



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 24, 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; Jim Little and Dennis Zolper

Absent 1 - Paul Ford

3. Approval of minutes

[MIN-24:091](#) MAPC Minutes: September 10th, 2024

Attachments: [09.10.24 MAPC Minutes](#)

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

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

Absent: 1 - Paul Ford

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](#)

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

John Easley (Proponent): John Easley with Associated Engineering representing Hammerhead, requesting preliminary approval on a subdivision

it's what was left over from the Center Park development back in the old hotel days. You got Hammerhead which is doing Reedmont proper plus the property to the south out to the access road. We're just asking for preliminary approval.

Lonnie Roberts: Okay Monica, do you have the city staff comments on this?

Monica Percy (City Planner): Yes, we reviewed it and it does meet all of our stipulations for a preliminary plan so, we would recommend approval.

Lonnie Roberts: Now, I'll open up for commissioner questions or comments.

Mr. Bailey did you get an adequate explanation?

Kevin Bailey (Commission): Yes, sir. John, this is completely different from the development to the north.

John Easley: That was a sportsplex? Yeah, it's totally separate.

Kevin Bailey: Okay, so this was not part of the planned development that we approved?

Lonnie Roberts: Talking about Reedmont. This is the lots outside of the planned development. Some of it is the planned development though isn't it?

John Easley: Yeah, lot 4 is the planned development. Lots 1, 2, and 3 are C-3 which are left over from the Center Park subdivision.

Michael Morris (City Engineer): And if you remember they had to build the fire access road to the south, and when they started building the road, that's when they started subdividing property and that's when we said, hey, we probably need to put through MAPC and then the road to the east is going around connecting to.

John Easley: That was part of the Sportsplex development.

Michael Morris: Right.

John Easley: To give Champions Drive out to the east and then, once we develop the minor plat for the Sportsplex it'll connect up to it. It's like a two-part process.

Commission: Alright, to brings you up date. Now, you're going east but you're going to tie in to the Sportsplex development or what kind of?

John Easley: Yes, we'll tie in to it, at the end of the day when it's all said and done Champions Drive will go east to the east line of this plat. Turn and go north up into the Sportsplex part of the property. Well, in fact, the property to the east is Sportsplex property. That's AMP Commission, property.

Commission: So John, lot 4 is the actual Reedmont development?

John Easley: Lot 4 is Reedmont Development.

Commission: So, Champions is going to run over to the east where the current detention pond is planned and then turn north and go tie in to the road for the Sportsplex?

John Easley: The new road for the Sportsplex will go up to the east line between lot 4 and lot 3 and the detention pond.

Commission: Between there and the detention pond, okay.

John Easley: There will be a 60-foot wide right away and then easement the drainage for the detention pond. It'll be on a different document.

Commission: Okay.

Kevin Bailey: I'm a little clearer.

Jimmy Cooper (Commission): I'm a little slow, so they're going to go through the Sports complex

Michael Morris: No, they're just tying too, when the sports complex comes to replat their property they're going to have to plat their street going back to the north.

Lonnie Roberts: So, this street will terminate at the end of lot 4, is that correct?

John Easley: Yeah the right of way will end at lot 4, the north line of lot 4.

Lonnie Roberts: So, Mr. Cooper, the sports complex will take it from there on

their property.

Jimmy Cooper: But this road and the traffic will still go through the Sportsplex?

Lonnie Roberts: That's part of one of their accesses. Correct.

(Unable to transcribe)

Jimmy Cooper: I just want to make sure there's an agreement with the sports complex that there can be traffic docked on their street or road.

John Easley: Right. There will be right of way.

Jimmy Cooper: Not if they don't finish it.

Michael Morris: There's a bond, they'll have to finish it.

Jimmy Cooper: If they don't show it on their plan they don't have to bond it.

John Easley: We need to bond it to get the plat filed or we'll finish it to get the plat filed. One way or another, I wish they were here.

Michael Morris: We actually have plans from Sportsplex from there all the way to Browns or to I guess Ray Street, we already got those plans turned in.

Jimmy Cooper: Alright, I don't wanna run out here and into a dead-end street.

Michael Morris: No, that's not.

John Easley: You can go from the access road all the way to Ray Street when it's all said and done. Or you can go to McClellan drive if you want to.

Lonnie Roberts: Okay, commissioners have any more questions for Mr. Easley or city staff? Anyone ready to make a motion?

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

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

Absent: 1 - Paul Ford

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment