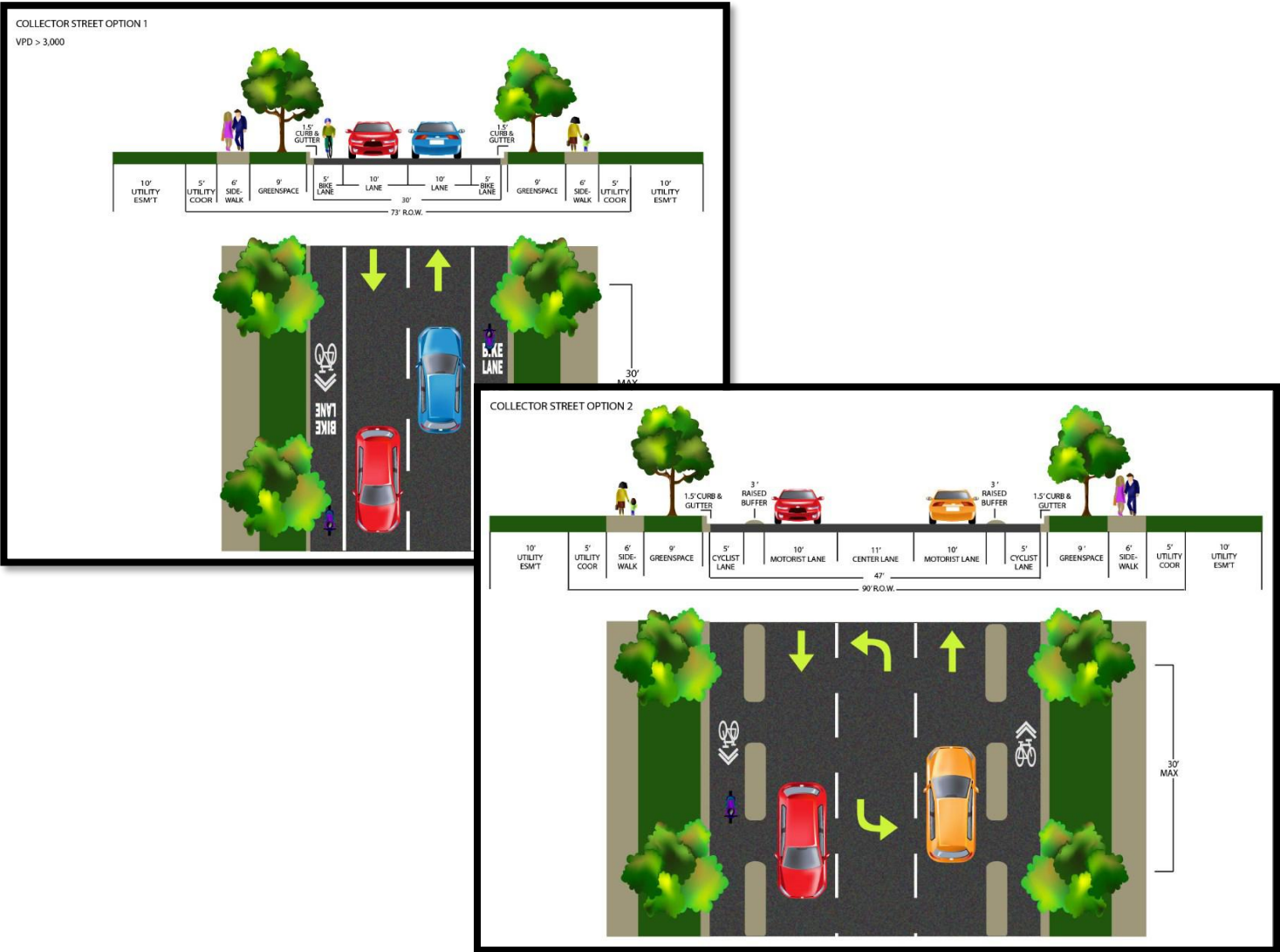




Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is not consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity Growth Sector	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as “C-3”, General Commercial district. The applicant is applying for a rezoning to allow RM-12 Multi Family Residential at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 as follows:

RM-16—Residential multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-09 ; a request to rezone property from “C-3” General Commercial District to “RM-16” Multifamily residential district. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater 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 Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 26-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from from “C-3” General Commercial District to “RM-12” Multifamily residential district will be compatible and suitable with the zoning, uses, and character of the surrounding area except the adopted Land use plan.

NK & Sons Investments

2038 N. Church Street

Rezoning Information

1. How was the property zoned when the current owner purchased it?

C-3

2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?

To achieve the highest and best use of the land.

3. If rezoned, how would the property be developed and used?

A gated multifamily community with security cameras, green space and play area.

4. What would be the density of intensity of development?

Approximately 22 units.

5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and Future land use plan?

Yes.

6. How would the proposed rezoning be in the public interest and benefit the community?

This project would bring greatly needed quality housing to a part of the city that would benefit greatly from such housing.

7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The area is most commercial, with some multifamily and residential throughout. A quality project such as is proposed would blend seamlessly with the neighborhood.

8. Are there substantial reasons why the property cannot be used in accordance with existing zoning?

The proposed rezoning would fulfill the highest and best use of the property.

9. How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property?

The proposed project would be gated with security cameras with minimal impact on traffic, odor, noise, and light. Most of surrounding property is C-3 with more impact.

10. How long has the property remained vacant?

As long as applicant is aware.

11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police and emergency medical service?

The proposed project would include green space and a play area. The impact on city services would be minimal due to the size of the property and density permitted.

12. If the rezoning is approved, when would development or redevelopment begin?

Immediately.

13. How do neighbors feel about the proposed rezoning?

A neighborhood meeting was held on January 13, 2026. Minutes are attached.

MAPC Meeting June 23rd, 2026

1. Call to order

2. Roll Call

Present (8): Mitch Johnson, Stephanie Nelson, Kevin Bailey, Jeff Steiling, Jimmy Cooper, Jim Little, Dennis Zolper, Lonnie Roberts

Absent (1): Monroe Pointer

3. Approval of minutes

MIN-26:055 MINUTES June 9th, 2026 MAPC

A motion was made by Dennis Zolper, seconded by Stephanie Nelson, that the approval of the minutes be tabled until the July 14th, 2026 meeting.

Aye (8): Mitch Johnson, Stephanie Nelson, Kevin Bailey, Jeff Steiling, Jimmy Cooper, Jim Little, Dennis Zolper, Lonnie Roberts

Nay (0):

Absent (1): Monroe Pointer

4. Preliminary Subdivisions

5. Final Subdivisions

PP-26-09 **Final Subdivision: Savann Hills Subdivision Phase VI**

Lonnie Roberts (Chair): What was supposed to be the first item on the agenda, PP-26-09 has been pulled till a further date.

The Item has been Postponed until further notice.

6. Conditional Use

7. Rezoning

RZ-26-09

Rezoning: 2038 N Church St

The applicant NK & Sons Investments is requesting a rezoning of the property from C-3 General Commercial District to RM-12 Residential Multi-Family at 2038 N Church St

Lonnie Roberts (Chair): Do we have the proponent for this item tonight?

Jim Gramling (Proponent): Jim Gramling, Gramling Law Firm. So, this was originally RM-16. That says RM-12. So, let me back up just a second. We had a neighborhood meeting. Only one person showed up and he was in favor of the project, but then in the pre-meeting, there was some current concern expressed about density. So, we sort of went back to the drawing board and what we've come up with, is a proposal for RM-12, but with a limited use overlay that limits the property to 12 units. I think in RM-12 there could be 15 units if my math is right. So, the limited use overlay would limit it to 12 units.

Lonnie Roberts: For the entire 1.4 acres?

Jim Gramling: Yes, so the entire property, RM-12 but limited use overlay to limit it to 12 units. This property is currently zoned C-3. And there is some old property nearby with 18 units. So, I think the 12 units is a good compromise that would fit the property, still out to be a viable project, but I'm happy to answer any questions if anybody has any.

Lonnie Roberts: Alright, anybody have a question at this point?

Kevin Bailey (Commission): Question, I'll let Derrel talk, but I have a question for Derrel.

Lonnie Roberts: Okay, I'll open up for city's comments on this.

Derrel Smith (City Planner): Yes, we have reviewed it and we would recommend approval, it also meets 5 of the 6 planning criteria. It did not meet it for, it's a moderate intensity zone, which the most it allows is RM-8 which would allow 11 units per acre. So, we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future, and the limited use overlay will limit this to 12 units total.

Lonnie Roberts: Okay, before we give commissioner comments, is there anybody here to make public comments on this? Okay, none seen, so I'll open up for commissioners. Questions of staff or the applicant?

Kevin Bailey: Derrel, if it was rezoned single-family, whatever residential zone that may be, for this acreage, how many single family home roundabout do you think would fit?

Lonnie Roberts: He's doing some calculations.

Derrel Smith: If you went to RS-4 it would be five, if you go to RS-6 it would be eight.

Kevin Bailey: Eight houses? Okay. That was my question.

Lonnie Roberts: Okay, any other questions, commissioners?

Kevin Bailey: I have one for Jim, so Jim if it was an RM-8 and be 11 units, would you all be willing to consider that? That way, it would, the rezoning would check all the boxes. That's you losing one complex.

Jim Gramling: Well that's, two things, number one, we had this issue when we were at RM-16, RM-12, it was 23 units and then 15 units and I'm not a builder but, according to my client, it is much better to have an even number of units than to have an odd number of units. So, if it's 11 it might end up being ten and you know, the second thing would be, there are items approved all the time that don't have every single box checked, and in this case, we're one unit away. RM-8 would be 11 units. We're just asking for 12 and you know, we've come down. Nobody in the neighborhood is objecting. I saw a news story where they interviewed two folks and one said, I don't want it because of traffic. Of course the C-3 is going to be, and the other said, yeah I think it would help the neighborhood. So, I would like to keep it at 12 for those reasons.

Lonnie Roberts: You don't have anymore? Any other commissioners have a question or comment? Are you ready to make a motion?

Jimmy Cooper (Commission): Cooper, and I make motion. I've lived in that area most of my life. That lot has basically sat there as a wooded lot. And I don't see any commercial thing moving too much in that direction north. So, I move we approve it.

Dennia Zolper (Commission): Zolper, second.

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

Aye (7): Mitch Johnson, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Jimmy Cooper, Jim Little, Dennis Zolper

Nay (0)

Absent (1): Monroe Pointer

RZ-26-10

Rezoning: 2911 Brown's Lane

The applicant John Easley is requesting a rezoning of the property at 2911 Brown's Lane from R-3 Multi-Family Residential to C-3 General Commercial District

Lonnie Roberts (Chair): Do I have the proponent for this item?

John Easley (Proponent): John Easley, with Associated Engineering, on behalf of Halsey Real Estate. Asking for a rezoning on the old Lexington Place nursing home on Browns Lane. It's currently R-3 and it's the only residential in the area. We're asking for C-3.

Lonnie Roberts: Okay, city planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes, I do. It does meet all six of the criteria for rezonings. We would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and is there anyone here to give public comments regarding this applications? If not, I'll open up for commissioners, questions or comments? Or I'll take a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve.

Lonnie Roberts: I have a motion to approve do I hear a second?

Jim Little (Commission): Little, second.

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

Aye (7): Mitch Johnson, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Jimmy Cooper, Jim Little, Dennis Zolper

Nay (0)

Absent (1): Monroe Pointer

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.

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Receipt Print Date 07/14/2026

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JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

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Detail:

01-000-0150-00

Rezoning 2038 N Church St - P

roof of Publication	359.45
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Total	359.45
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Payment Information:

Check 1017	359.45
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Change	0.00
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NK & Sons Investment LLC
Customer #: 000000

3320 Flemon Rd
Jonesboro, AR 72404-

Cashier: TJGeror
Station: TJGEROR



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:025

Agenda Date: 7/21/2026

Version: 1

Status: First Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 1400 SOUTHERN RIDGE BLVD. AS REQUESTED BY FISHER ARNOLD

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential R-1**
TO: **Commercial C3-LUO**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°06'49" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 639.50 FEET; THENCE SOUTH 00°38'51" EAST, LEAVING SAID NORTH LINE, 605.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 75°12'17" WEST, 463.58 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 75°24'22", A RADIUS OF 25.00 FEET, 32.90 FEET TO A POINT THAT BEARS NORTH 37°30'05" WEST, 30.58 FEET FROM THE LAST SAID POINT; NORTH 00°12'06" EAST, 28.58 FEET; NORTH 89°47'54" WEST, 60.00 FEET TO A POINT ON A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF

102°51'33", A RADIUS OF 25.00 FEET, 44.88 FEET TO A POINT THAT BEARS SOUTH 51°37'53" WEST, 39.09 FEET FROM THE LAST SAID POINT TO A POINT ON A CURVE TO THE LEFT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 04°25'04", A RADIUS OF 1240.00 FEET, 95.61 FEET TO A POINT THAT BEARS NORTH 79°08'53" WEST, 95.58 FEET FROM THE LAST SAID POINT TO THE WEST LINE OF LOT 1 OF SAID SOUTHERN OAKS, PHASE II; THENCE NORTH 00°39'49" EAST, ALONG SAID WEST LINE, 430.24 FEET TO THE POINT OF BEGINNING, CONTAINING 7.56 ACRES (329,367 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater 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 Department approval in the future.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.



June 17, 2026

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S Church Street
Jonesboro, AR 72401

RE: REQUEST FOR REZONING
R-1 to C-3 L.U.O.
PART OF LOT 1 SOUTHERN OAKS PHASE II
JONESBORO, ARKANSAS

Dear Mr. Smith:

On behalf of Southern Hills Real Estate LLC we are pleased to submit this rezoning request. The subject property is located on the north side of Southern Ridge Blvd approximately 2,000 linear feet east of Southwest Drive. It is currently zoned R-1 and contains 7.56 Acres. We are proposing C-3 LUO General Commercial zoning for this property. Exhibit A contains the list of permitted uses for this Overlay. Please accept this application for rezoning based on the guidelines outlined in the Jonesboro Code of Ordinances. We are requesting this application for rezoning be heard at the regularly scheduled Metropolitan Area Planning Commission meeting on July 14, 2026 at 5:30PM.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested by the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

- 1) The property was zoned R-1 at the time the current owner purchased it.
- 2) The purpose of this rezoning is to allow for continued commercial development necessary for and is consistent with the character of the growing neighborhood.
- 3) The property will be developed with limited commercial uses allowed for within the C-3 district, consistent with the Southern Hills Development, and permitted by the LUO request.
- 4) If the rezone is approved, the size and character of the commercial developments, which are unknown at this time, will be consistent with adjacent commercial developments and governed by the limits of this rezoning request.
- 5) The Land Use Plan depicts this area of land to be allocated for high intensity use; thus, the proposed zoning is consistent with the Land Use Plan.

404 Creath Avenue
Jonesboro, AR 72401
870.932.2019
Toll Free: 1.888.583.9724

www.fisherarnold.com

- 6) A rezone from R-1 to C3-LUO would allow for continued commercial growth to support the existing and developing residential homes in the area.
- 7) The surrounding area possesses existing commercial property located east and west of the respective property along Southern Ridge Blvd.
- 8) Due to the nature of the commercial growth potential along Southern Ridge Blvd, it is more economical to conform to the market's needs for additional commercial property- providing support for the existing and developing residential homes in the surrounding area.
- 9) A successful rezone of this property would not create any change in the normal and customary use of "nearby property".
- 10) The respective property has remained undeveloped. No existing structures exist.
- 11) If the property were to be rezoned, impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be measurably different than the surrounding developments.
- 12) There is no known development for this parcel at this time.
- 13) A neighborhood meeting has not been held at this time.
- 14) Please see **Exhibit A** for Limit Use Overlay intended uses.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

FISHER ARNOLD

404 Creath Avenue | Jonesboro, AR 72401

EXHIBIT A

All items listed herein are uses permitted or conditional uses for C-3 General Commercial District:

Items marked out are not permitted uses relating to this limited use overlay.

Items highlighted in Green are Permitted uses relating to this limited use overlay.

~~Animal care, general~~

Animal care, limited

Automated teller machine

Bank or financial institution

~~Bed and breakfast~~

~~Carwash~~

~~Cemetery~~

Church

~~College or university~~

~~Communication tower~~

~~Convenience store~~

~~Day care, limited (family home)~~

Day care, general

~~Entertainment, adult~~

~~Funeral home~~

~~Golf course~~

Government service

~~Homeless shelter~~

~~Hospital~~

~~Hotel or motel~~

Library

~~Medical marijuana dispensary~~

Medical service/office

~~Museum~~

Nursing home

Office, general

~~Parking lot, commercial~~

Parks and recreation

~~Pawn shops~~

Pharmacy

~~Post office~~

~~Recreation/entertainment, indoor~~

~~Recreation/entertainment, outdoor~~

~~Recreational vehicle park~~

~~Restaurant, fast food~~

Restaurant, general

Retail/service

~~Safety services~~

~~School, elementary, middle and high~~

~~Service station~~

~~Sign, off-premises*~~

~~Utility, major~~

~~Utility, minor~~

~~Vehicle and equipment sales~~

~~Vehicle repair, general~~

~~Vehicle repair, limited~~

~~Vocational school~~

~~Warehouse, residential (mini) storage~~

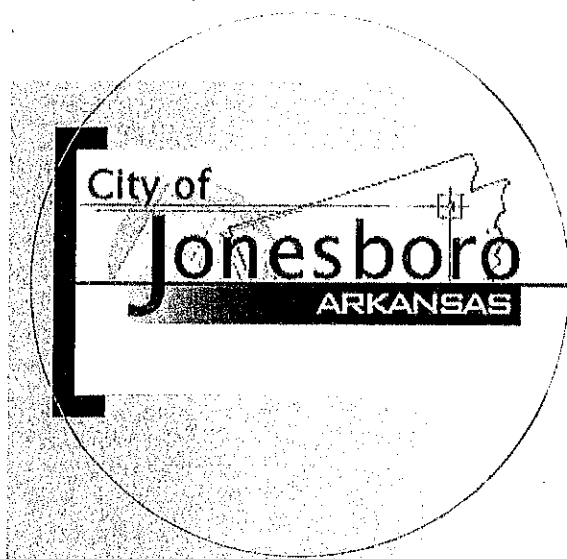
~~Freight terminal~~

~~Research services~~

~~Agriculture, animal~~

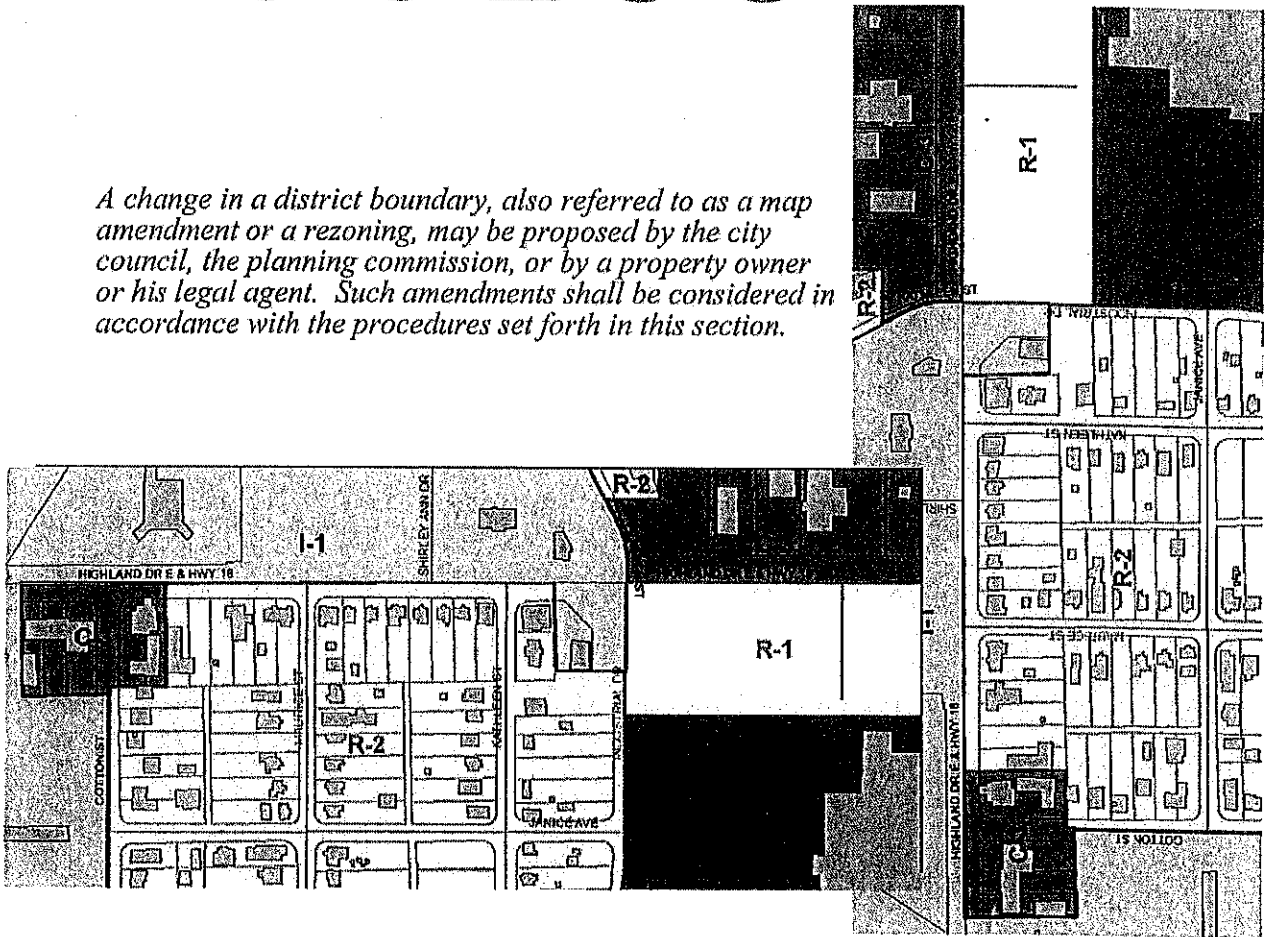
~~Agriculture, farmers market~~

Items listed herein reflect the current items for the C-3 District as described in the Use Table at the time of this rezoning request.



REZONING PROCESS

A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.



Amendments & Rezonings

14.44.05 Amendments. Two (2) types of amendments to this zoning ordinance are recognized; one being a revision in the textual provisions of the ordinance, and the other being a change of boundary in a zoning district.

(a) **Amendment to Text.** Amendments to the text may be initiated by the planning commission, the city council, or by the mayor. Proposed amendments shall be processed in accordance with the procedures set forth in this section.

(1) **Notice.** The City Planner shall be responsible for scheduling a public hearing before the planning commission. He shall prepare the content of a public notice, and ensure that the notice is published in a newspaper of general circulation with the city at least fifteen (15) days before the public hearing.

(2) **Hearing and Recommendation by the Planning Commission.** The planning commission shall conduct a public hearing on the proposed amendment, hearing both the proponents and opponents, if any. Following the public hearing, the commission shall determine its recommendation(s) regarding the proposed amendment, and make such known to the city council.

(3) **Action by the City Council.** After receiving the recommendation of the planning commission, the city council may approve the amendment as submitted; may approved a revised version they deem appropriate; refer it back to the planning commission for further study and consideration; table it; or deny it. If the city council action does not take place with six (6) months after the planning commissions public hearing, the amendment process must begin anew.

(b) **Change in District Boundary.** A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.

(1) **Application Submittal.** A complete application for change in district boundary or map amendment, hereafter referred to as a rezoning, shall be submitted to the city planner in a form established by him, along with the non-refundable processing fee (see attached fee schedule). Applications shall be filed by the 17th of the month in order to be placed on the planning commission agenda for the subsequent months meeting, which is held on the second Tuesday thereof. No application shall be processed until the city planner determines that the application is complete and the required fee has been paid.

(2) **Notice.** Promptly upon determining that the application if complete, the city planner shall schedule a public hearing date before the planning commission, notify the applicant of the hearing date, and provide at least



fifteen (15) days notice of the hearing in a newspaper of general circulation in the city. The notice shall indicate the time and place of the public hearing; give the general location and description of the property, such as the street address and acreage involved; describe the nature, scope and purpose of the application; and indicate where additional information about the application can be obtained.

The applicant shall (1) post notice on weatherproof signs provided by the City; (2) place the signs on the property that is the subject of the application at least ten (10) days before the public hearing; and (3) ensure that the signs remain continuously posted until a final decision is made by the city council. At least one (1) sign shall be posted by the applicant for each one hundred and fifty feet (150') of street frontage, up to a maximum of five (5) signs. Signs shall be placed along each abutting street in a manner that makes them clearly visible to neighboring residents, and passers-by. There shall be a minimum of one (1) sign along each abutting street.

(3) Hearing and Recommendation by the Planning Commission. The planning commission shall hold a public hearing on the proposed rezoning. At the conclusion of the hearing, and after deliberation, the commission shall recommend approval as submitted; may recommend approval of less area and/or of a lesser intense, but like classification than what was applied for; table with cause, not to exceed one time for consideration at the next meeting; or deny the application, and submit an accurate written summary of the proceedings to the city council.

(4) Hearing and Action by the City Council. After the planning commission recommends approval of an application, the applicant shall be responsible for preparing the appropriate ordinance and requesting that the City Clerk place it on the city council's agenda. Agenda item requests and all documentation shall be submitted in a form established by the City Clerk, and be accompanied by a publication fee prescribed by law.

If the planning commission does not recommend approval of an application, the city council may consider the matter after an appeal is filed by the property owner with the City Clerk, and a special public hearing is set and subsequently held. Applicant responsibility with regard filing documents with the City Clerk and paying said fee as described above is also applicable.

In considering an application for approval, whether on appeal or not, the city council may reduce the amount of land area included in the application, but not increase it; and may change the requested classification in whole or in part, to a less intense zoning district classification than was indicated in the planning commissions required public notice.

(5) Approval Criteria. The criteria for approval of a rezoning are set out in this section. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:



- (a) Consistency of the proposal with the Comprehensive Plan.
- (b) Consistency of the proposal with the purpose of this ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zone, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical services.

(6) Successive Applications. In the event that the city council denies an application for a rezoning, a similar application shall not be considered by the planning commission for six (6) months from the date of the denial by the city council, unless the planning commission, upon recommendation by the city planner, determines that there is a significant change in the size or scope of the project, or that conditions have changed in the area affected by the proposed rezoning.

14.44.06 Fees. Before any action shall be taken as provided in this ordinance, the applicant shall submit a fee with the application in accordance with the schedule below. Under no condition shall said sum or any part thereof be refunded for failure of said action to be approved by the city. See the attached and most current fee schedule in the appendix section.





METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: Southern Ridge Blvd, Jonesboro, Arkansas 72404

Side of Street: North between Southwest Drive and S. Culberhouse Road

Quarter: _____ Section: 36 Township: 14 Range: 03

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: C-3 LUO

Size of site (square feet and acres): (329,367 sq.ft) 7.56 acres Street frontage (feet): ≈675 feet

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Southern Ridge Blvd is a recently constructed, 3-lane collector that connects Culberhouse Rd. to Southwest Dr.

Does public water serve the site? Yes.

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Public Sanitary Sewer is available to serve this site.

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Single Family Residential

South Vacant Commerical C-3 LUO

East Vacant Single Family Residential R-1 Zoned Property

West Southern Hills Planned Development- PD-M Zoning

Physical characteristics of the site: Gentle uniform sloping topography, cleared property with established grass vegetation

Characteristics of the neighborhood: The area is experiencing strong commercial and residential growth due to the Southern Hills Development.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? (see cover letter)
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

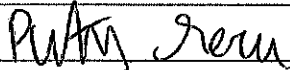
(see EXHIBIT A)

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Southern Hills Real Estate, LLC
Address: 2505 Southwest Square
City, State: Jonesboro, AR ZIP 72401
Telephone: _____
Facsimile: _____
Signature: 

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

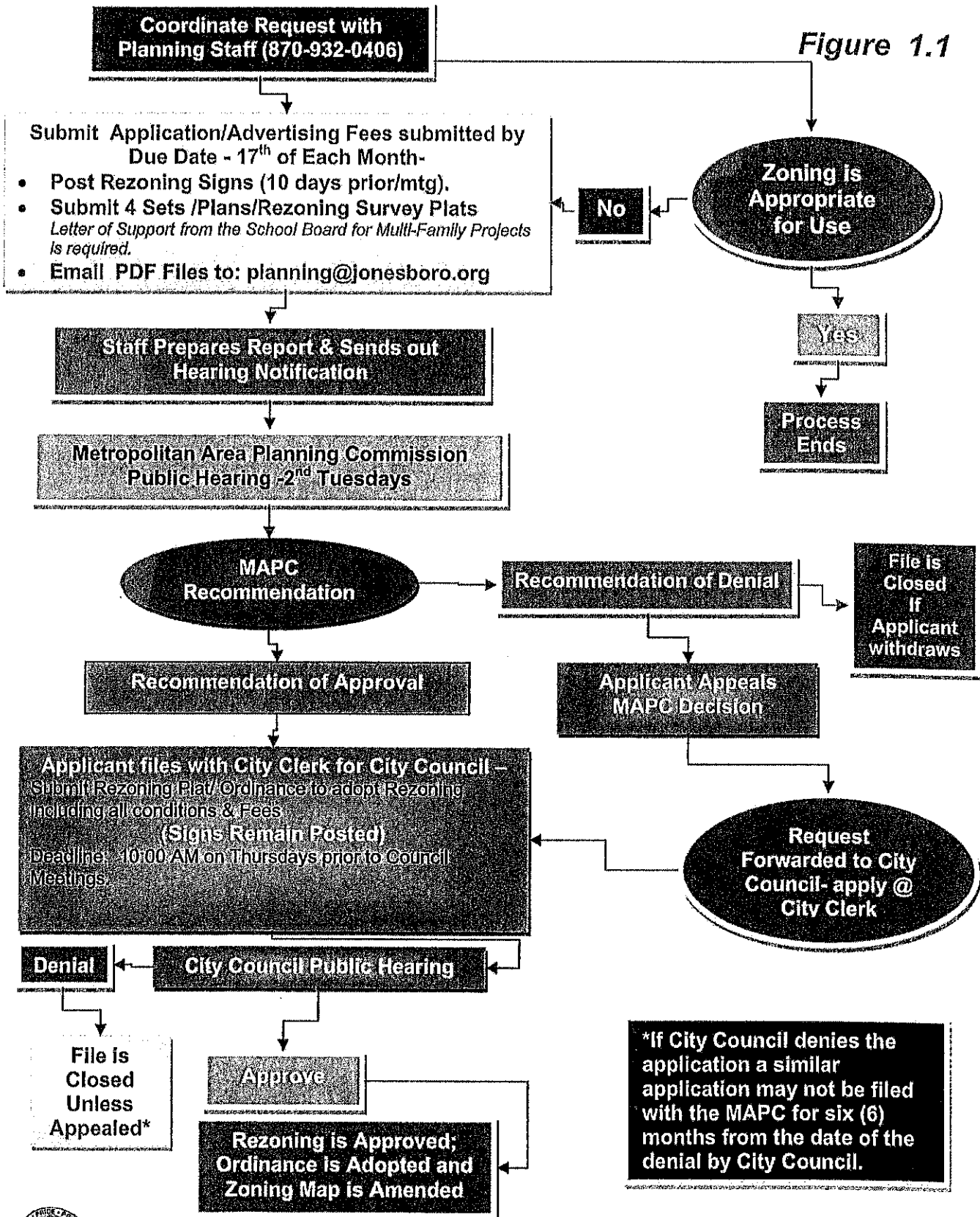
Name: FISHER ARNOLD, INC.
Address: 404 CREATH AVE.
City, State: JONESBORO, AR. ZIP _____
Telephone: _____
Facsimile: _____
Signature: 

Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Rezoning Process

Figure 1.1



Planning

Single Family Residential Approvals - Planning Review

New Single Family Dwelling (per structure)	\$50
New Multiple Family Dwellings (per plan submittal)	\$100
Additions to Residential Dwellings (increase in footprint)	\$25
Detached Buildings & Other Accessory or Temporary Structure	\$25
Alterations or Repairs of Residential Dwelling	\$25
Swimming pools (above or below ground)	\$25
Walls, fences, decks, antenna towers & satellite dishes	\$50
Multi-family Additions	\$50
Multi-family Accessory Structures	\$50
Multi-family Dwellings 5 units and above	\$500

Commercial Building Permits - Planning Review

0 sq ft to 10,000 sq ft Commercial Building Area	\$500
10,001 sq ft or more Commercial Building Area	\$1,000
Interior alterations/repairs of commercial or industrial structures	\$250
Awnings and Canopies	\$250
Accessory buildings, walls, fences, decks	\$250
Cellular towers/antenna & satellite (new)	\$100
Cellular towers/antenna & satellite (existing)	\$100
Parking Lots	\$100
Landfill and Extractions (land use only)	\$1,000
Gravel Mining	\$1,000
Change of Use Certificate	\$100
Commercial Storage Tanks	\$250
Temporary Tents, Trailers & Structures	\$250

Rezoning Fees

Base Fee +	\$500
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Special District Applications

Village Residential Overlay	\$500
JMMA-O Jonesboro Municipal Airport Overlay District	\$500
Planned Development District	
Fee per stage (Preliminary, Final, Modifications)	\$500

Board of Zoning Appeals Fees

Residential Appeal - Compatible Non-Conforming Use (BZA)	\$200
Commercial Appeal - Compatible Non-Conforming Use (BZA)	\$400
Conditional Use (MAPC)	\$400

Subdivision Fees

Minor Plats & Replats (Administrative Approvals)

Base Fee	\$400
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Reviews requiring MAPC Approval

Subdivisions: 0 to 20 acres

Base Fee	\$500
----------	-------

Per Lot Fee	\$4
-------------	-----

Subdivisions: Over 20 to 40 acres	\$1,000
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Subdivisions: Over 40 acres	\$1,500
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On/Off Premise Sign Permits

Bill Board Base Fee	\$1,000
Construction Base Fee	\$100
Ground Sign New Base Fee	\$100
Wall & Awning Signs Base Fee	\$100
Pole Sign Base Fee	\$100
Marquee Sign Base Fee	\$100
Monument Sign Base Fee	\$100
Promotional Event Signs Base Fee	\$100
Banners	\$50

Mapping Services

Zoning Research Letter	\$500
Zoning Letter (simple)	\$50

Additional Fees Not being Charged

Multi-Family Dwelling Review (3rd submittal)	\$1,000
Commercial/Industrial Review (3rd submittal)	\$1,000

INSPECTIONS & PLANNING

FEES

THE CITY OF JONESBORO



INSPECTIONS

300 S. Church St.
Jonesboro, AR 72401
870-933-4602

PLANNING

300 S. Church St.
Jonesboro, AR 72401
870-932-0406

www.jonesboro.org

Planning: RES-17 091
Inspections: RES-17 092

Inspections

Swimming Pool Elec Bond	\$50	RElectrical Reconnect	\$50	Commercial Sewer Connection & Street Cut	\$100
Street Cut Permit	\$40	Plumbing Changeout	\$40	Commercial Plumbing	07 sq ft
Storm Shelter	\$50	Multi-family Building Permit	Project Cost	Commercial HVACR	07 sq ft
Residential Water Meter Permit	\$40	Multi Family Plumbing	06 sq ft	Commercial Gas Test	\$50
Residential Swimming Pool	Project Cost	Multi Family HVAC	06 sq ft	Commercial Electric - Site Trailer	\$100
Residential Storage	Project Cost	Multi Family Electric	06 sq ft	Commercial Electric Reconnect	\$55
Residential Sprinkler Permit	\$60	Mobile Vending Permit	\$40	Commercial Electric Alteration	\$55
Residential Single Family	Project Cost	HVAC C/O VentHood	\$40 C/a \$55 C/O & Duct	Commercial Electric	07 sq ft
Residential Sewer Stubout Permit	\$40	Grading Permit	Engineering Fee	Commercial Building Permit	Project Cost
Residential Sewer Permit	\$40	Fire Sprinkler Permit	\$50 - Fire Dept.	Commercial Alterations	Project Cost
Residential Sewer Connection & Street Cut	\$80	Fire Alarm	\$50 - Fire Dept.	Commercial Additions	Project Cost
Reinspection Fee	R - \$40 C - \$100	Fence Permit	Planning Fee	Canopy Permit	\$50
Residential Plumbing	05 sq ft	Existing Structure CO	\$50	Backflow Permit	C - \$50 R - \$40
Residential HVAC	05 sq ft	Driveway Permit	Engineering Fee	Temp Pole	\$55
Residential Gas Test	\$40	Demolition Permit	R - \$100 C - \$250	Low Voltage	R - \$50 C - \$100
Residential Electrical	05 sq ft	Communication Tower	Project Cost	Temp Co	R - \$50 C - \$500
Residential Electric Alteration	\$50	Commercial Water Meter Permit	\$50	Foundation & Footing	040,000 sq ft \$50 10,001--sq ft \$1,000
Residential Building - Duplex	Project Cost	Commercial Temp Power	\$55	Tent Permit	\$50
Residential Alterations	\$100 min.	Commercial Storage	Project Cost	Moving Permit	\$50
Residential Additions	Project Cost	Commercial Sprinkler Permit	\$85	HVAC Duct Only	\$40
Re-Roofing Permit	R - \$100 C - Project Cost	Commercial Signs	Project Cost		
		Commercial Sewer/Stubout	\$50		

ENGINEERING & STREET DEPARTMENTS

Engineering Fees

Street Fees

FEES

Driveway Permit (per driveway).....	\$50	Street Plate - 1st plate delivered (up to 60 days)	\$45
<i>(includes one form inspection & one final inspection)</i>		<i>(includes one form inspection & one final inspection)</i>	
Driveway Re-Inspection Fee	\$30	Each additional street plate delivered (up to 60 days)	\$15
Lane/Traffic Closure Permit:		Street Repair	\$200
One Traffic Lane Closure Permit	\$25	Base Asphalt	\$30
Street Closure (Collector)	\$100	Barricades (contractors - street cuts and repairs)	\$75/ea
Street Closure (Arterial)	\$200	Barricades (block parties, etc)	\$10/ea
Floodplain Development Permit	\$100 per acre (\$25 min.)	Cones	\$5/ea
Drainage Alteration/Modification Permit	\$25	Replacement of Regulatory Sign & Post - accidents, etc	\$150
<i>(plus \$0.10 per linear ft. of drainage system modification/alteration)</i>		Replacement of Street Identifier Sign & Post - accidents, etc	\$150
Grading Permit	\$100 per acre (\$50 minimum)	New Regulatory Sign & Post for Subdivisions	\$150
Stormwater Management Plan Permit:		New Street Identifier Sign & Post for Subdivisions	\$250
for subdivision	\$1,000 minimum	Replacement for Damaged Sign Post - accidents, etc	\$50
<i>additional lots over 10</i>	<i>\$100 per lot</i>		
for commercial site	\$350 minimum		
<i>additional acres over 3.5 acres</i>	<i>\$100 per acre</i>		
Stormwater Appeal Fee	\$200		
Encroachment Permit	\$50		
Residential Site Permit	\$25		



www.jonesboro.org

Engineering Dept. RES-17 089
Street Dept. RES-17 088





Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) 01-0731:

- | | | |
|---|--|--|
| ☐ Single Family Dwelling | ☐ Multiple Family Dwelling | ☐ Detached/Accessory Bldg |
| ☐ Single Family Additions | ☐ Single Family Alterations | ☐ Swimming Pools |
| ☐ Walls, Fences, Decks Etc | ☐ Multi Family Additions | ☐ Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) 01-0732:

- | | | |
|--|---|--|
| ☐ Building _____ Sqft. | ☐ Interior Alterations/Repairs | ☐ Awnings/Canopies |
| ☐ Accessory Bldgs, etc. | ☐ Parking Lots | ☐ Landfill and Extraction |
| ☐ Gravel Mining | ☐ Change of Use | ☐ Storage Tanks |
| ☐ Temp Tents, Trailers & Structures | | |

Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- | |
|--|
| ☐ Single Family Districts _____ Acres |
| ☐ Multi Family Districts _____ Acres |

Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- | |
|--|
| ☐ Zoning Map Amendments _____ Acres |
|--|

Special District Applications 01-0516:

- | | |
|--|--|
| ☐ Village Residential Overlay | ☐ JMA-O, Jonesboro Municipal Overlay District |
| ☐ Planned Development District _____ phase (preliminary, final, modification) | |

Board of Zoning Appeals Fee 01-0516:

- | | | | |
|--------------------------------------|-------------------------------------|--|--|
| ☐ Residential | ☐ Commercial | ☐ Conditional Use | ☐ Compatible Non-Conforming Use |
|--------------------------------------|-------------------------------------|--|--|

Subdivision Planning Fees 01-0733:

- | | |
|--|--|
| ☐ Minor Plats & Replats | ☐ Reviews MAPC Approval: _____ Lots _____ Acres |
|--|--|

On/Off-Premise Signage Permits – Planning Review 01-0734:

- | | | |
|--|---|--|
| ☐ Billboards | ☐ High Rise Interstate _____ faces | ☐ Bulletin Board _____ Sqft |
| ☐ Construction Sign | ☐ Ground Sign _____ Sqft | ☐ Wall & Awning _____ Sqft |
| ☐ Directional Sign _____ Sqft | ☐ Pole Sign _____ Sqft | ☐ Marquee Sign _____ Sqft |
| ☐ Promo Event | ☐ Special Event Sign | ☐ Grand Opening Sign |
| ☐ Corner or Interior Parcel Sign _____ Sqft _____ Faces | | |

Zoning Sign Deposit 01-0155: ☐ _____ Number of Signs

Mapping and Duplicating Services Per Page 01-0735:

- | | | | |
|---|---|--|--|
| ☐ 8 ½" x 11" BW Copies | ☐ 8 ½" x 11" Color Map | ☐ Over Size Page | ☐ Zoning Resolution |
| ☐ Zoning Map 36"x50" | ☐ Land Use (36"x44") | ☐ 11"x17" Map | |
| ☐ Property Owner Search/Plat Map | | ☐ Zoning Certification Letter | |

Total Pages _____

Description: _____ Total Amount Due: _____

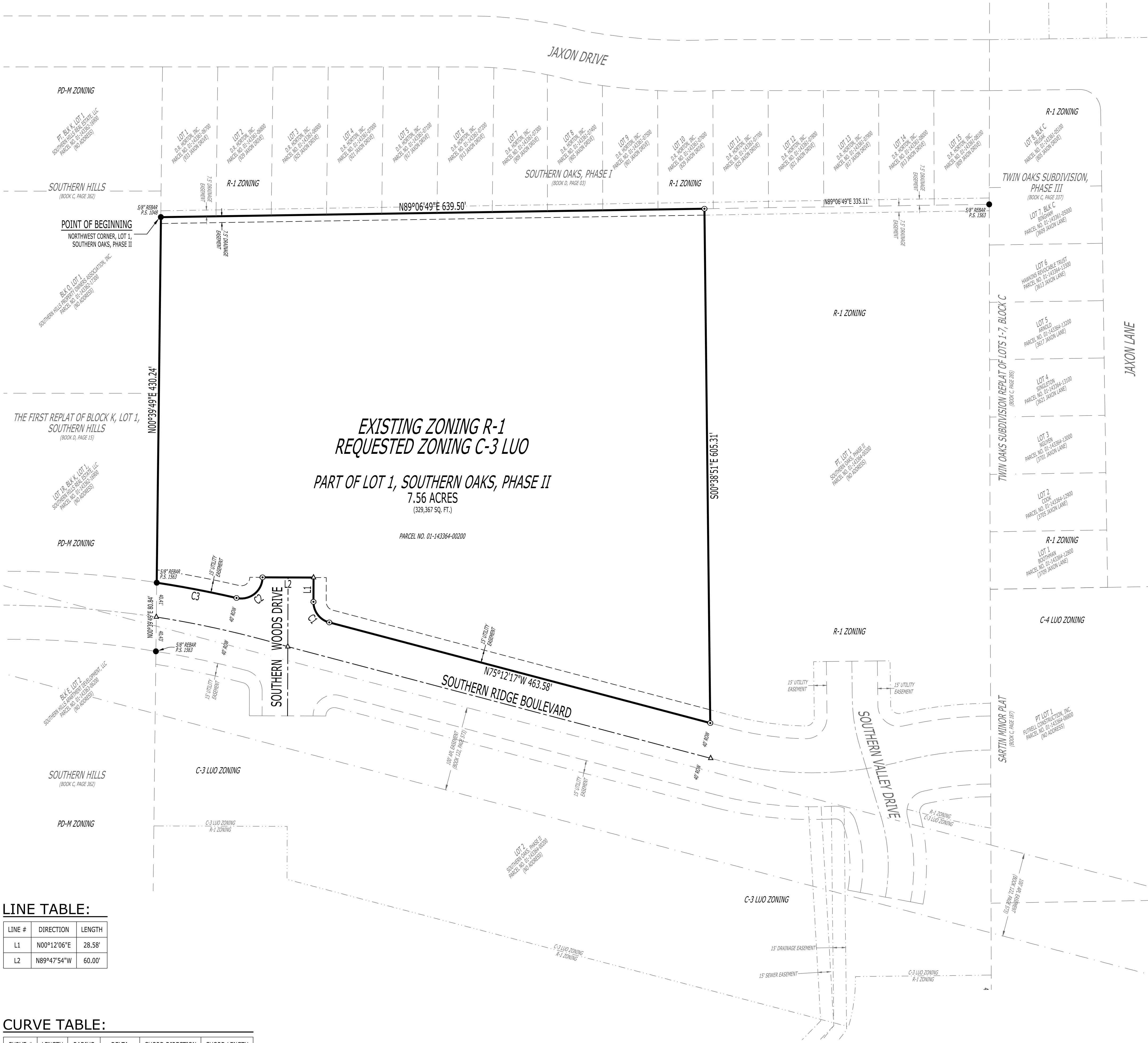
Site: Address: _____ Tracking No.: _____

Customer

Customer #

City Official

Date



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°12'06"E	28.58'
L2	N89°47'54"W	60.00'

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	32.90'	25.00'	75°24'22"	N37°30'05"W	30.58'
C2	44.88'	25.00'	102°51'33"	S51°37'53"W	39.09'
C3	95.61'	1240.00'	04°25'04"	N79°08'53"W	95.58'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "J. NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

- CURRENT ZONING CLASSIFICATION PER CITY OF JONESBORO ZONING MAP: R-1, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT.
- R-1 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
- PROPOSED ZONING CLASSIFICATION: C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY.
- C-3 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 10'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM LOT COVERAGE - 60%
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, FARM CREEK HOME SITES, SECOND ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 56, DATED NOVEMBER 08, 1988.
 - RECORD PLAT, SARTIN MINOR PLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK B, PAGE 149, DATED JANUARY 15, 1996.
 - RECORD PLAT, SARTIN MINOR PLAT (SECOND MINOR PLAT), BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 187, DATED AUGUST 02, 2007.
 - CORRECTION PLAT OF SURVEY, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 273, DATED JANUARY 25, 2017.
 - RECORD REPLAT, TWIN OAKS SUBDIVISION, REPLAT OF LOTS 1 THRU 7, BLOCK C, BY HERBERT C. HIME, P.S. 1142, RECORDED IN BOOK C, PAGE 285, DATED OCTOBER 25, 2017.
 - REZONING PLAT, BY MICHAEL A. DANIELS, P.S. 1563, DATED JANUARY 12, 2021.
 - RECORD PLAT, SOUTHERN HILLS, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK C, PAGE 362, DATED MAY 05, 2021.
 - RECORD PLAT, SOUTHERN OAKS, PHASE I, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK D, PAGE 03, DATED SEPTEMBER 21, 2023.
 - RECORD PLAT, SOUTHERN OAKS, PHASE II, BY JOSHUA J. NEELY, P.S. 1841, IN THE PROCESS OF BEING RECORDED.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0261D, EFFECTIVE DATE SEPTEMBER 16, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON JUNE 05, 2026.

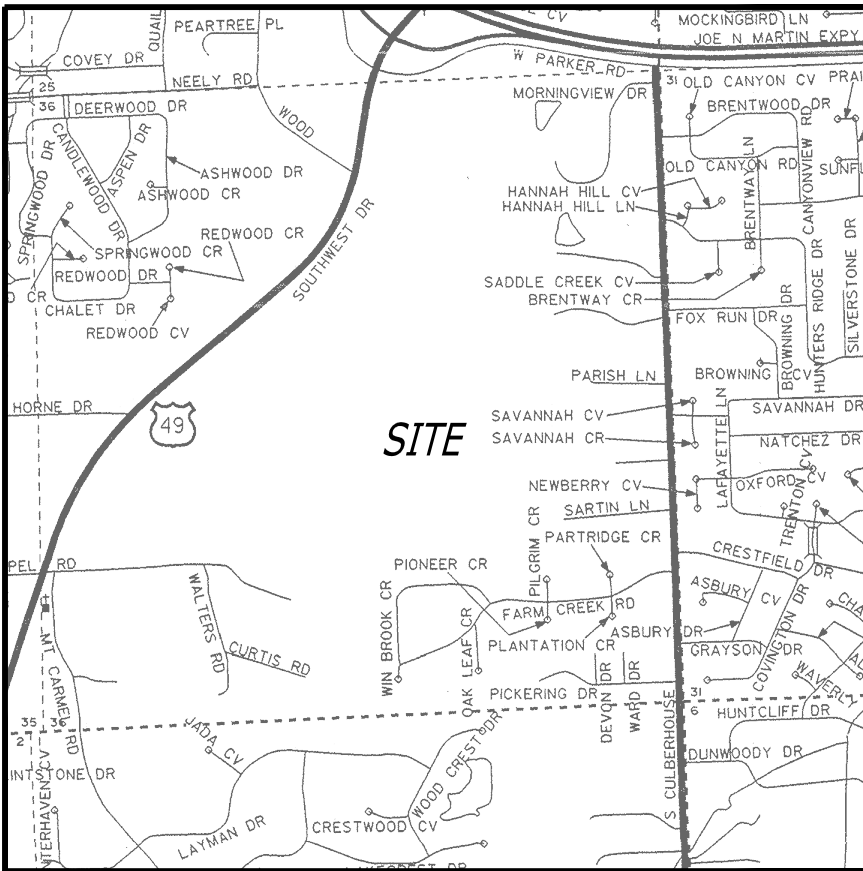
LEGAL DESCRIPTION (AS-SURVEYED):

A PART OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

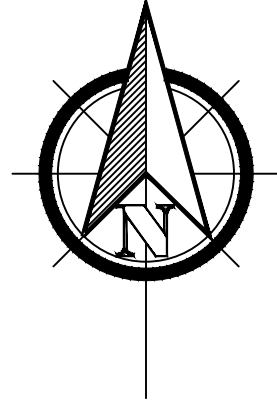
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°06'49" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 639.50 FEET; THENCE SOUTH 00°38'51" EAST, LEAVING SAID NORTH LINE, 605.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 75°12'17" WEST, 463.58 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 75°24'22", A RADIUS OF 25.00 FEET, 32.90 FEET TO A POINT THAT BEARS NORTH 37°30'05" WEST, 30.58 FEET FROM THE LAST SAID POINT; NORTH 00°12'06" EAST, 28.58 FEET; NORTH 89°47'54" WEST, 60.00 FEET TO A POINT ON A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 102°51'33", A RADIUS OF 25.00 FEET, 44.88 FEET TO A POINT THAT BEARS SOUTH 51°37'53" WEST, 39.09 FEET FROM THE LAST SAID POINT TO A POINT ON A CURVE TO THE LEFT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 04°25'04", A RADIUS OF 1240.00 FEET, 95.61 FEET TO A POINT THAT BEARS NORTH 79°08'53" WEST, 95.58 FEET FROM THE LAST SAID POINT TO THE WEST LINE OF LOT 1 OF SAID SOUTHERN OAKS, PHASE II; THENCE NORTH 00°39'49" EAST, ALONG SAID WEST LINE, 430.24 FEET TO THE POINT OF BEGINNING, CONTAINING 7.56 ACRES (329,367 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, 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.



VICINITY MAP
(N.T.S)



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

REZONING REQUEST
CLIENT: SOUTHERN HILLS REAL ESTATE, LLC
PART OF LOT 1 OF SOUTHERN OAKS, PHASE II,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

404 Creath Ave., Suite B Jonesboro, AR 72401	870-203-9940 www.ridgesurveying.net
DRAWING INFO	REVISIONS
DRAWN BY: JIN	DATE: 06/12/2026
DATE: 06/12/2026	DESCRIPTION:
SCALE: 1" = 60'	
CORNO: 24022026	

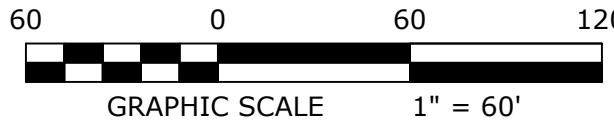


RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-03E-0-36-240-16-1841



GRAPHIC SCALE 1" = 60'



June 16, 2026

RE: REQUEST FOR REZONING: R-1 RESIDENTIAL TO C-3 L.U.O. GENERAL COMMERCIAL
PROPERTY LOCATION: SOUTHERN RIDGE BLVD.
PARCEL #: 01-143364-00200
JONESBORO, ARKANSAS

Dear Neighbor:

There is a rezoning requested for property in your neighborhood.

PUBLIC HEARING DATE: July 14, 2026

On behalf of the owner of the respective property, we would like to inform you of a rezoning request in your neighborhood. The subject property is located on Southern Ridge Blvd. for 7.56 +/- ac. to be rezoned from R-1 to C-3 Limited Use Overlay (LUO) General Commercial.

If the amendment to the zoning map request is approved, the C-3 LUO zoning will allow for additional commercial development consistent with the Southern Hills Planned Unit Development and will be governed by the limits of this rezoning request and the City of Jonesboro code of ordinances.

Please see attached, herein enclosed, the rezoning plat that was submitted to the City of Jonesboro Planning department and the City of Jonesboro Rezoning Property Owner Notification for more information.

If there are any further questions or concerns, please do not hesitate to contact me at 870.932.2019

Sincerely

Garrett Dunnam P.E.



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, JULY 14, 2026 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: SOUTHERN HILLS REAL ESTATE, LLC

DATE: 6/17/2026

SUBJECT PROPERTY ADDRESS: SOUTHERN RIDGE BLVD. PARCEL # 01-143364-00200

DESCRIPTION OF REZONING REQUESTED: _____

REZONE REQUEST FROM R-1 RESIDENTIAL TO C-3 LIMITED USE OVERLAY

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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Street and Apt. No., or PO Box No.
2505 SW SQUARE
City, State, ZIP+4®
JONESBORO AR 72401

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

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City of Jonesboro Metropolitan Area Planning Commission**Staff Report – RZ 26-11****300 S. Church Street/Municipal Center*****For Consideration by Planning Commission on July 14, 2026*****REQUEST:** To consider a rezoning of 1400 Southern Ridge Blvd (Parcel #01-143364-00200)**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1”, single family moderate intensity district, to “C-3 LUO”**APPLICANT:** Fisher Arnold Inc**LOCATION:** 1400 Southern Ridge Blvd**SITE****DESCRIPTION:** **Total Size:** Approx. 7.56 Acre- 329,367 S.F.
Street Frontage: Approx. 675 ft along Southern Ridge Blvd**Existing Development:** Circa 2002, and 2003 this site was designed and approved as a subdivision.**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 – Residential
South	C-3 LUO
East	R-1 Vacant Land
West	PD-M

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Residential**.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map

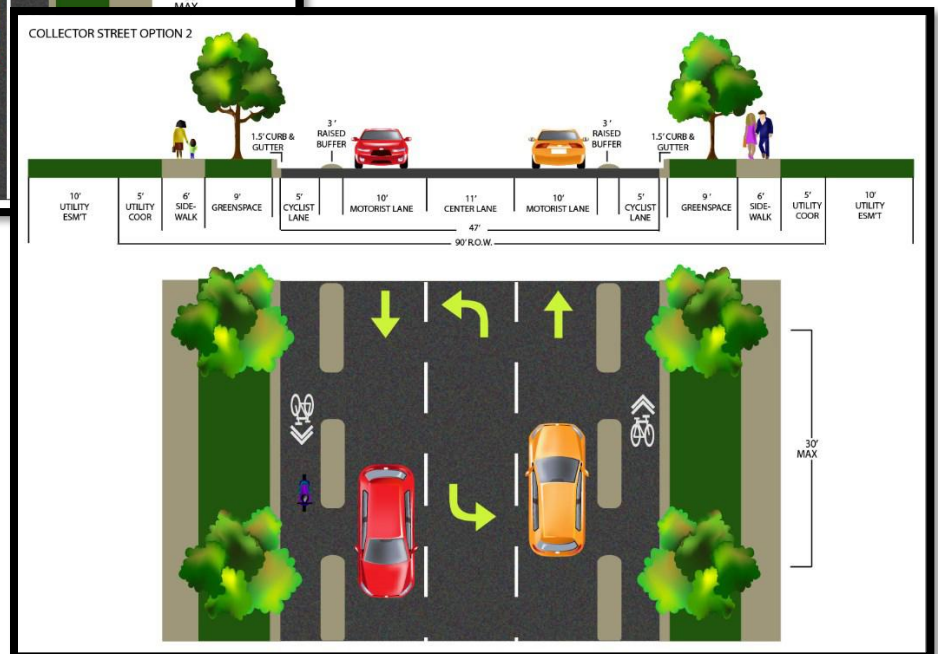
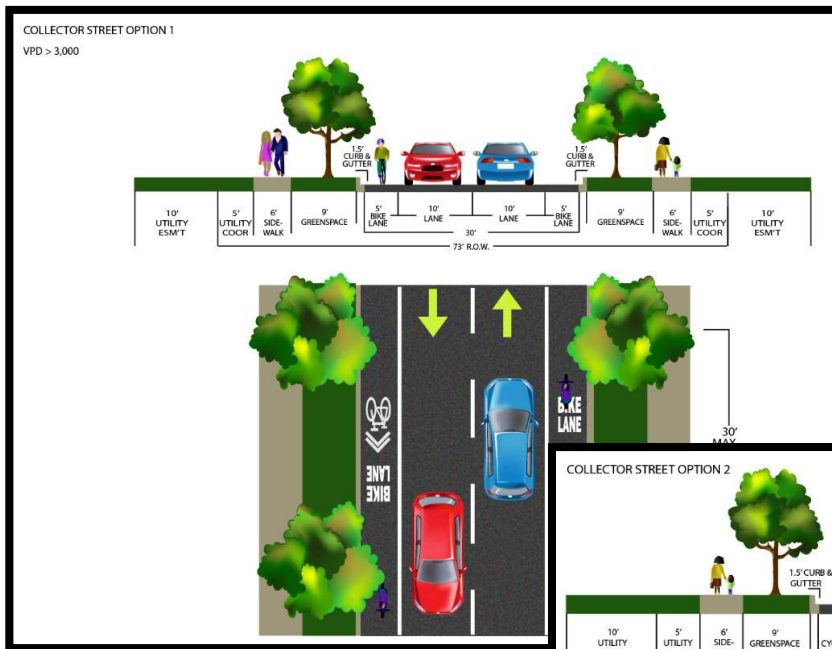
Master Street Plan/Transportation

The subject property will be served by Southern Ridge Blvd. The Master Street Plan classifies Southern Ridge Blvd as Collector St

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as Limited Use overlay.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “R-1”, single family medium density district. The applicant is applying for a rezoning to allow C-3 Limited Use Overlay

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 LUO as follows:

LU-O—Limited use overlay district.

(1)*Purpose.* By providing for flexible use of property development standards tailored to individual projects or specific properties, the LU-O district is intended to:

- a. Ensure compatibility among incompatible or potentially incompatible land uses;
- b. Ease the transition from one zoning district to another;
- c. Address sites or land uses with special requirements; and
- d. Guide development in unusual situations or unique circumstances.

(2)

Use and property development standards. When accompanied by a rezoning request from the property owner, the LU-O district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land. All LU-O requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district. Restrictions and conditions imposed by an LU-O district are limited to the following:

- a. Prohibiting otherwise permitted or conditional uses and accessory uses or making a permitted use a conditional use;
- b. Decreasing the number or density of dwelling units that may be constructed on the site;
- c. Limiting the size of nonresidential buildings that may be placed on a site;
- d. Increasing minimum lot size or lot width;
- e. Increasing minimum yard and setback requirements; and
- f. Restricting access to abutting properties and nearby roads.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26- ; a request to rezone property “R-1”, single family Residential district, to “C-3 Limited Use Overlay”. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater 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 Department approval in the future.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 26- on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family residential, to “C-3 LUO” , will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC Meeting July 14th, 2026

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer, Lonnie Roberts

Absent (1): Stephanie Nelson

3. Approval of minutes

MIN-26:062 MINUTES June 23rd, 2026 MAPC

A motion was made by Dennis Zolper, seconded by Monroe Pointer, that the minutes be approved, the motion was PASSED with the following vote

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer, Lonnie Roberts

Nay (0):

Absent (1): Stephanie Nelson

4. Preliminary Subdivisions

PP-26-10 **Preliminary Subdivision: Southern Oaks Phase 2**

Lonnie Roberts (Chair): Do I have the proponent for this item?

Carol Caldwell (Proponent): Carol Caldwell, I guess, it's on the screen what I'm wanting to do. I'm wanting to rezone the lot 1 to commercial. Right now it's zoned residential, but joins commercial to the left. I'm building a grocery store right next to it. Across the street it's commercial. And this may be the only thing I've done in 50 years that doesn't have opposition.

Lonnie Roberts: So, this part is just for the plat approval, for what you're about to ask for the rezoning correct?

Carol Caldwell: Yes.

Lonnie Roberts: This is just the plat for what you're about to ask for rezoning for in just a few minutes.

Carol Caldwell: That is correct.

Lonnie Roberts: Okay. City Planner, do you have comments on this?

Derrel Smith (City Planner): Yes, sir. We reviewed it and it meets all the requirements of the subdivision code, so we would recommend approval.

Lonnie Roberts: Okay, commissioners have questions or comments about the plat? I'll entertain a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve the request for a preliminary plat.

Lonnie Roberts: Do I hear a second?

Jeff Steiling (Commission): Steiling, second.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer

Nay (0)

Absent (1): Stephanie Nelson

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ-26-11

Rezoning: 1400 Southern Ridge Blvd

The applicant Fisher Arnold is requesting to change the zoning of the property at 1400 Southern Ridge Blvd from R-1 Single-Family Medium Density District, to C-3 LUO General Commercial, Limited Use Overlay.

Lonnie Roberts (Chair): Now we move on to the rezoning of the same property. This is a rezoning request for the property from R-1 to C-3 limited use overlay at 1400 Southern Ridge, is that correct?

Carol Caldwell (Proponent): Correct.

Lonnie Roberts: Any other comments to add to that?

Carol Caldwell: None.

Lonnie Roberts: City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, I do. It does meet all 6 criteria for a rezoning so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: With this being a rezoning request, is there anyone here to give public comments about this rezoning real quick? Okay, if you would please, come state your name for the record.

Juanita (Public): Hello, my name is Juanita. How are y'all? I actually live in Southern Oaks as well as my neighbor here, and this was all very new to us. And I quickly AI'd this to see how it could affect me. So, my main thing is, what exactly is planned? Because it still doesn't give any clear answers on what they're wanting to build. And I don't want something that is going to impact my house, specifically being the first house in that subdivision with lighting, or the type of facility that they're planning, if it gets very noisy. That's my main concern. I'm okay, I know that a city grows and I'm all for that. I'm from a big city, but I just wanted more clarification on that and I don't know if you have any other things. So, yeah.

Lonnie Roberts: So, this is a limited use overlay, there are a few restrictions. Does someone have the list of what is approved? Or Carol do you have that list of what you're asking?

Garret Dunham (Proponent): We got it.

Lonnie Roberts: State your name for the record.

Garret Dunham: Garret Dunham.

Lonnie Roberts: So, this is what they're limited to.

Garret Dunham: Right. So, we're requesting for the permanent use to be: animal care, assisted living, bank, church, daycare, government service, library, medical service, nursing home, office, park and recreation, pharmacy, restaurant, general, not fast food, and retail, or general service. Those are the items that would be permitted.

Lonnie Roberts: So, those are the only things that it could be.

Juanita (Public): Can I have a copy of those?

Garret Dunham: Yeah you can have this.

Juanita (Public): So, pretty much anything.

Garret Dunham: There are a couple things that are not on there. And I just want to say just south of that street is a C-3 LUO, it matches what's on the south side of that street.

Lonnie Roberts: So, are these the same limitations as the lot that is going to have the grocery store, or do you know?

Garret Dunham: The grocery store is part of the Southern Hills planning and development. This is not part of the planning development.

Lonnie Roberts: So, you're saying the other lots that are outside this development, have the same limitations?

Garret Dunham: Correct.

Lonnie Roberts: Okay.

Garret Dunham: There are C-3 LUO lots east of Southern Hills on the same street.

Carol Duncan (City Attorney): And legally we're not allowed to ask, exactly what they're building.

Juanita: Okay, sorry if I'm uneducated on this.

Carol Duncan: No, it's okay, it confuses a lot of people. But legally, we can't say, is this going to be a Burger King or a McDonald's? Granted that's not a good example, fast food is not allowed there, but legally we cannot ask them what they want to build there.

Unable to Transcribe

Derrel Smith: As far as lighting we look at that during the development phase and normally we limit the lighting to where it doesn't bleed off onto other properties. That will be looked at when

they decide what they're going to put there. They'll submit a site plan and we'll review that and part of that site plan will be a photometric page. That'll show the lighting and what we're looking at is the boundaries of that property, especially against the residential boundaries of the property. Not having a high lighting number at the residential, it should be at zero, is what we're looking at. So, that keeps it from going over to the neighboring properties.

Juanita (Public): Okay, and my final thing would just be, the traffic going through there. I imagine that there will be signs put up so that doesn't affect our Jackson Drive Street, or how would that work?

Derrel Smith: There is already a subdivision out there, that the street speed limits have been approved. And so, those are already there. If the signs aren't up, they will be coming up in the future.

Juanita (Public): Yeah, because I know there's a lot of kids and families moving into those neighborhoods. It doesn't concern me as much but I just think about those families and how you know, you don't want something ugly to happen, thinking on these little kids.

Lonnie Roberts: Certainly. Jeff, did you have something you wanted to comment?

Jeff Steiling (Commission): Is there also a requirement for screening between commercial and residential properties?

Derrel Smith: Normally, if it's commercial against residential, there will be some type of screening too that will be looked at during the site plan review process.

Juanita (Public): Okay, thank you.

Monroe Pointer (Commission): I have a question for you. Is your concern that it was too much light you were concerned with or not enough light?

Juanita (Public): No, too much lighting. I don't want something, I don't know if you guys are familiar with that neighborhood, but those houses, they have 3 small windows and you don't have anything you can cover those up with. So, that would negatively impact how I'm able to rest. And it won't just be me, but my other neighbors as well.

Lonnie Roberts: Thank you, Carol did you have any comments to address on the item?

Carol Caldwell: This is on the three lane street, it's set up for commercial traffic. It's an arterial street, and then, I own these 17 lots, residential. So, I'm not going to build something that will hurt her, it would hurt me 17 times or more. You can see what's out there so far, and see that this is a first class development.

Unable to Transcribe

Lonnie Roberts: Any other public comments? Yes, if you would sir, come up and state your name for the record.

Henry Puello (Public): My name is Henry Puello, I also live there. My concern is for the fencing and the height for the potential construction, because the privacy of this residential now, how will it be and would we be notified of their construction will affect our daily, coming and going.

Lonnie Roberts: You're talking about the trucks coming and going from the construction?

Henry Puello: Exactly. And the next question is related to the price of the house, I've read in some documents the houses that are next to those type of construction can be affected. But overall, it should benefit because it's growing, but when they're next to let's say a big parking lot that's going to be there or something that would noisy or something could affect the prices of the housing. This is my main concern.

Lonnie Roberts: Thank you for your comments. That kind of goes back to what you said about your lots, that you're putting right against it yourself. I would think.

Carol Caldwell: Right. There's a 30-foot buffer all the way around it and we're adding detention that we may not have to, but we want to. To help more downstream than what's approved. That big square there is more detention. To me, this is all improvements, is what this is. Any other questions?

Lonnie Roberts: Do you have any other questions?

Kevin Bailey (Commission): I think an explanation of the buffer to them, would be better for what they can expect. So, do y'all understand what Carol is saying? That there is going to be a 30-foot buffer between the development and the back of the residential property around it. I don't know what that buffer is going to consist of but, y'all might speak to that, Carol.

Carol Caldwell: So, there is a 30 foot buffer that is going to go all the way around, plus screening. Yes, I think y'all live back here about a block away. And the traffic won't be going down Jackson when something's built there and I don't have any plans right now. If I did I'd tell you, if I did, I'd give you a site plan. This is just future and supply and demand. And I'm just making it better.

Henry Puello: I would at least like to have continued communication like that. I mean we appreciate that you have taken consideration just to keep posted what was coming, to follow the recommendation, and everything improved but we need to make sure and be notified like this notification. Because right now we don't know what is coming there no?

Lonnie Roberts: We understand, okay thank you for your comments. Commissioners do you have any questions at this point of developer or city staff?

Dennis Zolper (Commission): Zolper, motion to approve the request for rezoning.

Lonnie Roberts: Motion to approve, do I hear a second?

Jim Little (Commission): Little, second.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer

Nay (0)

Absent (1): Stephanie Nelson

8. Miscellaneous Items

SP-26-01 Site Plan: Citadel Minor Phase 1

Lonnie Roberts (Chair): Do we have the proponent for this item?

Carlos Wood (Proponent): I'm Carlos Wood, I'm the engineer for the developer. This is a R-3 zoning piece of property that used to be Woolum Drive or Woolum Street. And it has several trailer parks, and we are removing those trailer parks totally out and we want to build some apartments on this property. Right now, we want to do Phase One, we want to do six buildings on the north side of the private drive.

Lonnie Roberts: Okay, City Planner do you have comments on this site plan?

Derrel Smith (City Planner): We don't have staff comments on the site plan, the reason it's here is because the number of units. We wanted to bring it before you, we will review this as usual and make sure it meets all city codes, but because of the number of units, our ordinance requires MAPC to review it, before we go any further.

Lonnie Roberts: Okay, commissioners have any questions of the applicant or city staff?

Dennis Zolper (Commission): Zolper, make a motion to approve the number of units on the property, correct?

Derrel Smith: It's just a site plan.

Dennis Zolper: Okay, make a motion to approve the site plan as presented to us.

Lonnie Roberts: Do I hear a second?

Jim Little (Commission): Little, second.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer

Nay (0)

Absent (1): Stephanie Nelson

9. Staff Comments

Lonnie Roberts (Chair): Do we have any staff comments?

Derrel Smith (City Planner): Yes sir, we have one. I sent out an email, probably last week of a housing study meeting that's going to be Thursday from noon to 1:30pm, it's going to be over Zoom, and I included a link. If you didn't get that link and wanted to attend, let me know and I'll get it to you. This is from the DPZ, the people that are doing our comprehensive plan and it's a lot of the information that they have come up with up to this point. A lot of it, is going to be about housing demographics, that kind of information. So, maybe some of y'all might find it interesting. Tomorrow they're going to have another meeting at noon and it's going to be for the Steering Committee that has been put together by the Mayor's office, it will be over Zoom as well, tomorrow from noon to 1:30pm. If you are on that, you also got a link sent to you.

Dennis Zolper (Commission): Derrel, is that meeting this Thursday?

Derrel Smith: Yes, sir. This Thursday the 16th. Jimmy, I'll get you one this evening. I've got it. When I hit MAPC it gives me the city one unless I remember to put your personal one. I've got it and I'll get it to you.

Jimmy Cooper (Commission): Thank you.

Lonnie Roberts: Anything else? Commissioners have any questions or comments? We're adjourned.

10. Adjournment

Meeting was adjourned.

OFFICIAL RECEIPT

Receipt Date 07/16/2026 09:07 AM

Receipt Print Date 07/16/2026

Receipt # 00278382

Batch # 00116.07.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 336.05

Detail:

01-000-0150-00

Proof of Publication 1400 Southern Ridge Blvd

336.05

Total 336.05

Payment Information:

Credit Car 2151 336.05
Change 0.00

Garrett Dunnam
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:017

Agenda Date:

Version: 1

Status: Second Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE MODIFYING ORDINANCE 24:037 WHICH ESTABLISHED AND CONSOLIDATED SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOL CAMPUSES AND ORDINANCE 25:030 WHICH

DESIGNATED A PORTION OF WILKINS AVENUE AS ONE-WAY BETWEEN SPECIFIC HOURS ON SCHOOL DAYS

WHEREAS, the City of Jonesboro adopted ORD-24:037 which established and consolidated specific traffic patterns near Jonesboro Public School Campuses, and;

WHEREAS, the City of Jonesboro adopted ORD-25:030 which designated of a portion of Wilkins Avenue as one-way between specific hours on school days, and;

WHEREAS, the City of Jonesboro has been asked by the Jonesboro Public School Administration to modify the one-way times on Wilkins Avenue and on Hillcrest Drive to 7:15 AM to 8:15 AM and 2:45 PM to 3:45 PM, on school days, and;

WHEREAS The traffic control committee has reviewed and support the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE JONESBORO, ARKANSAS, THAT:

Section 1: ORD-24:037 and ORD-25:030 are hereby modified to change the one-way times of day on Wilkins Avenue and on Hillcrest Drive to 7:15 AM to 8:15 AM and between 2:45 PM and 3:45 PM on school days.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:019

Agenda Date:

Version: 1

Status: Second Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE BY THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS
AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL
COMMITTEE

Now therefore be it ordained by the city council for the city of Jonesboro Arkansas to make the
following change as recommended by the Traffic Control Committee:

Install an all way stop sign at Meador Road and Middlefield Drive Install stop sign on Kendrick Dr at
Quail Drive

Install stop sign on Pike Road and Elmhurst Drive Install stop sign on Wood Cove at Wood Street

Establish 25 MPH speed limit on Roleson Lane, Dove Road, Cardinal Road, Robin Road, Thrush
Road, Lark Drive and Starling Drive



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:021

Agenda Date:

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-3 TO C-3 FOR PROPERTY LOCATED AT 2911 BROWNS LANE

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From R-3, Multi-Family High Density District to C-3, General Commercial District, that land described as follows:

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE SOUTH 00°39'52" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 827.20 FEET TO A POINT; THENCE NORTH 89°20'08" WEST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWNS LANE; THENCE SOUTH 00°39'52" WEST, PARALLEL WITH SAID EAST LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT; THENCE NORTH 89°20'08" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 420.00 FEET TO A POINT; THENCE NORTH 00°39'52" EAST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 147,000 SQ. FT. OR 3.37 ACRES, MORE OR LESS.

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

OF RECORD.

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Floodplain 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 Department approval in the future.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

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CONTAINING IN ALL 147,000 SQ. FT. OR 3.37 ACRES, MORE OR LESS.

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

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations regarding any new construction.
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SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

Harold Copenhaver, Mayor

ATTEST:

26139-ORD-RZ

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

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LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE SOUTH 00°39'52" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 827.20 FEET TO A POINT; THENCE NORTH 89°20'08" WEST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF BROWNS LANE; THENCE SOUTH 00°39'52" WEST, PARALLEL WITH SAID EAST LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO A POINT; THENCE NORTH 00°20'00" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 420.00 FEET TO A POINT; THENCE NORTH 00°39'52" EAST, A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 89°20'08" EAST, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 147,000 SQ. FT. OR 3.37 ACRES, MORE OR LESS.

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

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Floodplain 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 Department approval in the future.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Harold Copenhaver, Mayor

ATTEST:

26139-ORD-RZ



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 2911 Brown's Lane, South of Race Street
Side of Street: West between Race Street and Brown's Lane Access Road
Quarter: Southwest Section: 29 Township: 14 North Range: 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: Residential R-3 Proposed Zoning: Commercial C-3
Size of site (square feet and acres): 147,000 SF /3.37 Acres Street frontage (feet): 350' Brown's - Lane
Existing Use of the Site: Vacant
Character and adequacy of adjoining streets: Brown's Lane - asphalt (4 lanes)
Does public water serve the site? Yes
If not, how would water service be provided? _____
Does public sanitary sewer serve the site? Yes
If not, how would sewer service be provided? S

Use of adjoining properties:

North Commercial C-3
South Commercial C-3
East Commercial C-3
West Commercial C-3

Physical characteristics of the site: Vacant lot

Characteristics of the neighborhood: Commercial Use - Office, Medical

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Page 1 of 2

Revised 08-Nov-17

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it? Residential R-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial development which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop commercial opportunities.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Single Commercial Lot.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes, with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide commercial development.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Several Years
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Halsey Land Company, LLC
Address: 301 West Washington Avenue
City, State: Jonesboro, AR ZIP 72401
Telephone: _____
Facsimile: _____
Signature: _____

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Associated Engineering
Address: 103 South Church
City, State: Jonesboro AR ZIP 72401
Telephone: _____
Facsimile: _____
Signature: 

Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.



**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, July 14, 2026 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Zoning Request **on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: Hasley Land Company, LLC DATE: June 2, 2026

DESCRIPTION OF REQUESTED USE: From existing R-3, Multi-Family High Density District to C-3, General Commercial. .

LOCATION OF REQUESTED USE: 2911 Brown's Lane, south of Race Street

In affixing my signature below, I am acknowledging my understanding of this request for a Zoning. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

Printed Name of Property Owner within 200'

(Signature)

Date

Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING, RETURN TO:

Reliance Health Care Inc.
824 Salem Road
Conway, Arkansas 72034

ELECTRONIC RECORDING
2018R-011140
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
06/05/2018 2:28:38 PM
RECORDING FEE: 45.00
PAGES: 7

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ARKANSAS AVIV, L.L.C., a Delaware limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL, AND CONVEY unto OM ACQ, LLC, an Arkansas limited liability company ("Grantee"), the real property in Craighead County, Arkansas, fully described in Exhibit "A" hereto, together with all improvements thereon, and all of Grantor's right, title, and interest in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate, together with all rights, titles, and interests appurtenant to the foregoing (collectively, the "Property") to Grantee, its successors and assigns forever.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. The easements, restrictions and encumbrances set forth in Exhibit "B" attached hereto and made a part hereof.
2. Ad valorem taxes for the 2018 tax year and all subsequent years.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT "A"

PROPERTY

A part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the center of Section 29, Township 14 North, Range 4 East; thence South 0 degrees 12 minutes West on the Quarter Section line 827.2 feet; thence North 89 degrees 48 minutes West 50 feet to the West right of way line of Browns Lane, the point of beginning proper; thence North 89 degrees 48 minutes West 420 feet; thence South 0 degrees 12 minutes West 350 feet; thence South 89 degrees 48 minutes East 420 feet to the West right of way line of Browns Lane; thence North 0 degrees 12 minutes East along said right of way 350 feet to the point of beginning proper, containing 3.375 acres.

EXHIBIT "B"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
6. General Taxes for the year 2018 which are not yet due and payable and subsequent years, and future installments of the following Special Improvement District(s):

None
7. There is expressly excluded from coverage hereunder, and this Company does not insure title to oil, gas and other minerals of every kind and character in, on and under the property herein described.
8. Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.
10. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
11. Rights of tenants in possession, as tenants only, under unrecorded leases.
12. Easement in favor of Southwestern Bell Telephone Company as set forth in Easement for Underground Facilities dated October 23, 1997, Deed Book 549 Page 684, records of Craighead County, Arkansas.
13. Easement in favor of City Water and Light Plant of Jonesboro, Arkansas, as set forth in easement for electric lines dated January 19, 1973, recorded March 5, 1973 in Deed Book 197 Page 284, records of Craighead County, Arkansas.

14. Subject to the following matters as shown on survey by Jason Branch dated October 28, 2008, including but not limited to the following: (a) overhead and underground utilities.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: W-18-17128

Grantee: OM ACQ, LLC
Mailing Address: 824 SALEM ROAD
CONWAY AR 720340000

Grantor: ARKANSAS AVIV, L.L.C.
Mailing Address: 2911 BROWNS LANE
JONESBORO AR 724010000

Property Purchase Price: \$2,988,700.00
Tax Amount: \$9,863.70

County: CRAIGHEAD
Date Issued: 06/05/2018
Stamp ID: 1754583040

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): GUY MARIS IV, EYF

Grantee or Agent Name (signature): [Signature] Date: 6.5.18

Address: STANDARD ABSTRACT & TITLE COMPANY

City/State/Zip: 1012 AUTUMN ROAD, SUITE 4

LITTLE ROCK, ARKANSAS 72211

(501) 221-9449

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 23, 2026

REQUEST: To consider a rezoning of 2911 Brown’s Ln
PURPOSE: A request to consider recommendation to Council for a rezoning from R-3 Multi Family Residential to “C-3”, General Commercial district
APPLICANT: Associates Engineering
LOCATION: 2911 Browns Ln
SITE DESCRIPTION: **Total Size:** Approx. 3.37 Acre- 147,000 S.F.
Street Frontage: Approx. 350 ft Brown’s Ln

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

Physical Characteristics of the Site: Vacant Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3
South	C-3
East	C-3
West	C-3

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as Moderate Intensity Growth Sector

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Growth Sector**.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)

.



Land Use Map

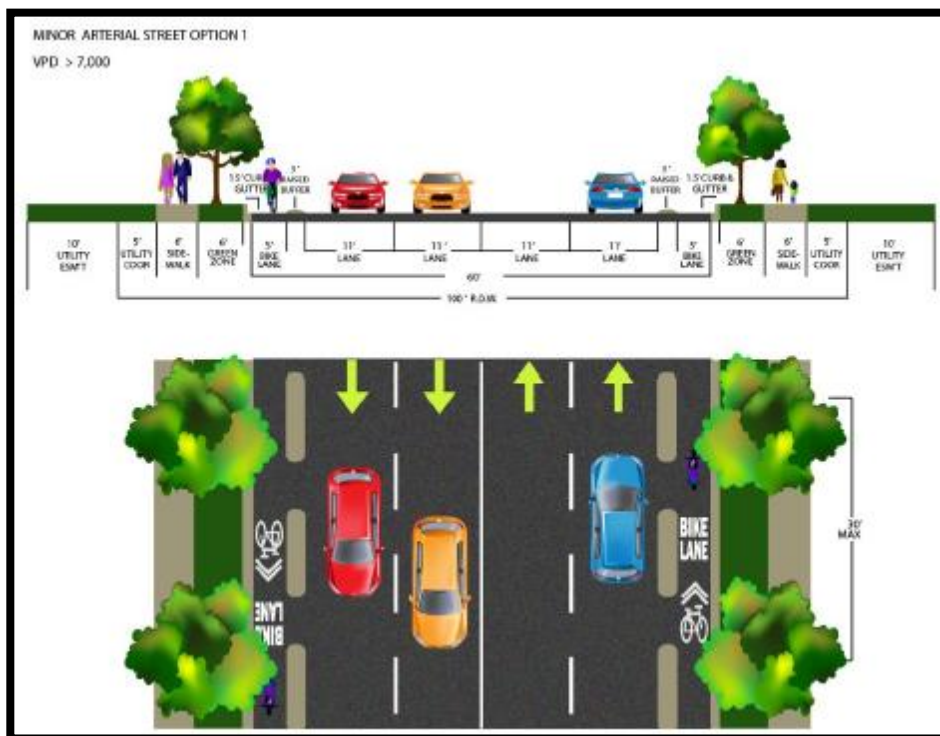
Master Street Plan/Transportation

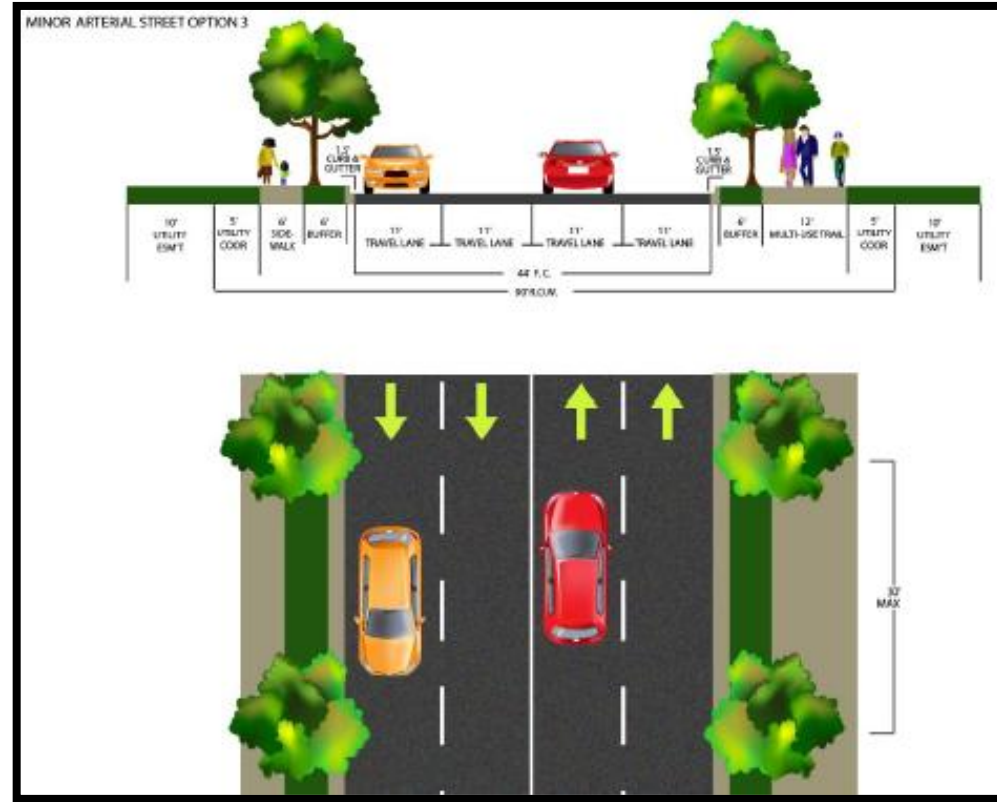
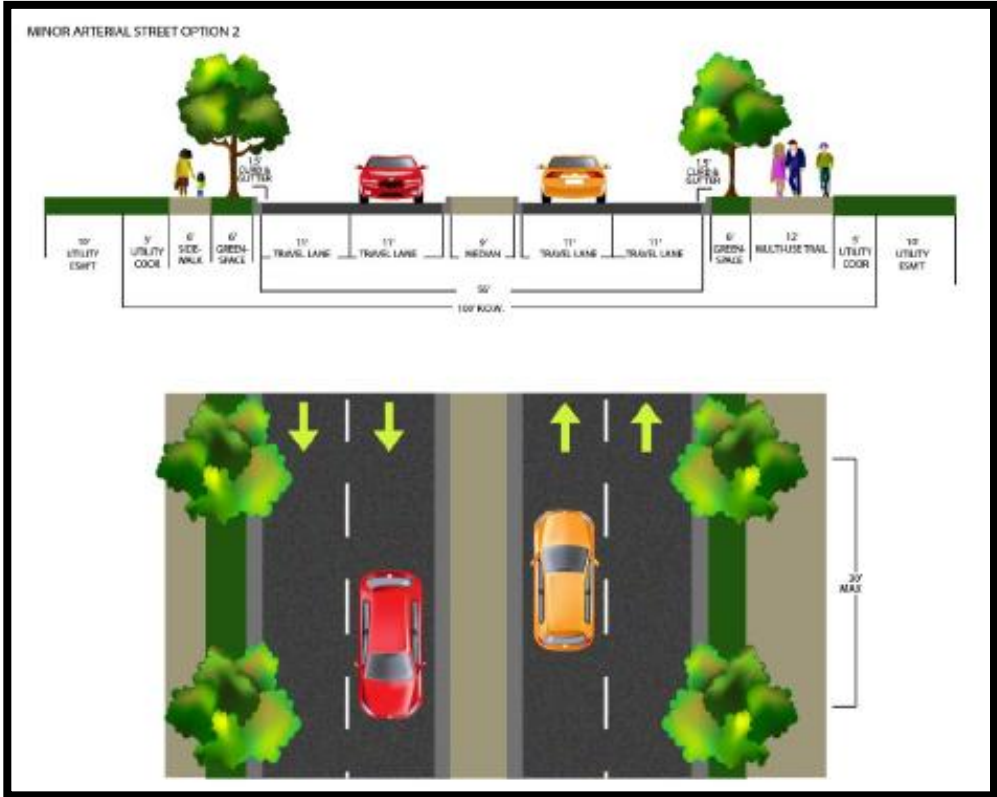
The subject property will be served by Brown's Ln. The Master Street Plan classifies Brown's Ln as a Minor arterial.

Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).





Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is not consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity Growth Sector	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as R-3 Multi Family Residential. The applicant is applying for a rezoning to allow “C-3”, General Commercial district at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

C-3, general commercial district.

The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-09 ; a request to rezone property from R-3 Multi Family Residential to “C-3” General Commercial District. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater 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 Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 26- on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from R-3 Multi Family Residential to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.

7022 3330 0001 5429 8360

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Jonesboro, AR 72401

Certified Mail Fee \$5.30

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☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Street: MID-SOUTH HEALTH SYSTEMS INC
2707 BROWNS LN
City, St JONESBORO AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 3330 0001 5429 8364

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Jonesboro, AR 72401

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Street and GSB PROPERTIES LLC
1716 EXECUTIVE SQUARE
City, State, JONESBORO AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 3330 0001 5429 8353

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Jonesboro, AR 72401

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Street and Apt. N PIERCE KEVIN
1724 EXECUTIVE SQUARE
City, State, ZIP+4 JONESBORO AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee \$5.30

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Street and THE QURAISHI FAMILY LLC
2915 BROWNS LN
City, State JONESBORO AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 3330 0001 5429 8377

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72404

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Street and Apt. N ISLAS INVESTMENTS LLC
9100 HWY 49 S
City, State, ZIP+4 JONESBORO AR 72404

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

OFFICIAL RECEIPT

Receipt Date 07/02/2026 08:35 AM
Receipt Print Date 07/02/2026

Receipt # 00277999
Batch # 00002.07.2026

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 288.60

Detail:

01-000-0150-00

Proof of Publication Brown's
Lane Rezone

288.60

Total 288.60

Payment Information:

Check 41078 288.60
Change 0.00

Assoc Engineering & Testing LLC
Customer #: 000191
dba Associated Engineering LLC
PO Box 1462
Jonesboro, AR 72403-1462

Cashier: ALCooksey
Station: ALCOOKSEY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-26:018

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO PD PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 1004 N. CARAWAY ROAD AS REQUESTED BY DAVID TAPP

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential R-1**
TO: **PD Planned Development**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 01°02'25" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 520.92 FEET TO A POINT; THENCE SOUTH 88°44'17" EAST. DEPARTING FROM SAID WEST LINE, A DISTANCE OF 29.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88.44'17" EAST, A DISTANCE OF 200.71 FEET TO A POINT; THENCE NORTH 01°02'25" EAST, A DISTANCE OF 214.72 FEET TO A POINT; THENCE SOUTH 88°43'09" EAST, A DISTANCE OF 36.54 FEET TO A POINT; THENCE NORTH 19°14'13" WEST, A DISTANCE OF 299.36 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENSBORO ROAD; THENCE NORTH 48°15'05" EAST. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.86 FEET TO A POINT LYING

ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9: THENCE NORTH 89°51'30" EAST, ALONG SAID NORTH LINE AND DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,132.93 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9: THENCE SOUTH 00°49'04" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 655.11 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°52'31" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,301.60 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH CARAWAY ROAD; THENCE NORTH 00°54'09" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 133.13 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 752,353 SQ_ FT. OR 17.27 ACRES, MORE OR LESS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. 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 Department approval in the future.
- 4) This development shall comply with all Overlay District requirements.

City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-08

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on June 9, 2026

REQUEST: To consider a rezoning of 1004 N Caraway Rd (Parcel #01-144093-0030)

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family moderate intensity district, to PD Planned Development

APPLICANT: **David Tapp**

LOCATION: 1004 N Caraway Rd

SITE

DESCRIPTION: **Total Size:** Approx. 17.27 Acre- 752,353 S.F.
Street Frontage: Approx. 133.13 ft Caraway Rd and 44.86 ft along Greensboro Rd

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1
East	R-1 Vacant Land
West	R-1

HISTORY:

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity Residential**.

Moderate Intensity:

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

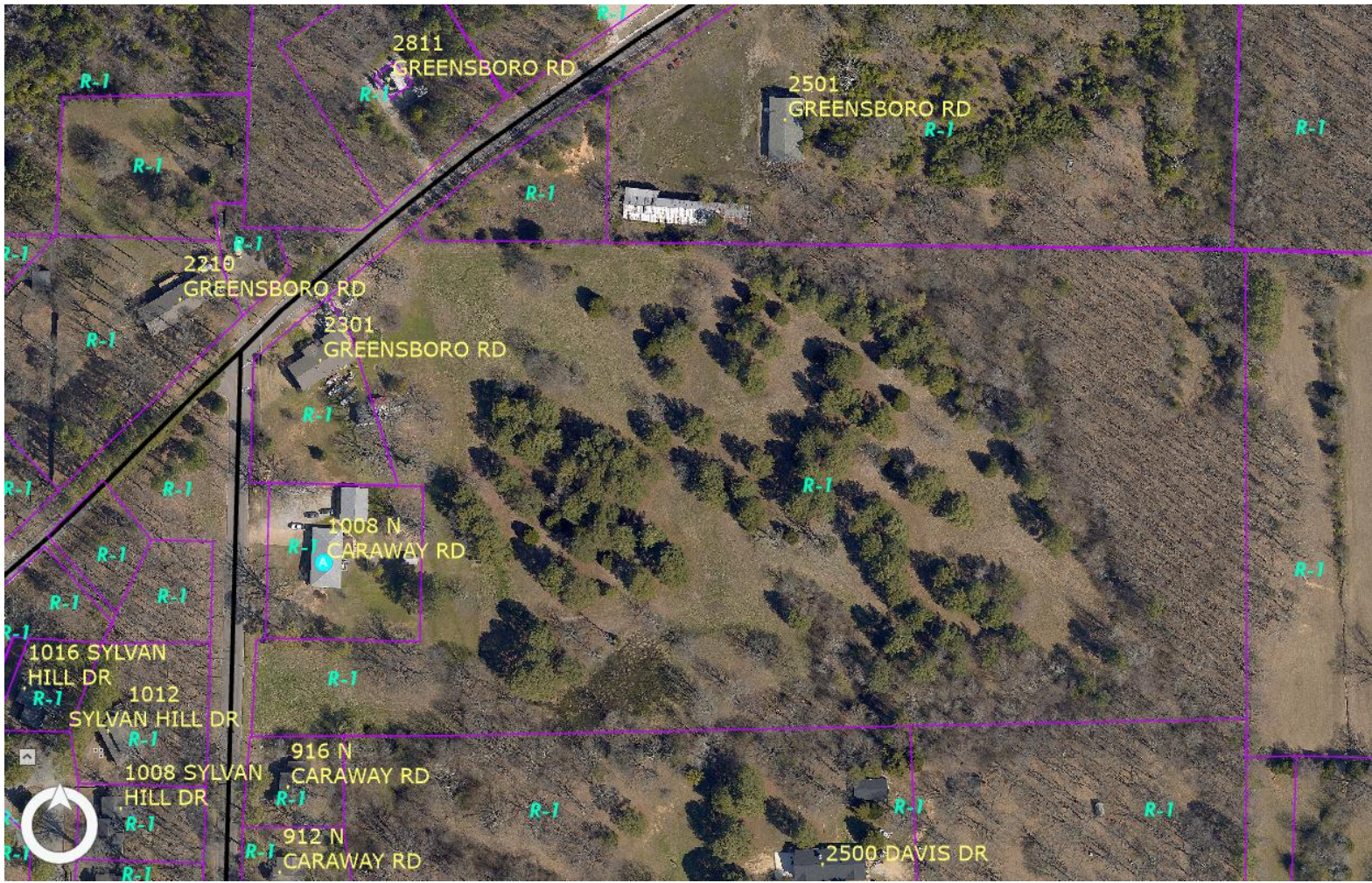
Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map

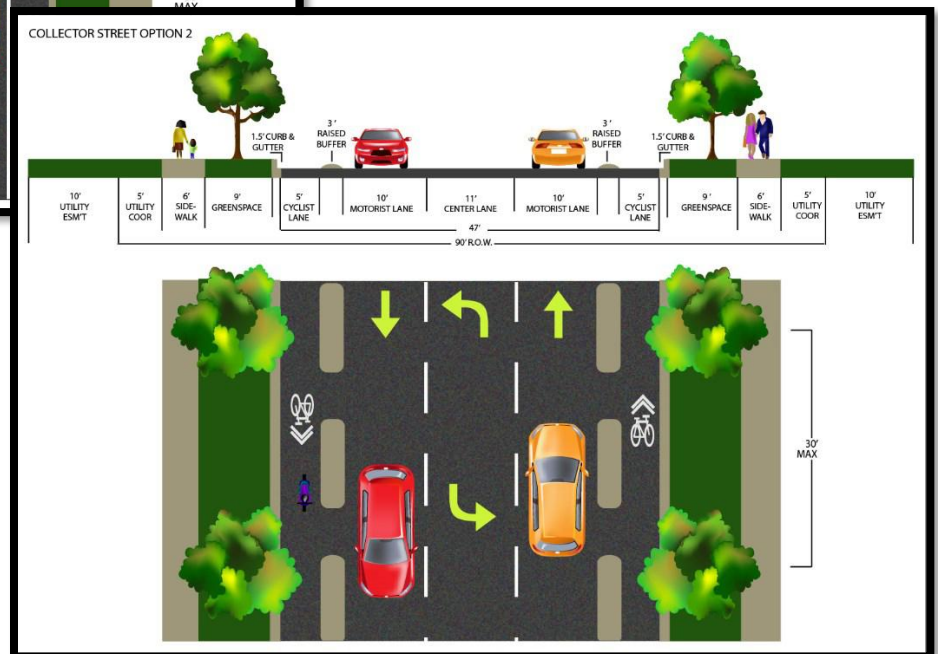
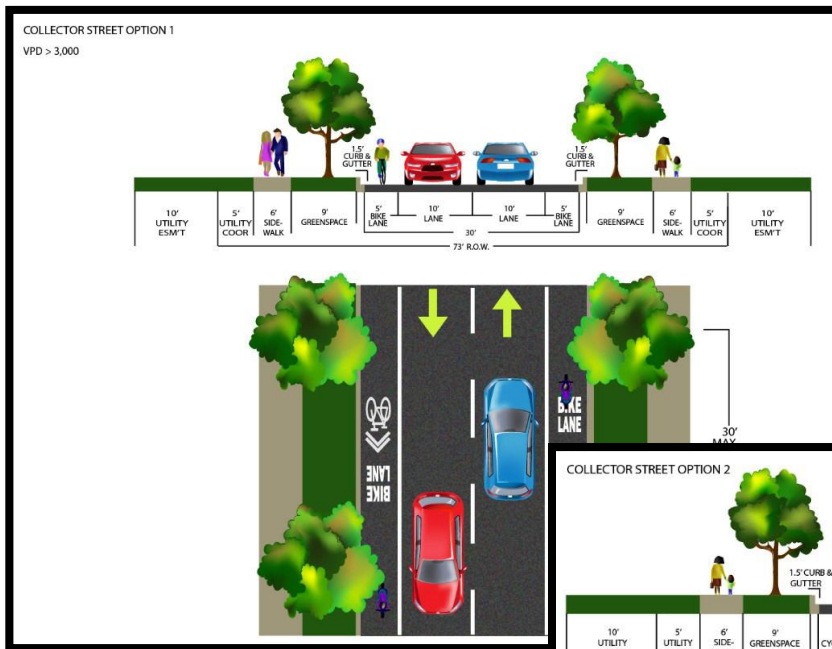
Master Street Plan/Transportation

The subject property will be served by N Caraway Rd and Greensboro Rd. The Master Street Plan classifies N Caraway Rd and Greensboro Rd as a Collector Street

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an Planned Development District use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow PD Planned Development

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines PD as follows:

It is the intent of this division to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PD provisions herein established, are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations and to produce:

- (1) A maximum choice in the type of environment and living units available to the public;
- (2) Open space and recreation areas, active and passive;
- (3) A pattern of development which preserves natural features, prevents soil erosion, and protects water quality;
- (4) A creative approach to the use of land and related physical development;
- (5) An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and
- (6) An environment of stable character

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

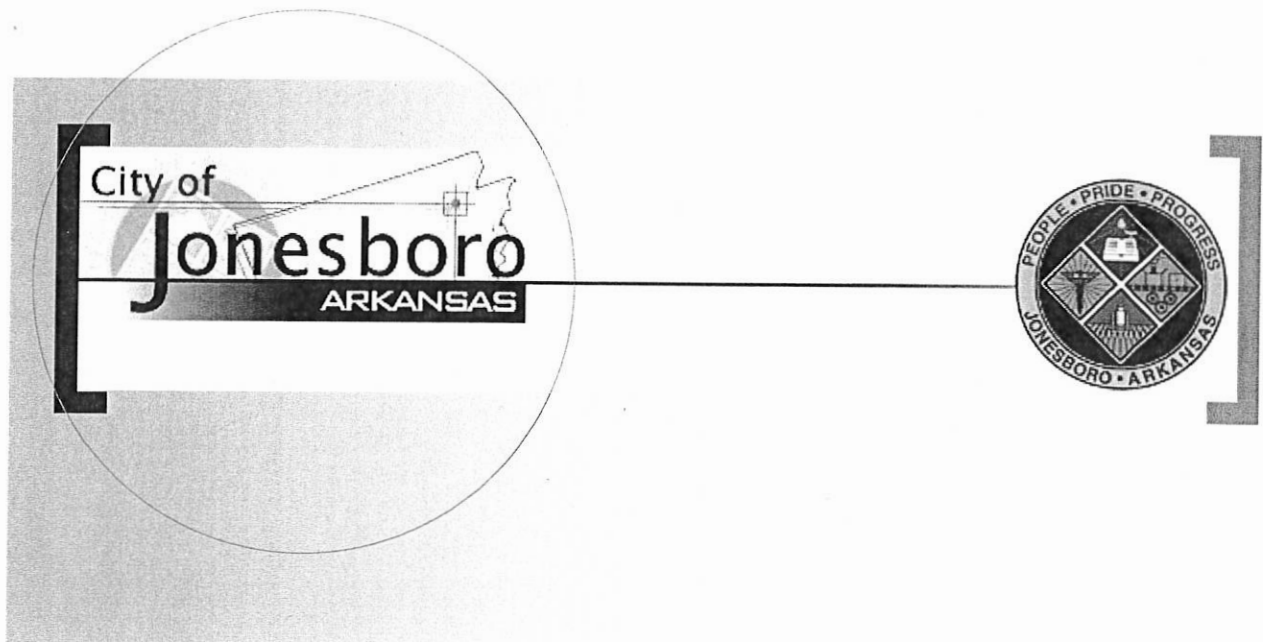
The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-08 ; a request to rezone property “R-1”, single family High intensity district, to “PD” Planned Development District. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater 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 Department approval in the future.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

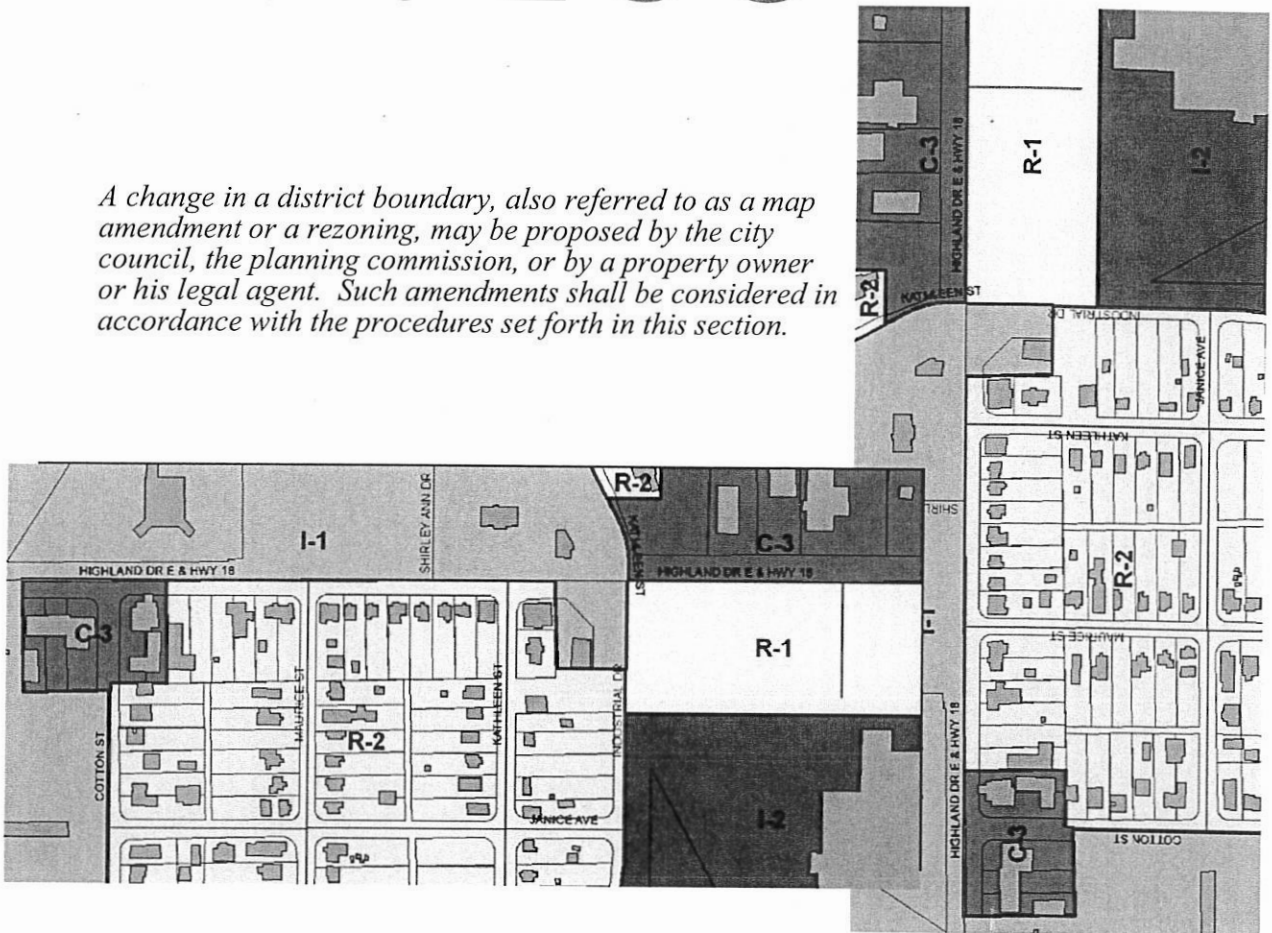
Sample Motion:

I move that we place Case: RZ 26-08 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family high intensity district, to “PD” Planned Development, will be compatible and suitable with the zoning, uses, and character of the surrounding area.



REZONING PROCESS

A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.



Amendments & Rezonings

14.44.05 Amendments. Two (2) types of amendments to this zoning ordinance are recognized; one being a revision in the textual provisions of the ordinance, and the other being a change of boundary in a zoning district.

(a) **Amendment to Text.** Amendments to the text may be initiated by the planning commission, the city council, or by the mayor. Proposed amendments shall be processed in accordance with the procedures set forth in this section.

(1) **Notice.** The City Planner shall be responsible for scheduling a public hearing before the planning commission. He shall prepare the content of a public notice, and ensure that the notice is published in a newspaper of general circulation with the city at least fifteen (15) days before the public hearing.

(2) **Hearing and Recommendation by the Planning Commission.** The planning commission shall conduct a public hearing on the proposed amendment, hearing both the proponents and opponents, if any. Following the public hearing, the commission shall determine its recommendation(s) regarding the proposed amendment, and make such known to the city council.

(3) **Action by the City Council.** After receiving the recommendation of the planning commission, the city council may approve the amendment as submitted; may approved a revised version they deem appropriate; refer it back to the planning commission for further study and consideration; table it; or deny it. If the city council action does not take place with six (6) months after the planning commissions public hearing, the amendment process must begin anew.

(b) **Change in District Boundary.** A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.

(1) **Application Submittal.** A complete application for change in district boundary or map amendment, hereafter referred to as a rezoning, shall be submitted to the city planner in a form established by him, along with the non-refundable processing fee (see attached fee schedule). Applications shall be filed by the 17th of the month in order to be placed on the planning commission agenda for the subsequent months meeting, which is held on the second Tuesday thereof. No application shall be processed until the city planner determines that the application is complete and the required fee has been paid.

(2) **Notice.** Promptly upon determining that the application if complete, the city planner shall schedule a public hearing date before the planning commission, notify the applicant of the hearing date, and provide at least



fifteen (15) days notice of the hearing in a newspaper of general circulation in the city. The notice shall indicate the time and place of the public hearing; give the general location and description of the property, such as the street address and acreage involved; describe the nature, scope and purpose of the application; and indicate where additional information about the application can be obtained.

The applicant shall (1) post notice on weatherproof signs provided by the City; (2) place the signs on the property that is the subject of the application at least ten (10) days before the public hearing; and (3) ensure that the signs remain continuously posted until a final decision is made by the city council. At least one (1) sign shall be posted by the applicant for each one hundred and fifty feet (150') of street frontage, up to a maximum of five (5) signs. Signs shall be placed along each abutting street in a manner that makes them clearly visible to neighboring residents, and passers-by. There shall be a minimum of one (1) sign along each abutting street.

(3) Hearing and Recommendation by the Planning Commission. The planning commission shall hold a public hearing on the proposed rezoning. At the conclusion of the hearing, and after deliberation, the commission shall recommend approval as submitted; may recommend approval of less area and/or of a lesser intense, but like classification than what was applied for; table with cause, not to exceed one time for consideration at the next meeting; or deny the application, and submit an accurate written summary of the proceedings to the city council.

(4) Hearing and Action by the City Council. After the planning commission recommends approval of an application, the applicant shall be responsible for preparing the appropriate ordinance and requesting that the City Clerk place it on the city council's agenda. Agenda item requests and all documentation shall be submitted in a form established by the City Clerk, and be accompanied by a publication fee prescribed by law.

If the planning commission does not recommend approval of an application, the city council may consider the matter after an appeal is filed by the property owner with the City Clerk, and a special public hearing is set and subsequently held. Applicant responsibility with regard filing documents with the City Clerk and paying said fee as described above is also applicable.

In considering an application for approval, whether on appeal or not, the city council may reduce the amount of land area included in the application, but not increase it; and may change the requested classification in whole or in part, to a less intense zoning district classification than was indicated in the planning commissions required public notice.

(5) Approval Criteria. The criteria for approval of a rezoning are set out in this section. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:



- (a) Consistency of the proposal with the Comprehensive Plan.
- (b) Consistency of the proposal with the purpose of this ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zone, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical services.

(6) Successive Applications. In the event that the city council denies an application for a rezoning, a similar application shall not be considered by the planning commission for six (6) months from the date of the denial by the city council, unless the planning commission, upon recommendation by the city planner, determines that there is a significant change in the size or scope of the project, or that conditions have changed in the area affected by the proposed rezoning.

14.44.06 Fees. Before any action shall be taken as provided in this ordinance, the applicant shall submit a fee with the application in accordance with the schedule below. Under no condition shall said sum or any part thereof be refunded for failure of said action to be approved by the city. See the attached and most current fee schedule in the appendix section.





Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____

Date Received: _____

Meeting Deadline: _____

Case Number: _____

LOCATION:

Site Address: 01-144093-0030

Side of Street: _____ between _____ and _____

Quarter: _____ Section: 09 Township: 14 Range: 04

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: _____

Size of site (square feet and acres): 752,353 / 17.27 acres Street frontage (feet): 133.13 / 44.86

Existing Use of the Site: Raw land

Character and adequacy of adjoining streets: 2 lane street

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic

Use of adjoining properties:

North Approximately 12 acres of undeveloped land

South Approximately 8.5 acres of undeveloped land with one single house

East Approximately 15 acres of undeveloped land

West A few single family homes with land

Physical characteristics of the site: Wooded raw land

Characteristics of the neighborhood: A few family homes but mainly a lot of undeveloped land

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

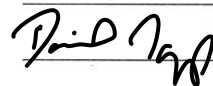
Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: J. King LLC
Address: 2806 Martinbrook Drive
City, State: Jonesboro, AR ZIP 72401
Telephone: _____
Facsimile: N/A
Signature: _____

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

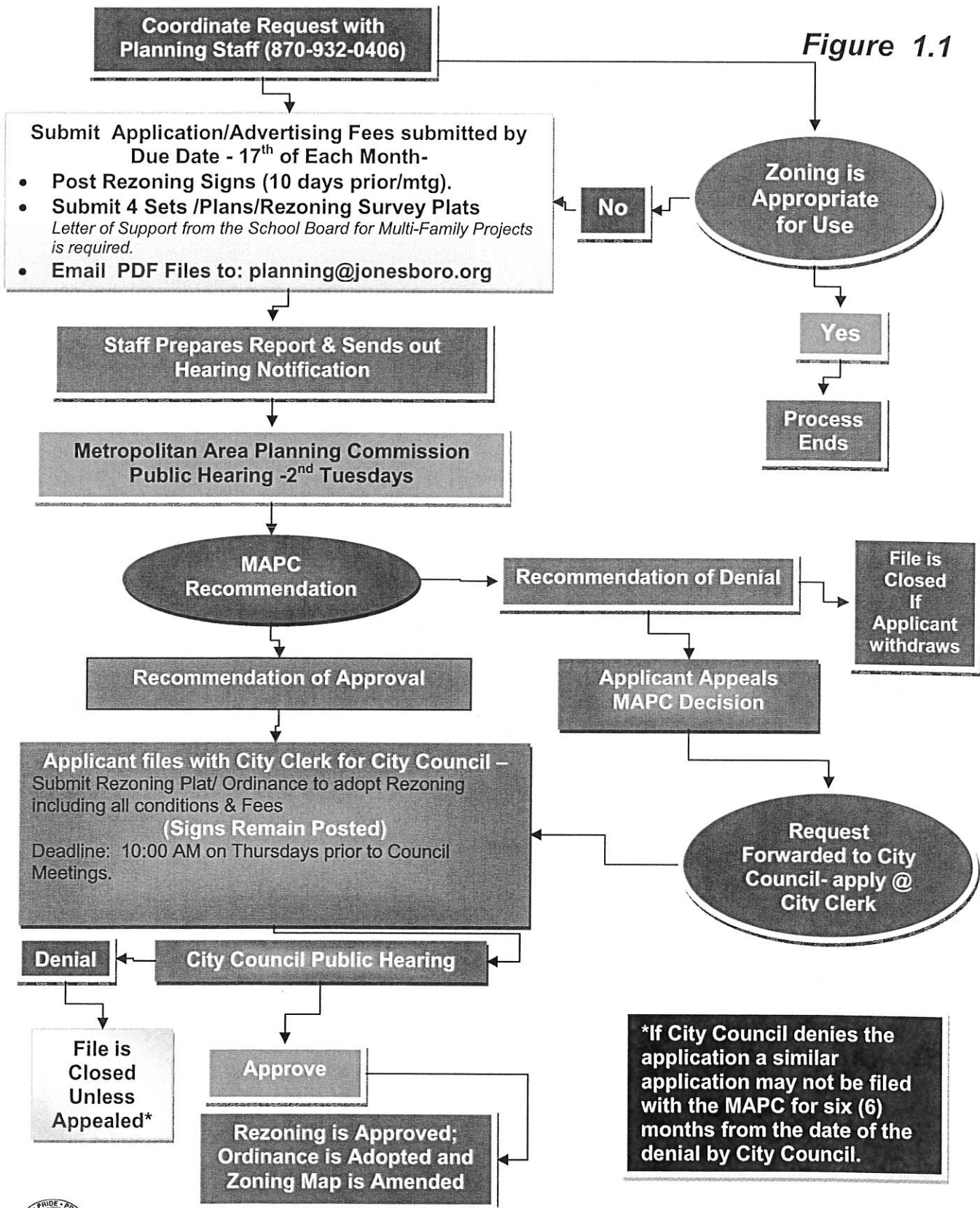
Name: David Tapp
Address: 1000 SWN Drive Suite 101
City, State: Conway, AR ZIP 72032
Telephone: 501-450-0449
Facsimile: N/A
Signature: 

Deed: *Please attach a copy of the deed for the subject property.*

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Rezoning Process

Figure 1.1



Planning

Single Family Residential Approvals - Planning Review

New Single Family Dwelling (per structure)	\$50
New Multiple Family Dwellings (per plan submittal)	\$100
Additions to Residential Dwellings (increase in footprint)	\$25
Detached Buildings & Other Accessory or Temporary Structure	\$25
Alterations or Repairs of Residential Dwelling	\$25
Swimming pools (above or below ground)	\$25
Walls, fences, decks, antenna towers & satellite dishes	\$50
Multi-family Additions	\$50
Multi-family Accessory Structures	\$50
Multi-family Dwellings 5 units and above	\$500

Commercial Building Permits - Planning Review

0 sq ft to 10,000 sq ft Commercial Building Area	\$500
10,001 sq ft or more Commercial Building Area	\$1,000
Interior alterations/repairs of commercial or industrial structures	\$250
Awnings and Canopies	\$250
Accessory buildings, walls, fences, decks	\$250
Cellular towers/antenna & satellite (new)	\$100
Cellular towers/antenna & satellite (existing)	\$100
Parking Lots	\$100
Landfill and Extractions (land use only)	\$1,000
Gravel Mining	\$1,000
Change of Use Certificate	\$100
Commercial Storage Tanks	\$250
Temporary Tents, Trailers & Structures	\$250

Rezoning Fees

Base Fee +	\$500
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Special District Applications

Village Residential Overlay	\$500
JMA-O Jonesboro Municipal Airport Overlay District	\$500
Planned Development District	
Fee per stage (Preliminary, Final, Modifications)	\$500

Board of Zoning Appeals Fees

Residential Appeal - Compatible Non-Conforming Use (BZA)	\$200
Commercial Appeal - Compatible Non-Conforming Use (BZA)	\$400
Conditional Use (MAPC)	\$400

Subdivision Fees

Minor Plats & Replats (Administrative Approvals)

Base Fee	\$400
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Reviews requiring MAPC Approval

Subdivisions - 0 to 20 acres

Base Fee	\$500
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Per Lot Fee	\$4
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Subdivisions Over 20 to 40 acres	\$1,000
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Subdivisions Over 40 acres	\$1,500
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On/Off Premise Sign Permits

Bill Board Base Fee	\$1,000
Construction Base Fee	\$100
Ground Sign New Base Fee	\$100
Wall & Awning Signs Base Fee	\$100
Pole Sign Base Fee	\$100
Marquee Sign Base Fee	\$100
Monument Sign Base Fee	\$100
Promotional Event Signs Base Fee	\$100
Banners	\$50

Mapping Services

Zoning Research Letter	\$500
Zoning Letter (simple)	\$50

Additional Fees Not being Charged

Multi-Family Dwelling Review (3rd submittal)	\$1,000
Commercial/Industrial Review (3rd submittal)	\$1,000

INSPECTIONS & PLANNING

FEES

THE CITY OF JONESBORO



INSPECTIONS

300 S. Church St.
Jonesboro, AR 72401
870-933-4602

PLANNING

300 S. Church St.
Jonesboro, AR 72401
870-932-0406

www.jonesboro.org

Planning: RES-17/091
Inspections: RES-17/092

Inspections

Swimming Pool Elec Bond	\$50	RElectrical Reconnect	\$50	Commercial Sewer Connection & Street Cut	\$100
Street Cut Permit	\$40	Plumbing Changeout	\$40	Commercial Plumbing	07 sq ft
Storm Shelter	\$50	Multi-family Building Permit	Project Cost	Commercial HVACR	07 sq ft
Residential Water Meter Permit	\$40	Multi Family Plumbing	06 sq ft	Commercial Gas Test	\$50
Residential Swimming Pool	Project Cost	Multi Family HVAC	06 sq ft	Commercial Electric - Site Trailer	\$100
Residential Storage	Project Cost	Multi Family Electric	06 sq ft	Commercial Electric Reconnect	\$55
Residential Sprinkler Permit	\$60	Mobile Vending Permit	\$40	Commercial Electric Alteration	\$55
Residential Single Family	Project Cost	HVAC C/O VentAHood	\$40 C/a \$55 C/O & Duct	Commercial Electric	07 sq ft
Residential Sewer Stubout Permit	\$40	Grading Permit	Engineering Fee	Commercial Building Permit	Project Cost
Residential Sewer Permit	\$40	Fire Sprinkler Permit	\$50 - Fire Dept.	Commercial Alterations	Project Cost
Residential Sewer Connection & Street Cut	\$80	Fire Alarm	\$50 - Fire Dept.	Commercial Additions	Project Cost
Reinspection Fee	R - \$40 C - \$100	Fence Permit	Planning Fee	Canopy Permit	\$50
Residential Plumbing	05 sq ft	Existing Structure CO	\$50	Backflow Permit	C - \$50 R - \$40
Residential HVAC	05 sq ft	Driveway Permit	Engineering Fee	Temp Pole	\$55
Residential Gas Test	\$40	Demolition Permit	R - \$100 C - \$250	Low Voltage	R - \$50 C - \$100
Residential Electrical	05 sq ft	Communication Tower	Project Cost	Temp Co	R - \$50 C - \$500
Residential Electric Alteration	\$50	Commercial Water Meter Permit	\$50	Foundation & Footing	040,000 sq ft \$50 10,001 + sq ft \$1,000
Residential Building - Duplex	Project Cost	Commercial Temp Power	\$55	Tent Permit	\$50
Residential Alterations	\$100 min.	Commercial Storage	Project Cost	Moving Permit	\$50
Residential Additions	Project Cost	Commercial Sprinkler Permit	\$85	HVAC Duct Only	\$40
Re-Roofing Permit	R - \$100 C - Project Cost	Commercial Signs	Project Cost		
Commercial Sewer/Stubout	\$50	Commercial Sewer/Stubout	\$50		

ENGINEERING & STREET DEPARTMENTS

Engineering Fees

Street Fees

FEES

THE CITY OF JONESBORO



www.jonesboro.org

Engineering Dept: RES-17 089
Street Dept: RES-17 088

Driveway Permit (per driveway) \$50 <i>(includes one form inspection & one final inspection)</i>	Street Plate - 1st plate delivered (up to 60 days) \$45 <i>(includes one form inspection & one final inspection)</i>
Driveway Re-Inspection Fee \$30	Each additional street plate delivered (up to 60 days) \$15
Lane/Traffic Closure Permit:	
One Traffic Lane Closure Permit \$25	Street Repair \$200
Street Closure (Collector) \$100	Base Asphalt \$30
Street Closure (Arterial) \$200	Barricades (contractors - street cuts and repairs) \$75/ea
Floodplain Development Permit \$100 per acre (\$25 min.)	Barricades (block parties, etc.) \$10/ea
Drainage Alteration/Modification Permit \$25 <i>(plus \$0.10 per linear ft. of drainage system modification/alteration)</i>	Cones \$5/ea
Grading Permit \$100 per acre (\$50 minimum)	Replacement of Regulatory Sign & Post - accidents, etc. \$150
Stormwater Management Plan Permit:	Replacement of Street Identifier Sign & Post - accidents, etc. \$150
for subdivision \$1,000 minimum	New Regulatory Sign & Post for Subdivisions \$150
additional lots over 10 \$100 per lot	New Street Identifier Sign & Post for Subdivisions \$250
for commercial site \$350 minimum	Replacement for Damaged Sign Post - accidents, etc. \$50
additional acres over 3.5 acres \$100 per acre	
Stormwater Appeal Fee \$200	
Encroachment Permit \$50	
Residential Site Permit \$25	



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, , 20 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: David Tapp

DATE: 5/1/26

SUBJECT PROPERTY ADDRESS: 01-144093-0030

DESCRIPTION OF REZONING REQUESTED: _____

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

Josh King

Printed Name of Property Adjacent Owner

(Signature)

Date

2806 Martinbrook Dr. Jonesboro, AR 72401

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Rezoning Checklist

-Application

-Neighbor notifications sent via certified mail (copy of receipt required)

-Rezoning plat

-Rezoning signs every 150' of street front property, include photos of sign placement (\$200 deposit per sign)



Legislation Text

File #: ORD-20:021, **Version:** 1

AN ORDINANCE TO AMEND SECTION 117.35 REGARDING THE REFUND OF REZONING SIGN DEPOSITS

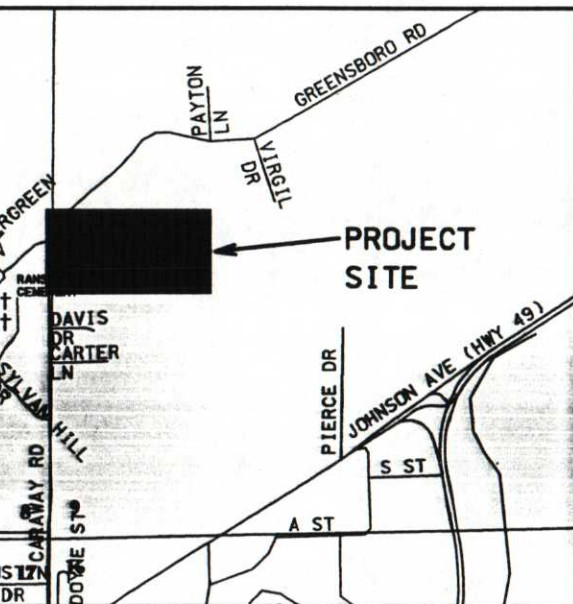
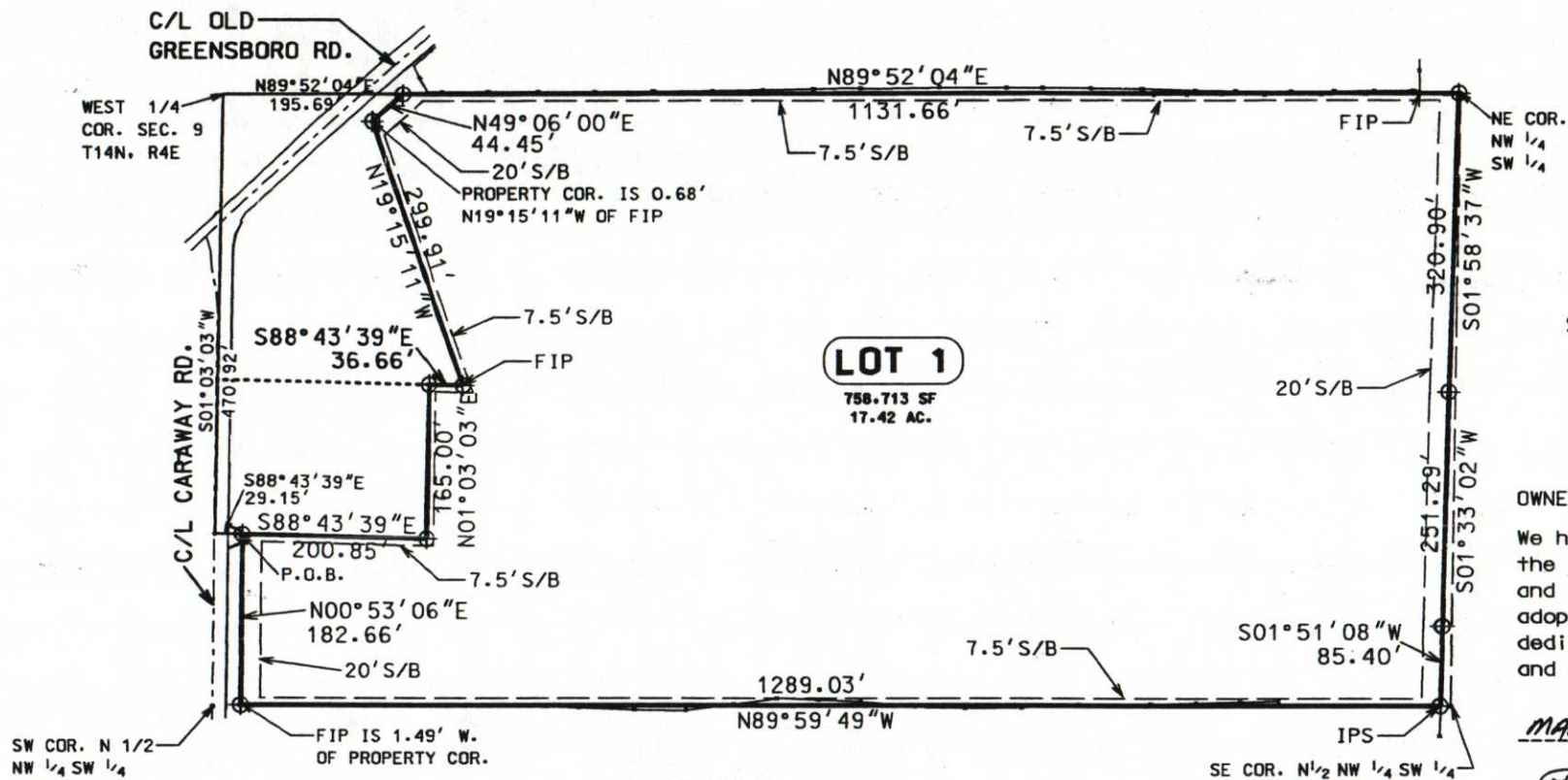
WHEREAS, Section 117.35 of the Code of the City of Jonesboro, Arkansas, as revised by Ordinance 09:087, indicates that the fee for a rezoning sign is \$200 per sign, and that a refund is granted if returned no later than 60 days after final Council action; and,

WHEREAS, there is a need to expedite the return of such signs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

Section 117.35 be amended to provide that a rezoning sign must be returned to the City Planning Department Office no later than seven days after final Council action in order to receive the refund.

PASSED AND APPROVED THIS 21ST DAY OF JULY 2020.



LEGAL DESCRIPTION:

A part of the North Half of the Northwest Quarter of the Southwest Quarter (N 1/2, NW 1/4, SW 1/4) of Section 9, Township 14 North, Range 4 East, Craighead Co., Arkansas to wit:
 From the Northwest corner of the Southwest Quarter of said Section 9, run S 01°03'03" W along the West line of Section 9, a distance of 470.92 ft. to a point; thence leaving said section line, run S 88°43'39" E, a distance of 29.15 ft. to the POINT OF BEGINNING; thence continue S 88°43'39" E, a distance of 200.85 ft. to a point; thence N 01°03'03" E a distance of 165.00 ft. to a point; thence S 88°43'39" E a distance of 36.66 ft. to a point; thence N 19°15'11" W, a distance of 299.91 ft. to the Southerly right of way line of Old Greensboro Road; thence N 49°06'00" E along said Southerly right of way line, a distance of 44.45 ft. to a point on the North line of the NW 1/4, SW 1/4; thence along said North line of the NW 1/4, SW 1/4, N 89°52'04" E, a distance of 1131.66 ft. to a point; thence following a fence line S 01°58'37" W a distance of 320.90 ft. to a point; thence continuing along said fence, S 01°33'02" W, a distance of 251.29 ft. to a point; thence continuing along said fence, S 01°51'08" W, a distance of 85.40 ft. to a point on the South line of the N 1/2, NW 1/4, SW 1/4; thence along said South line, N 89°59'49" W a distance of 1289.03 ft. to a point on the East right of way line of Caraway Road; thence N 00°53'06" E a distance of 182.66 ft. to the POINT OF BEGINNING, containing 17.42 acres.

FLOOD PLAIN: THIS TRACT DOES NOT LIE IN 100 YR. FLOOD PLAIN PER F.I.R.M. OF CRAIGHEAD CO., ARK. & INCORP. AREAS COMMUNITY PANEL NO. 05031C0044 C DATED 09-27-91.

CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: Encroachments, if any, as disclosed by Survey, are shown hereon.

0' 200'
SCALE: 1"=200 ft.

By George M. Hamman 07/17/03
R.L.S. SIGNATURE



OWNER'S CERTIFICATION:

We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

MAGGIE L. LAMBERTH ESTATE

Dina Hedger
Warren Lambert

**THE RIDGE AT
JONESBORO
MINOR PLAT**

HNE HAMMAN NEWELL ENGINEERING		ENGINEERS - SURVEYORS 2311 E. NETTLETON AVE. JONESBORO, AR 72401 (870) 932-7880	
MINOR PLAT FOR ARBY SMITH JONESBORO, ARKANSAS			
JOB NO. 103101		DATE 07-15-03	
© 2003, Hamman Newell Engineering RE			
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID HNE COPIES			

DRW 212

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The Applicant David Tapp is requesting a rezoning of the property at 1004 N Caraway Rd from R-1 Single Family Medium Density to PD

Lonnie Roberts (Chair): Do we have the proponent for this item? Sir, please state your name for the record.

David Tapp (Proponent): David Tapp, I'm with Pediatrics Plus, we're looking to do a PD Development with this lot its 17 acres. Our company Pediatric Plus is starting to do, what is called Farm Houses for kids with autism. This will be our ninth one to do, we started out of our house in Conway, Arkansas. So, we're not like a national chain that comes in and then leaves. What we do is we build about a 12,000 square foot farm house, and I don't know if you guys got any of the pictures that I sent, but I have them with me, can I show them what I sent?

Unable to Transcribe

David Tapp: So, we build like a 12,000 square foot farmhouse and it's for kids Monday thru Friday, with Autism, they have to have a diagnoses with autism. We get a barn where we get 2 donkeys and 2 sheep, a chicken house with about 30 chickens, a greenhouse, and some raised flowerbeds and gardens for the kids to participate in growing vegetables, and they can use the eggs to make cupcakes if it's somebody's birthday. They're here from Monday to Friday, from about 8' o clock to 4:30 to 6:30, during the day, not weekends, not Sundays, not at night. So, it doesn't interfere with any of the neighbors. The reason why we're doing it as a PD is because we need it to be zoned commercial and agricultural, so if we get the commercial piece we can't have the donkeys or sheep, for the kids. Or the chickens, sometimes cities have ordinances on chickens, so I get that. But we have 17 acres in order not to interfere with the neighbors. We do a little bit of low lighting, so we get with the city to discuss what the requirement is, but we try to do some lights for our staff, in the winter time, for when they go out to their cars and it's a little bit dark, so we try to have one to three pole lights out there, that shut off at 8' o clock at night, so to not illuminate around the neighborhood. We have this as a farmhouse as you can see, so it's designed like a house, so we try to do as little as possible to make it commercial looking. Drainage, curbs, gutters, stuff like that. We try not to do that, but if the city requires us to do it, we'd do it. But we try to think of other ways to do detention ponds and things like that, to keep the water flow and water shed, outside and away from the parking lots and things like that. We're excited to be in Jonesboro, we started in 2002, Jonesboro has been on our list to do a Pediatrics Plus for probably 15 years, and we work with Arkansas State already in recruiting and getting therapists so, we're excited to be in Jonesboro pretty soon.

Lonnie Roberts: Okay, City Planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes sir, we do. We have reviewed it, it does meet all 6 of the rezoning approval criteria, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and with this being a rezoning, I must open up, is there anyone here to give public input? And if none, then I'll open up for commissioners, questions, comments? Motions?

Jim Little (Commission): Little, I'll make a motion to approve.

Jeff Steiling (Commission): Steiling, second.

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

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

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300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 377.65

Detail:

01-000-0150-00
1004 N Caraway Rezoning 377.65

Total 377.65

Payment Information:

Check 0.00
Credit Car 9017 377.65
Change 0.00

David Tapp
Customer #: 000000

Cashier: KMHattenhauer
Station: KMHATTENHAUER