



CITY OF JONESBORO  
MAPC ADJOINING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, September 23, 2015 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a **Conditional Use** 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: Reginald Brown (Owner)  
Lamorris Brown (Applicant) DATE: 9/2/2025

DESCRIPTION OF REQUESTED USE: Placement of a Southern Energy Huxton II  
manufactured home (32' x 76', 2056 sq. ft., 4 bedrooms, 2 bathrooms)  
on a permanent foundation with brick skirting, pitched roof,  
vinyl siding, and landscaping to ensure compatibility with  
surrounding R-1 residential properties.

LOCATION OF REQUESTED USE: (4306 Gladys Dr Jonesboro, AR 72404) Parcel # 01-134033-11

In affixing my signature below, I am acknowledging my understanding of this request for a Conditional Use. 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.

# **CITY OF JONESBORO** **CONDITIONAL USE APPLICATION**

## **Owner/Applicant Information**

Property Owner: Reginald Brown

Address: 4306 Gladys Dr, Jonesboro, AR 72404

Phone: 870-514-0936

Applicant: Lamarious Brown

Address: 4306 Gladys Dr, Jonesboro, AR 72404

Phone: 412-556-6933

## **Parcel Information**

Address/Location: 4306 Gladys Dr, Jonesboro, AR 72404

Parcel Number: 01-134032-11800

Current Zoning: R-1 (Single Family Residential)

Existing Land Use: Vacant Residential Lot

Adjacent Zoning: North - R-1, East - R-1, South - R-1, West - R-1

## **Requested Conditional Use**

Placement of a new manufactured home (Southern Energy "Huxton II," 32x76, 2,256 sq. ft., 4 bedrooms, 2 bathrooms) as a single-family residence. The home will be placed on a permanent concrete foundation with brick skirting, a 3.5:12 pitched roof with asphalt shingles, 10-inch eaves with gutters, and vinyl siding. All running gear (tongues, axles, wheels) will be removed upon installation. Landscaping, driveway, and required setbacks will ensure compatibility with surrounding residences in the R-1 district.

## Letter of Intent – Conditional Use Request

To Whom It May Concern,

I, Reginald Brown, am the property owner of 4306 Gladys Dr, Jonesboro, AR 72404 (Parcel # 01-134032-11800). I am requesting a Conditional Use Permit to allow the placement of a manufactured home as a single-family residence on this R-1 zoned lot. The applicant representing this request is my son, Lamarious Brown.

The proposed home is the Southern Energy "Huxton II" (32x76, 2,256 sq. ft., 4 bedrooms, 2 bathrooms). It will be installed on a permanent concrete foundation with brick skirting, giving the appearance of a site-built home. The roof has a 3.5:12 pitch with asphalt composition shingles, 10-inch eaves with gutters, and vinyl siding for neighborhood compatibility. All running gear (tongue, axles, wheels) will be removed during installation. The finished floor elevation will comply with manufacturer specifications and floodplain regulations.

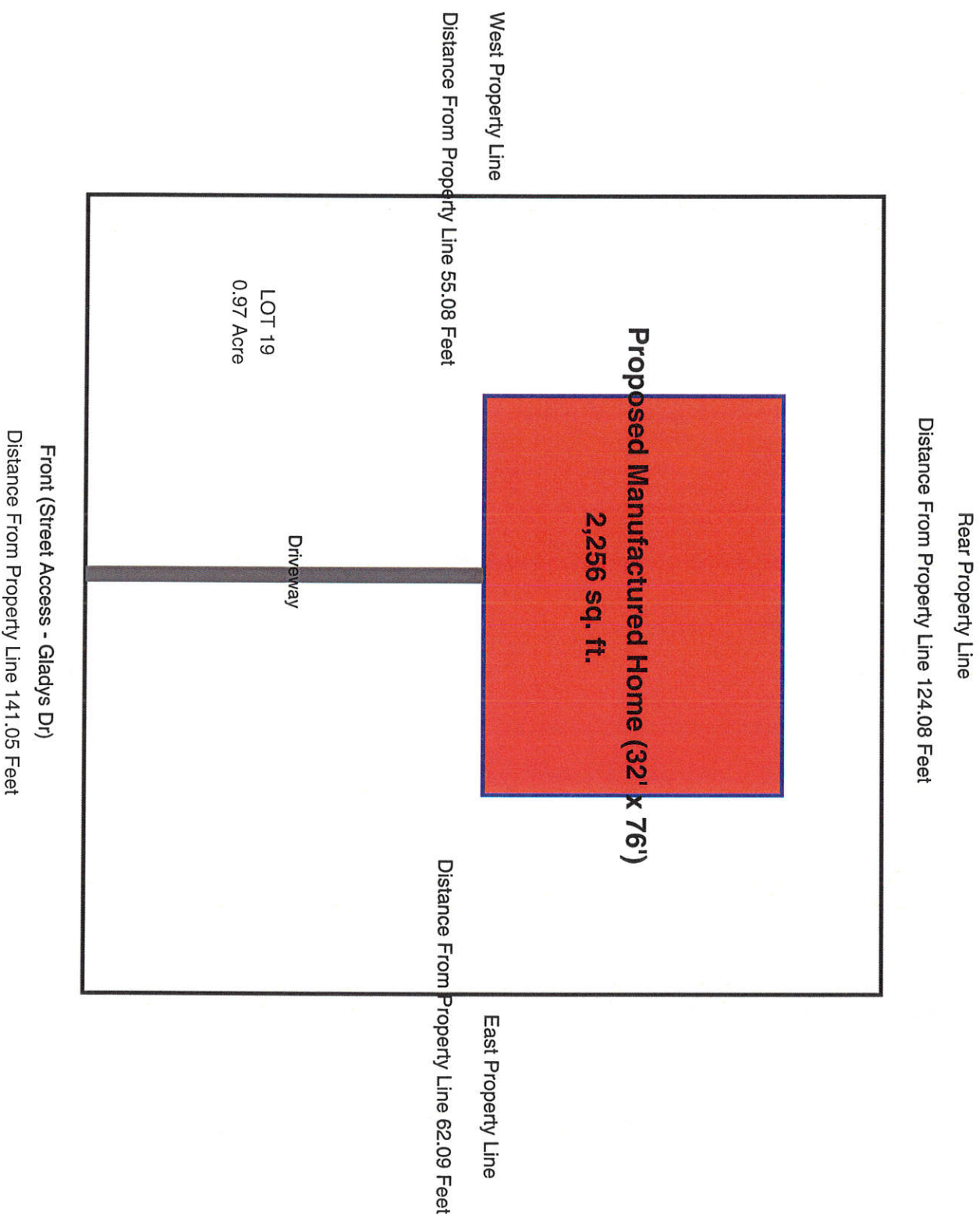
The property will include a landing area greater than 5 feet, and any future additions will comply with building code and city regulations. Driveway improvements and landscaping will be provided to enhance the property. This project will provide safe, affordable housing while maintaining the residential character of the area. Other manufactured homes exist in city limits, and this request aligns with the city's goal of housing diversity and responsible development.

Thank you for your consideration.

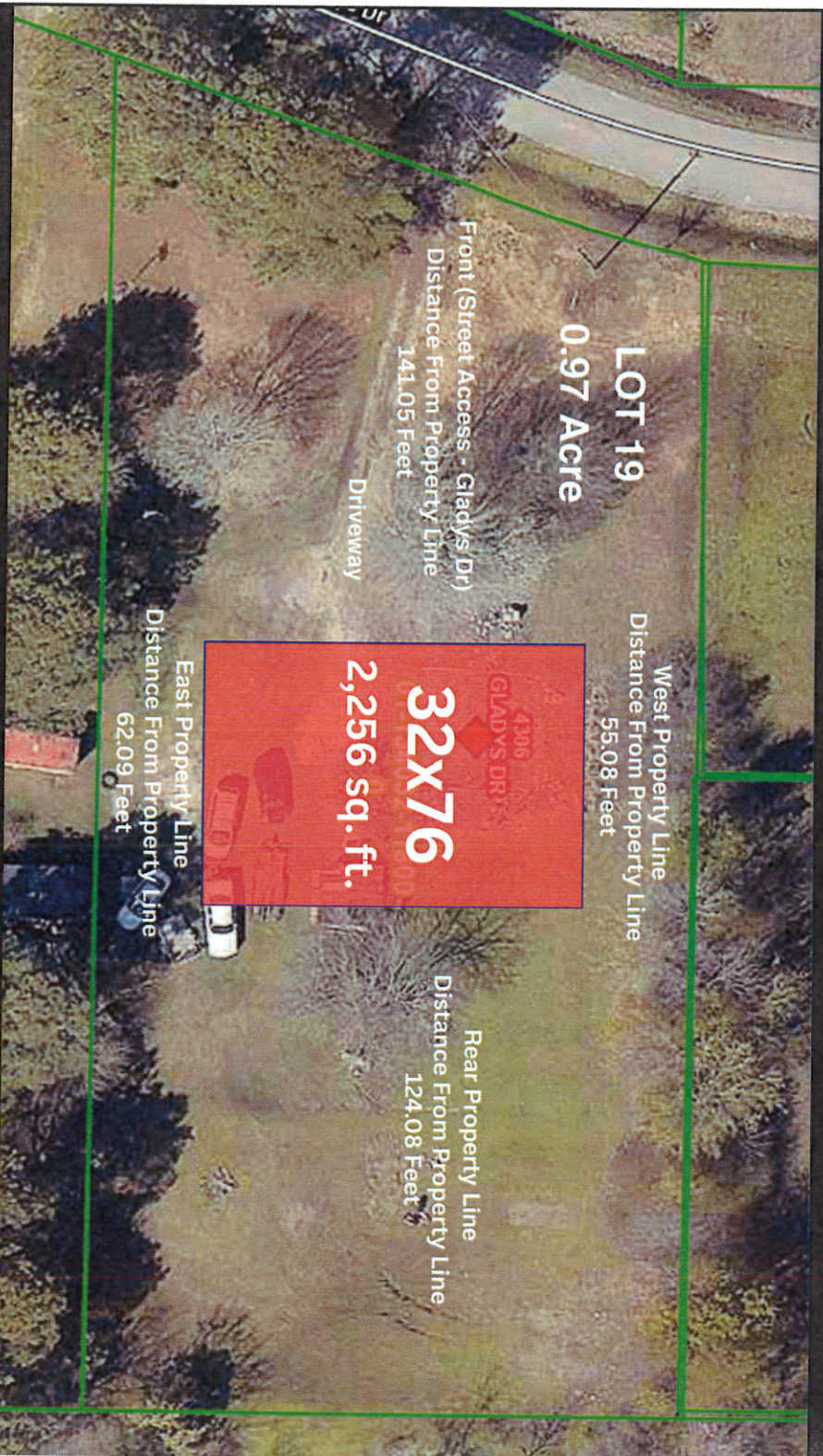
Respectfully,

Reginald Brown (Owner)  
4306 Gladys Dr, Jonesboro, AR 72404  
Applicant: Lamarious Brown

**Site Plan – 4306 Gladys Dr**









## **Visual Exhibit Proposed Manufactured Home.**

This photo represents how the home will look once installed. It will be placed on a permanent foundation with brick skirting and enhanced with landscaping so that it blends in seamlessly with neighboring site-built homes.



Bradley P. Hancock PLS  
PO BOX 1522  
Paragould, Arkansas 72450  
please make checks payable to:  
Bradley P. Hancock

# INVOICE

Century 21 Real Estate  
c/o Trenton Hoggard  
Reginald Brown - buyer - Lenders Title  
Angeline Odle - seller - Nix Title

Invoice # 10857  
Invoice Date 02/21/2022  
Due Date 02/21/2022

| Item | Description                                       | Unit Price | Quantity | Amount               |
|------|---|------------|----------|----------------------|
|      | survey of 4306 Gladys Drive<br>Lot 19 - 0.97 acre | 475.00     | 1.00     | 475.00               |
|      |   |            |          | Subtotal 475.00      |
|      |   |            |          | Total 475.00         |
|      |   |            |          | Amount Paid 0.00     |
|      |   |            |          | Balance Due \$475.00 |

**SURVEY FOR: Reginald Brown**  
**OF: 4306 Gladys Drive Jonesboro, Arkansas**

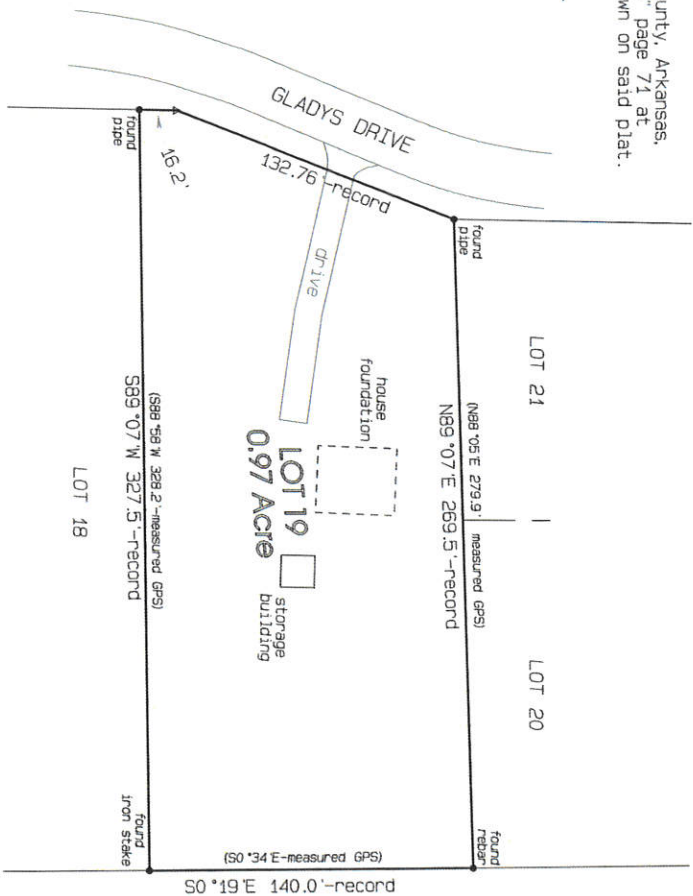
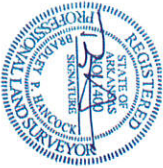
A survey of the following described lands in Craighead County, Arkansas, to-wit:

Lot 19 of Gerald Watkins Addition, Craighead County, Arkansas, as shown by a plat recorded in Plat Cabinet "B" page 71 at Jonesboro, Arkansas, subject to easements as shown on said plat.

Notes:

- 1.) Bearings and distances based on record plat.
- 2.) Improvements are as shown.

Dated: February 21, 2022



Bradley P. Hancock  
Surveying & Mapping  
P.O. Box 1522  
Paragould, Arkansas



# **SURVEY FOR: Reginald Brown** **OF: 4306 Gladys Drive Jonesboro, Arkansas**

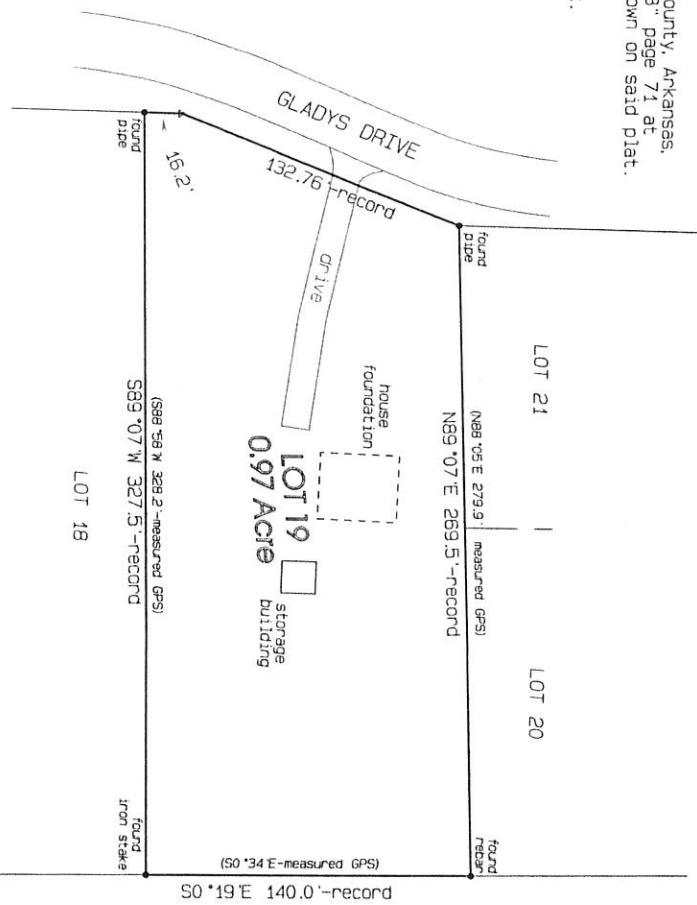
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- 1.) Bearings and distances based on record plat.
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Dated: February 21, 2022



Bradley P. Hancock  
 Surveying & Mapping  
 P.O. Box 1522  
 Paragould, Arkansas

Conditional Use Letter Draft For Property Owners Within 200 feet

Date: 9/11/2025

To: Adjacent Property Owner

From: Reginald Brown (Owner) & Lamarius Brown (Applicant)  
Address of Proposed Use: 4306 Gladys Dr, Jonesboro, AR 72404  
Parcel Number: 01-134032-11800

Dear Property Owner,

This letter is to notify you that a Conditional Use Permit (CUP) application has been submitted to the City of Jonesboro for the placement of a manufactured home (Southern Energy "Huxton II," 32x76, 2,256 sq. ft., 4 bedrooms, 2 bathrooms) on the property located at 4306 Gladys Dr.

As required by city ordinance, property owners within 200 feet of this location are being notified. The proposed home will be placed on a permanent concrete foundation with brick skirting, a pitched asphalt shingle roof, and vinyl siding, ensuring that it is compatible with surrounding homes in the R-1 district.

The request will be reviewed by the Metropolitan Area Planning Commission (MAPC) at their upcoming public hearing:

📍 Location: Council Chambers, Municipal Center, 300 S. Church St, Jonesboro, AR  
🕒 Date & Time: Tuesday, September 23, 2025, AT 5:30 P.M.

You are invited to attend the hearing and share any comments you may have.

If you have any questions before the meeting, you may contact us directly at:

📞 Phone: 412-556-6933 or the City of Jonesboro Planning Department at (870) 932-0406.

Thank you for your time and consideration.

Sincerely,

Reginald Brown (Owner)

Lamarius Brown (Applicant)