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Via Regular & Electronic Mail - lonnie@tecelectric.com

Jonesboro Metropolitan Area Planning Commission
C/O Chairman Lonnie Roberts, Jr.
Municipal Center, Council Chambers
300 S. Church Street
Jonesboro, AR 72401

RE: SP-22-01
Site Plan Review; Reedmont Apartment Complex

Chairman Roberts & Commissioners:

We represent Hammerhead Contracting & Development (“Hammerhead”) on its Northeast Arkansas developments and projects. As you are aware, the review of Hammerhead’s site plan for the Reedmont apartment complex has been tabled at the last two MAPC meetings. As we’re sure you are also aware, as a final development plan, the submission date for Hammerhead’s plan would have expired in February. Pursuant to Sec. 117-176(e) of the Code of Ordinances for the City of Jonesboro, the MAPC may authorize an extension of time limits when good cause is shown for any delay of a final development plan submission. As representatives of Hammerhead, we hereby request that an extension for the Reedmont final development plan be formally recognized, pursuant to the above-referenced section, for good cause.

The good cause in this case is the onset of the Covid-19 pandemic shortly after the original tolling of our two-year period in 2020. Our original application was approved in February of 2020 and, while the original goal was to begin construction later in the year following final approval, the entirety of our two-year application period ran during the course of local, regional and global shut-downs due to the onset of Covid. Said shut-downs, as we know you’re all keenly aware, had a particularly cooling effect on construction and development projects. While the worst is, presumably, behind us, it would be unreasonable to assume that our ability to maintain the timeline provided for in the Ordinances wasn’t affected by the long periods of shut-down and instability. We submit that this is more than sufficient as a good cause for extension, and request that the Commission rule on the same at the upcoming MAPC meeting on July 26, 2022. Thank you for your time and service.

Sincerely,

WADDELL, COLE & JONES, PLLC

By: 
W. Curt Hawkins

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