



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, September 24, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:092](#) MAPC Minutes: September 10th, 2024

Attachments: [09.10.24 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-24-14](#) Preliminary Subdivision: Reedmont Replat

Associated Engineering, on behalf of Hammerhead Contracting & Development LLC, is requesting preliminary subdivision approval for 6 lots on 29.18 acres. This site is located at McClellan Drive and Browns Lane Access Road and zoned C-3, general commercial, and PD-M, mixed use planned development

Attachments: [22133-001 Replat - Preliminary
Reedmont Replat Application
Staff Report](#)

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:092

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes: September 10th, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 10, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

Absent 1 - Jim Little

3. Approval of Minutes

[MIN-24:086](#) Minutes: August 27, 2024 MAPC

Attachments: [8.27.24 MAPC Minutes](#)

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

Aye: 7 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

4. Miscellaneous Items

[COM-24:044](#) Sidewalk In Lieu: 3002 Rook Road

Crafton Tull on behalf of AutoZone, is requesting MAPC approval to pay the sidewalk in lieu payment of \$13,861.21 for 143.59 square yards along Stadium Blvd. The average rate is \$96.54 per square yard.

Attachments: [AZ #9336 Sidewalk Waiver Letter](#)
[C1.1 SITE PLAN-CIVIL](#)

Lonnie Roberts (Chair): So do we have the proponent for this item? I think we're going to work by Zoom.

Monica Percy (Planner): Will the proponent for the Rook Road project go ahead and present the case please?

Tyler Fisher (Proponent): My name is Tyler Fisher with Crafton Tull.

Lonnie Roberts: And would you like to elaborate on what you would like to do there sir?

Tyler Fisher: Yes, we have an AutoZone hub store development coming to

town.

Lonnie Roberts: And we're looking at the plat here if you want to talk about the sidewalk in lieu request.

Tyler Fisher: Yes, the sidewalks along stadium drive, there's an ARdot project that's supposed to begin either late 2025 or early 26, along Stadium Dr, that will have sidewalks along both sides of Stadium Dr, we are putting a sidewalk along Rook Rd, along the southwest property corner to the southeast property corner.

Lonnie Roberts: Okay, so City Planner do you have the staff comments on this one?

Derrel Smith (City Planner): Yes sir we do, we reviewed it and we would recommend that you would accept the fee in lieu of this, for \$13, 861 dollars.

Lonnie Roberts: Okay, so commissioners do you have any questions for the applicant or the city staff regarding the in lieu of?

Paul Ford (Commission): Basically sense the highway department is going to come in and put in sidewalks here shortly, there's no reason to put one in and then tear it out?

Lonnie Roberts: True

A motion was made by Dennis Zolper, seconded by Paul Ford, that this matter be Approved . The motion PASSED with the following vote.

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

[COM-24:045](#)

Sidewalk In Lieu: 3003 East Parker Road

White - Daters & Associates, Inc. on behalf of Honda of Jonesboro, is requesting MAPC approval to pay the sidewalk in lieu payment of \$41,664 for 427.8 square yards along E. Parker Rd. The current rate is \$97.39 per square yard.

Attachments: [Honda of Jonesboro Sidewalk In-Lieu Letter](#)
[C14 Sidewalk waiver](#)

Lonnie Roberts (Chair): So those numbers may be different because the current rate is only 96 dollars and 54 cents, so I guess we would adjust it for that or? So, anyway do we have the proponent here for the 3003 East Parker Rd request? Anyone here with White-Daters & Associates?

Tim Daters (Proponent): Yes sir, this is Tim Daters and Ben Well is also here.

Lonnie Roberts: So, we're discussing your request for the in lieu of sidewalk.

Tim Daters: Yes, we're asking for an in lieu of, a portion of this side is across the existing dealership, there's an extremely sharp drop off into a ditch along the highway department right of way, there's not an existing link, to this side from the south, so we asked for a variance request in lieu of fee for sidewalks.

Lonnie Roberts: Alright. Okay, City Planner do you have any staff comments on this one?

Derrel Smith (City Planner): Yes sir I do, I do notice that they're showing that this is a 5 foot wide sidewalk and it should be a 6 foot wide sidewalk. So, that number will probably change, but we would recommend that we grant the fee in lieu of waiver for a 6 foot sidewalk for 770 linear feet.

Lonnie Roberts: So we'll go with a 6 foot sidewalk that will change the yardage but the basis is it will be 96 dollars and 54 cents per square yard, to be

recalculated.

Derrel Smith: Yes.

(The corrected amount is \$49,557.20)

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-24-14

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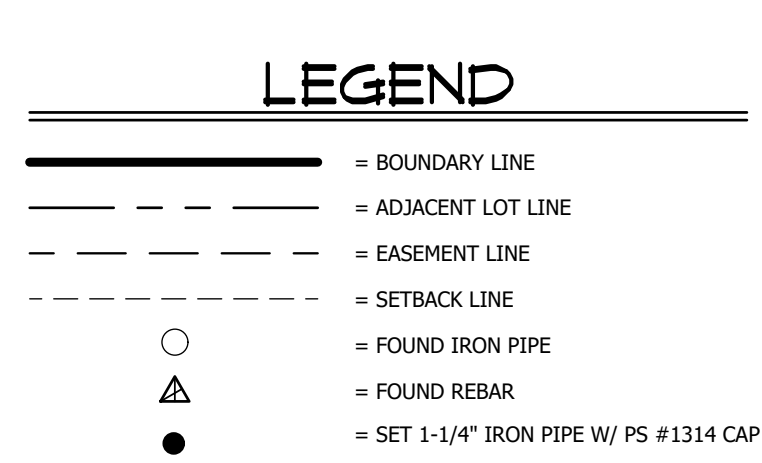
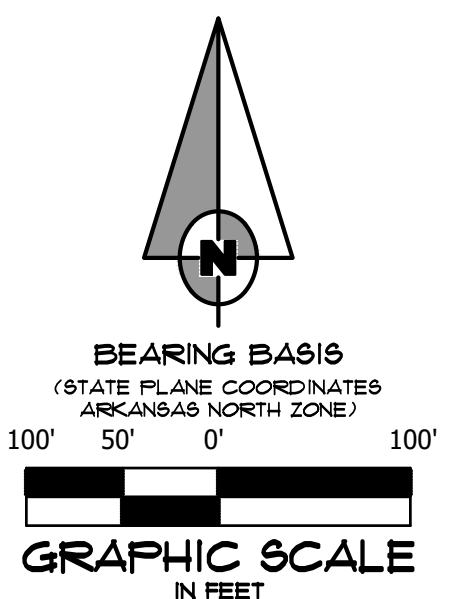
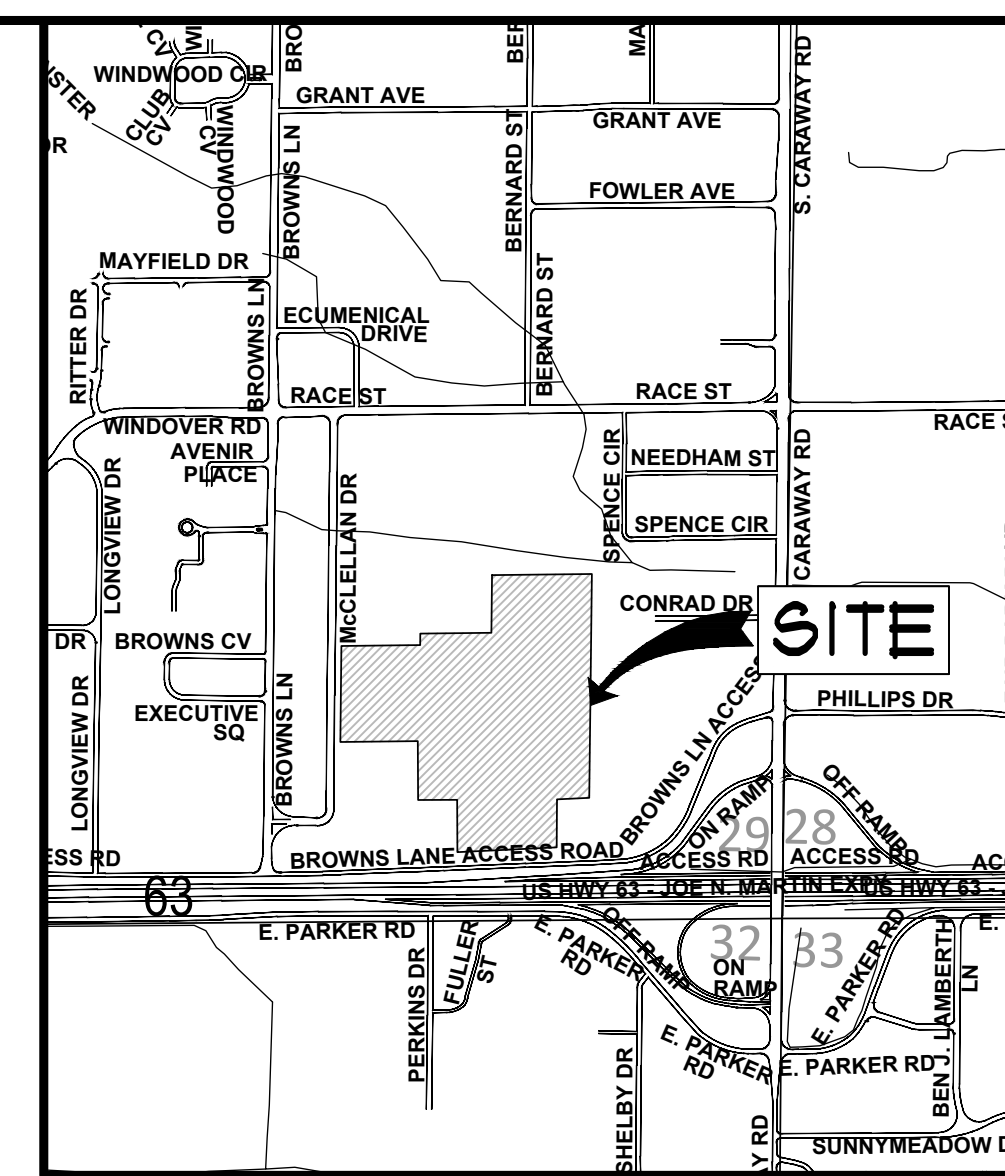
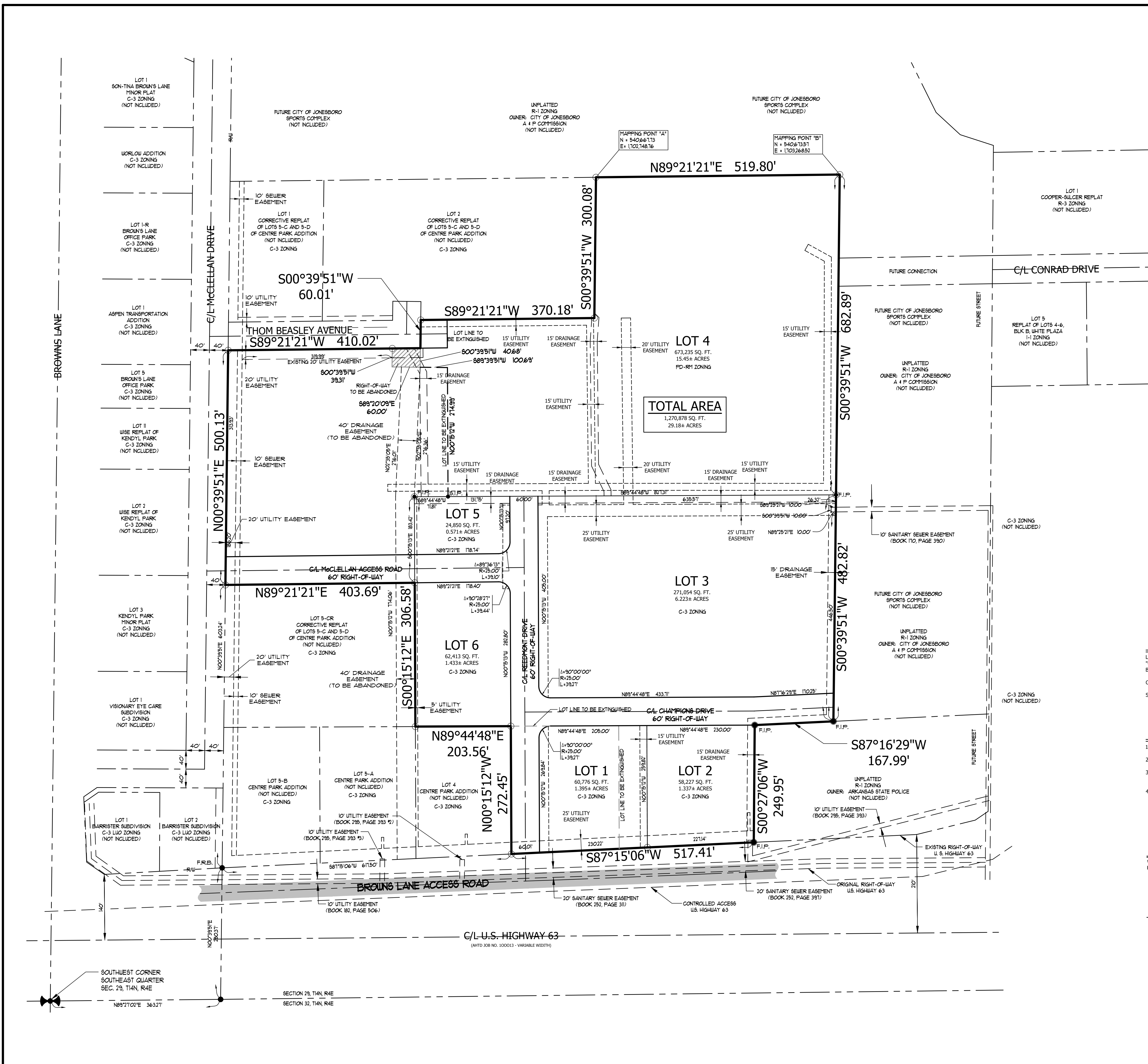
Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Preliminary Subdivision: Reedmont Replat

Associated Engineering, on behalf of Hammerhead Contracting & Development LLC, is requesting preliminary subdivision approval for 6 lots on 29.18 acres. This site is located at McClellan Drive and Browns Lane Access Road and zoned C-3, general commercial, and PD-M, mixed use planned development



DESCRIPTION

LOTS 3 AND 4, CORRECTIVE REPLAT CENTRE PARK ADDITION, JONESBORO, ARKANSAS, AS RECORDED IN BOOK "C", PAGE 395 AND LOTS 1, 2 AND 3, CENTRE PARK ADDITION, JONESBORO, ARKANSAS, AS RECORDED IN BOOK "C", PAGE 258, ALL IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS, CONTAINING IN ALL 1,270,870 SQ. FT. OR 29.18 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR REEDMONT LLC AND HAMMERHEAD CONTRACTING & DEVELOPMENT, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED PD-RM, PLANNED DEVELOPMENT - RESIDENTIAL MULTI-FAMILY AND C-3, GENERAL COMMERCIAL DISTRICT AS SHOWN. ADJACENT PROPERTIES ARE ZONED R-2 AND C-3 AS SHOWN. STANDARD BUILDING SETBACKS ARE AS SHOWN.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL 05031C0131C (PANEL 131 OF 200), EFFECTIVE DATE - SEPTEMBER 27, 1991.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

HAMMERHEAD CONTRACTING & DEVELOPMENT, LLC
BRANDON HOLMES, REPRESENTATIVE

REEDMONT, LLC
BRANDON HOLMES, REPRESENTATIVE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND DATUMS" IN EFFECT ON THIS DATE.

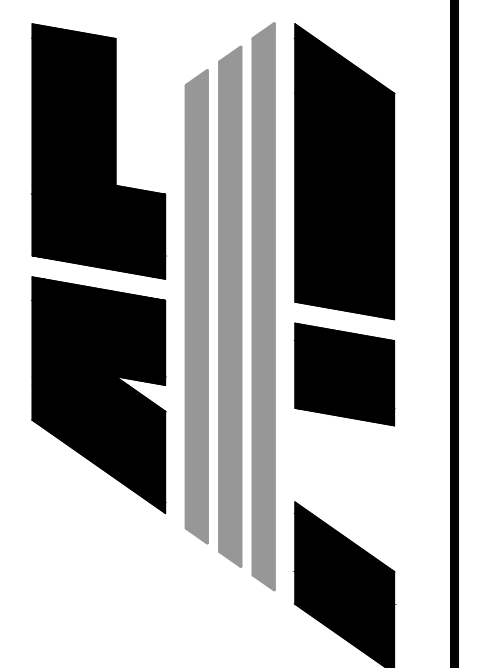
DATE OF BOUNDARY SURVEY: 01/13/2023

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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REEDMONT REPLAT
CENTRE PARK ADDITION
BROWNS LANE ACCESS
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



PRELIMINARY

| NO. | DESCRIPTION | DATE |
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REPLAT

DATE: 01/13/2023 DRAWN: CCH
CADD FILE: 22133-001 CHECKED: JME
DWG#: 0414292.00XX SHEET
SCALE: 1" = 100' 1 OF 1

Home **Profile**

Monica Pearcy | Admin | Logout

Application History

- 9/5/2024 15:28:10 pm - Application started
- 9/5/2024 15:54:18 pm - Status Update: SubmitStart
- 9/5/2024 15:54:19 pm - Permit created in PDox
- 9/5/2024 15:54:19 pm - Status Update: Complete
- 9/5/2024 15:54:18 pm - Application submitted

Request Name: Reedmont Replat



SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

INCOMPLETE

Did you have a pre-application meeting? * Yes No

Project Description *

Reedmont at Jonesboro Replat

Application Type *

Preliminary Plat ▼

Contact Planning Office if unknown.

Proposed Use * Commercial Residential

Subdivision Name / Phase No *

Reedmont at Jonesboro

Property Address / Location *

2120 Reedmont Drive

Property City *

JONESBORO

Property State *

Arkansas ▼

Property Zip Code *

72401

Zoning Classification *

PD-M – MIXED USE PLANNED DEVELOPMENT

Select total acreage range *

- < 1 Acre
- > 1 and < 5 Acres
- > 5 and < 20 Acres
- > 20 and < 40 Acres
- > 40 Acres

Total Acres *

Total Number of Lots *

Have you filled out and signed the Stormwater Pollution Prevention Plan, and submitted it to ADEQ? *

- Yes
- No

Is the property located in a floodplain? *

- Yes
- No

Step 2: Applicant Information

COMPLETE

Select if the Applicant is the currently logged in user.

Applicant First Name *

John

Applicant Last Name *

Easley

Applicant Address *

103 SChurch

Applicant Address Line 2

Applicant City *

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72401

Applicant Phone Number *

(870) 243-7632

Applicant Email Address *

john.easley@associatedengineering.com

Step 3: Owner Information (optional)

Select if the Owner is the same as the Applicant.

Owner First Name

Brandon

Owner Last Name

Holmes

Owner Address

3791 Hwy. 351

Owner Address Line 2

Owner City

JONESBORO

Owner State

Arkansas

Owner Zip Code

72401

Owner Phone Number

(870) 805-8758

Owner Email Address

brandon@explorehammerhead.com

Step 4: Submittal Requirements (optional)

Preliminary Plat Requirements

The preliminary plat shall give the following information when possible:

1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and the name of the designer.
3. The date, north arrow and the graphic scale.
4. The location of existing and platted property lines, streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes and the zoning classification, of the proposed subdivision and of the adjacent area.
5. The proposed utility layouts, sewers, water, electricity, gas, etc., showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the state board of health.
6. Contour intervals of two feet or as required by the city planning commission and the city engineer.
7. The names, rights-of-way and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of proposed easements, lots, parks, reservations and other open spaces.
8. The acreage of the land to be divided.
9. A draft or form of any protective covenants proposed by the subdivider.
10. Proposed profile of street grades.
11. Acreage of each lot in the subdivision.

- 12. Within 30 days after submission of the preliminary plat, the city planning commission shall indicate its approval, disapproval or approval with conditions. If disapproved, the reasons for disapproval shall be stated in writing. If approved with conditions, these conditions shall be stated in writing. In its review, the city planning commission shall submit the proposed plat to the city water and light plat for consideration and report and may further submit copies of the plat to the state health department or any other interested city, county, state or federal independent agency for consultation and advice.
- 13. Approval, conditional approval or disapproval of the preliminary plat by the planning commission shall be so noted, both on the preliminary plat and planning commission records.
- 14. Failure of the planning commission to act on the preliminary plat within thirty 30 days will be deemed approval of the preliminary plat.
- 15. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year of such approval, unless an extension of time is applied for and granted by the planning commission.
- 16. A receipt from the city acknowledging payment of a filing fee. The city shall collect a fee per lot in the amount established by the city. The plat will not be reviewed until the fee has been collected.

Signature

INCOMPLETE



I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: **John Easley**

Signature date: **2024-09-05 03:54 PM**

Payment Details

[Home](#) | [Profile](#)

Preliminary Subdivision: Reedmont Replat

For consideration by Metropolitan Planning Commission on September 24, 2024.

Applicant/Agent/ Owner: Brandon Holmes / Hammerhead Contracting & Development LLC

Engineer: Associated Engineering LLC

Surveyor: Associated Engineering LLC

Property Location:

Total Acres: 29.18

Proposed Lots: 6

Zoning:

District: **PD-M LUO**, Planned Mixed Use Development with a Limited Use Overlay

Required Min. Lot Size: NA, *Min. Lot Width:* NA.

Proposed Lot: 15.45 acres – 673,235 sq. ft.

District: **C-3**, General Commercial District

Required Min. Lot Size: 6,500 sq. ft., *Min. Lot Width:* 50 ft.

Proposed Min. Lot Size: 0.57 acres – 27,850 sq. ft.

Proposed Max. Lot Size: 6.22 acres – 271,054 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: McClellan Access Rd, Reedmont Dr, Champions Dr

Compliance with Address Policy: In Progress

Other Departmental Reviews: Pending

Findings:

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

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the PD-M LUO, Planned Mixed Use Development District with a Limited Use Overlay and C-3, General Commercial District.

