



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Thursday, November 13, 2025

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-25-098](#) MAPC meeting minutes 10/14/2025

Attachments: [MAPC Minutes 10.14.2025](#)

4. Final Subdivisions

[PP-25-12](#) The Application Travis McAlister is requesting for approval of Frog Pond Subdivision of 24.81 Acres

Attachments: [Frog Pond Subdivison Final Plat STAMPED Copy](#)

5. Rezoning

[RZ-25-15](#) The Applicant Shamim Wilkins is requesting for rezoning of the property from I to C2 at 213 N. Main St

Attachments: [Application](#)
[Neigh_notification](#)

[RZ-25-16](#) The Applicant James F. Gramling Jr is requesting rezoning the property from R-1 to C-3 at 2000 block of W Matthews/Washington

Attachments: [Application 1](#)
[Certified Mail Receipts](#)

[RZ-25-17](#) The Applicant James F. Gramling Jr is requesting rezoning the property from R-1 to C-3 at 2000 block of W Matthews/Washington

Attachments: [Application 2](#)
[Certified Mail Receipts](#)

6. Staff Comments

7. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:098

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC meeting minutes 10/14/2025

MAPC Meeting October 14th, 2025

1. Call to order

2. Roll Call

Present (7): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Lonnie Roberts, Monroe Pointer, Stephanie Nelson

Absent (2): Jimmy Cooper, Paul Ford

3. Approval of minutes

MIN-25:086 MINUTES September 23rd, 2025 MAPC

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

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Stephanie Nelson

Nay (0)

Absent (2): Jimmy Cooper, Paul Ford

4. Final Subdivisions

PP-25-10 **The Orchard Phase 2 Subdivision**

The Applicant Mark Morris is requesting approval of a Final Subdivision Plat for a 61-lot single-family subdivision on 23.10 Acres or less located at Southwest Quarter of Section 4, Township 13 North, Range 4 East

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

Mark Morris (Proponent): My name is Mark Morris, we're seeking final approval on Orchard Phase 2, 61 lots. It is complete, we have the first round of asphalt. Got the bond amount approved we're waiting to get that in the mail.

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

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

Lonnie Roberts: Commissioners have any questions or discussion?

Dennis Zolper (Commission): Mr. Chairman?

Lonnie Roberts: Yes sir?

Dennis Zolper: I'd just like to say, Mr. Morris, you do a very fine job in what you do and you should be congratulated. You do a first-grade job.

Mark Morris: Thank you, I appreciate that.

Jim Little (Commission): Little, motion to approve.

Stephanie Nelson (Commission): Nelson, second.

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

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Stephanie Nelson

Nay (0):

Absent (2): Jimmy Cooper, Paul Ford

5. Preliminary Subdivisions

PP-25-11 Don Parker is requesting approval of a 5 lot subdivision containing 5.59 acres in the Core Mixed Use Redevelopment District.

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

Don Parker (Proponent): Don Parker, on behalf of First United Methodist Church of Jonesboro.

Lonnie Roberts: What's the plan?

Don Parker: The plan is we have taken, I think, 27 or 28 meets and bounds parcels. You can combine them into 5 separate lots on the existing, there's existing on lots 1 and 2, and lots 3, 4, and 5, are all parking lot. Any questions from the commissioners?

Lonnie Roberts: Do we have any questions from this point?

Jeff Steiling (Commission): So, is this basically covering the block where the buildings are and then the parking behind?

Don Parker: Yes that's correct. The only reason the blocks are separated for the parking is because they're in separate locations, divided by streets. So, we're just trying to put everything together. We went through an alley abandonment with the city to get rid of an old alley that really hadn't been officially platted but it was there and there was a sewer line so we took care of all of that with City Water and Light, and got that cleaned up and we had a neighborhood encroached on us. We gave them about three feet of where the curb was and so it's all cleaned up and good.

Lonnie Roberts: City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we do. Again, we've looked at this, it does meet the requirements of our subdivision ordinance so we would recommend approval.

Don Parker: We also cleaned up a little portion of where the city had expanded their turn lane coming from Union where it curves back and it hits Main. On that southwest corner, we cleaned that up a bit, property line actually extended out to the street and we made clear that was granted to the city. To the back of the curb, I believe.

(Commission): That includes the parking to the east as well? That small parking lot on the street.

Don Parker: Yes, that is true. There's another parking lot there but it's owned by Saint Bernards and we just lease it from them.

Dennis Zolper (Commission): Mr. Chairman, I make a motion that we approve the request.

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 (6): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Stephanie Nelson

Nay (0):

Absent (2): Jimmy Cooper, Paul Ford

6. Miscellaneous Items

COM-25:042

FOIA legal Update from John Keeling Baker with Michel Williams, Selig Gates, and Woodyard PLLC

Lonnie Roberts (Chair): Now I'll turn this meeting over, we have a FOIA presentation.

John Baker (FOIA Attorney): Mr. Chairman, I'm John Baker, I'm an attorney with Michell Williams and our law firm represents a whole bunch of governmental bodies, a bunch of public

entities, governing bodies all over Arkansas. I am retiring from the practice of law in three months, but I've been advising my clients about significant changes that have come about with the Freedom of Information Act, that recently came into enactment in August. And my law partner said, you need to take this on the road with all our public clients and even those who aren't our clients but with whom we work a lot, and our firm works with the city a lot. Ms. Duncan asked that I share this with you guys because I've been sharing it with other here in Craighead County and all over Arkansas, because this is a serious change in the FOI law and we need to all be up to speed on it. I'm not going to go over this six pager that I just handed to you, I'm going to let you put that on your nightstand. But it summarizes my area of concern. I'm only going to zero in on a very few. The first one is something you may not worry about, but Game and Fish Commission's worried about it, because they'll send out a public notice when three Game and Fish commissioners go to a duck blind with each other and go duck hunting. They'll send out a notice of a meeting, and I always thought that was wild but the law was vague about it. They now have changed that law and you don't have to worry about social encounters. If you run into each other in public, you don't have to worry about it. So, they clarified that and that's helpful. So, the big deal is on page 3, number 3. You need to pay attention to this one because it is the C change that has occurred. You cannot communicate with one another as members of this governing body about any matter that is likely to come before your body in the future. Any issue, any specific example of a property issue, any strategic general issue that relates to overall zoning and planning that may come before your body or is foreseeable to come before your body. You cannot talk to one another about that, except for in this room in a convene meeting. That is a C change from the way we have had the law before. The law used to be if three or more of you got together and talked about it, that was a no. Now, you cannot talk to one another, the legislature has imparted upon all of you. They want the decisions to be made, in this room, in a convene meeting only. That's a big change. It was common for my clients to talk to one another before a meeting. You can't have those conversations now, you can't text one another about it. You can't call one another about it. You can't talk about it in the parking lot. You can't talk about it even after you voted on it. Outside of this meeting, because it could get reversed and come back down before you, from City Council. The discussions have to be made for the first time in a convene meeting. Now, you can talk to your constituents, you can talk to people like brother Parker because he's not a member of your body. You can talk to anybody else about it, just not to each other. You have to be careful on social media as well, if there is some post about a new project and one of you makes a comment on it and then another one makes a comment on it, well you've just communicated with one another, about a topic that may come before you. You may have not intended it that way, but that's what it means. If you violate this rule and somebody believes you have, they can now file a lawsuit and ask the judge to invalidate whatever you voted on. It's invalid, because you violated these requirements. We've never had that in a law before so that is a significant change as well. So, you need to be very careful in making sure that you don't talk about anything that is going to come before this body or reasonably be seen to come before

this body. Outside of a convene meeting. That is the take away, and I'm going to stop and answer questions.

Carol Duncan (City Attorney): You're going to get a question, because MAPC has a pre-meeting, the day before the Tuesday meeting, where they go over, everyone's invited but not everyone attends. But the media is also invited and notified about it. So, that I don't think is a violation of this because they've been given notice, everybody gets notice to that pre-meeting.

John Baker: Because you given notice. But you can't talk before that meeting either. You cannot talk unless you're in a convene meeting. But you're right, they can have that pre-meeting. I would recommend strongly that they notify the press.

Carol Duncan: We do.

John Baker: And if you screw up the notice, that can also invalidate what you vote on in here. Generally staff takes care of the notice, but it's super serious now. It's always been serious but now it has stronger ramifications than it did before. Any other questions?

Jim Little (Commission): I have a question, so if I'm talking to Monroe about a flood that happened on his street. Or anybody up here, we talk about projects because there's contractors, civil engineers, architects. Say there is a flood on Gee Street and we're just talking about it. Then, six months later, something comes to our body about this flood on Gee Street and we talked about it before, not knowing it was going to be here, is that going to?

John Baker: I think as a lawyer who is going to sue you and you're in the planning and zoning business. If there is a problem in the city with how it's zoned and designed, there's a pretty good chance it's going to come back in front of you. So yes, I as a mean plaintiffs lawyer, will sue you to invalidate that, when you screw my client over, because you were talking about it, outside of a convene noticed meeting. In my opinion, that is something that could foreseeably come before you, because it was a public event that affected the public and it deals in your area of jurisdiction. Now, you can ask staff for information. There is one exception and I write about it in here, you can actually ask one another for background information on a topic. They don't consider that a violation. So, if you phrase it as a question and by the way, I recommend you do all of this through email and not orally, so there's no miscommunication or confusion. That is permissible. You can seek information. You just can't talk about your feelings about it, how you're thinking about the issue from a vote standpoint or how we should solve the issue. That sort of communication can't occur. You can only solicit information from staff and one another. There's another exception for scheduling, like if you're trying to set up a meeting for something that's time sensitive. When can I get a quorum here? It does permit you to call around and staff, who can make it on whatever date, we have to have a meeting. And I want to make sure that we'll have a quorum. That's permissible too. It's a big change everybody and I need you to review this, talk to Ms. Duncan with questions, or you can call me if you want to. Even though I don't have a client relationship with you but it's a serious issue and a big change. A lot of folks

are going to get burned on it and I want you to not be one of them. Thank you, Mr. Chairman.
Any other questions?

Lonnie Roberts: Any other questions? Thank you.

John Baker: Thank you.

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-25-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

The Application Travis McAlister is requesting for approval of Frog Pond Subdivision Phase 1 of 24.81 Acres

The Application Travis McAlister is requesting for approval of Frog Pond Subdivision Phase 1 of 24.81 Acres

PHASE ONE ADDRESSES:

LOT 44 —6100 LOTUS ST
LOT 45 —6104 LOTUS ST
LOT 46 —6108 LOTUS ST
LOT 47 —6112 LOTUS ST
LOT 48 —6116 LOTUS ST
LOT 49 —6120 LOTUS ST
LOT 50 —6124 LOTUS ST
LOT 51 —6128 LOTUS ST
LOT 52 —6132 LOTUS ST
LOT 53 —6136 LOTUS ST
LOT 54 —6140 LOTUS ST
LOT 55 —6144 LOTUS ST
LOT 56 —6148 LOTUS ST
LOT 57 —6152 LOTUS ST
LOT 58 —6156 LOTUS ST
LOT 59 —6158 LOTUS ST
LOT 60 —6162 LOTUS ST
LOT 61 —6166 LOTUS ST
LOT 62 —6170 LOTUS ST
LOT 63 —6174 LOTUS ST
LOT 64 —6178 LOTUS ST
LOT 65 —6182 LOTUS ST
LOT 66 —6186 LOTUS ST
LOT 67 —6190 LOTUS ST
LOT 68 —6194 LOTUS ST
LOT 69 —6198 LOTUS ST
LOT 70 —6202 LOTUS ST
LOT 71 —6206 LOTUS ST
LOT 72 —6210 LOTUS ST
LOT 73 —6214 LOTUS ST
LOT 74 —6218 LOTUS ST
LOT 75 —6222 LOTUS ST
LOT 76 —6226 LOTUS ST
LOT 77 —6230 LOTUS ST
LOT 78 —6234 LOTUS ST
LOT 79 —6238 LOTUS ST
LOT 80 —6242 LOTUS ST
LOT 81 —6246 LOTUS ST
LOT 82 —6250 LOTUS ST
LOT 83 —6254 LOTUS ST
LOT 84 —6258 LOTUS ST

NOTES:

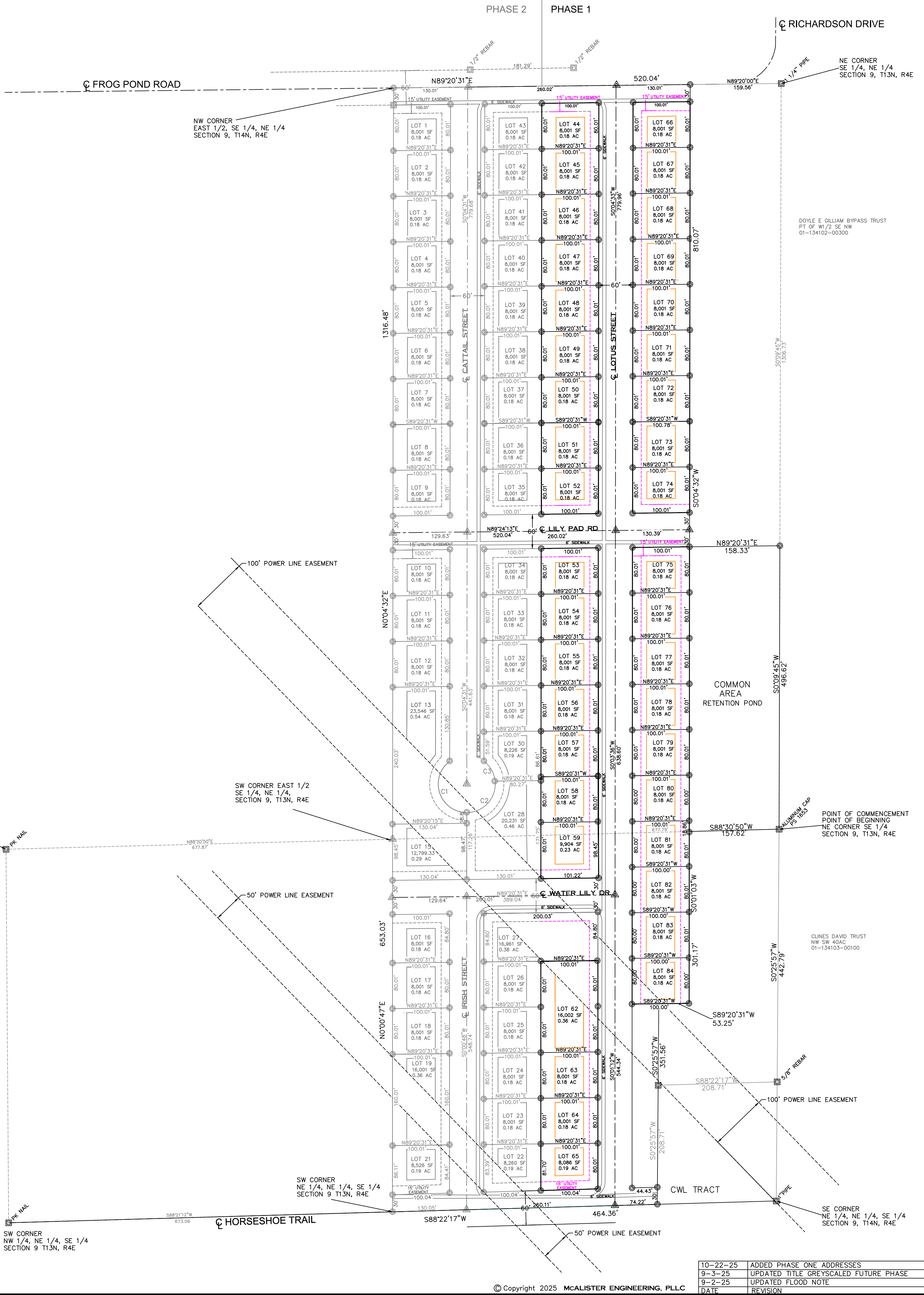
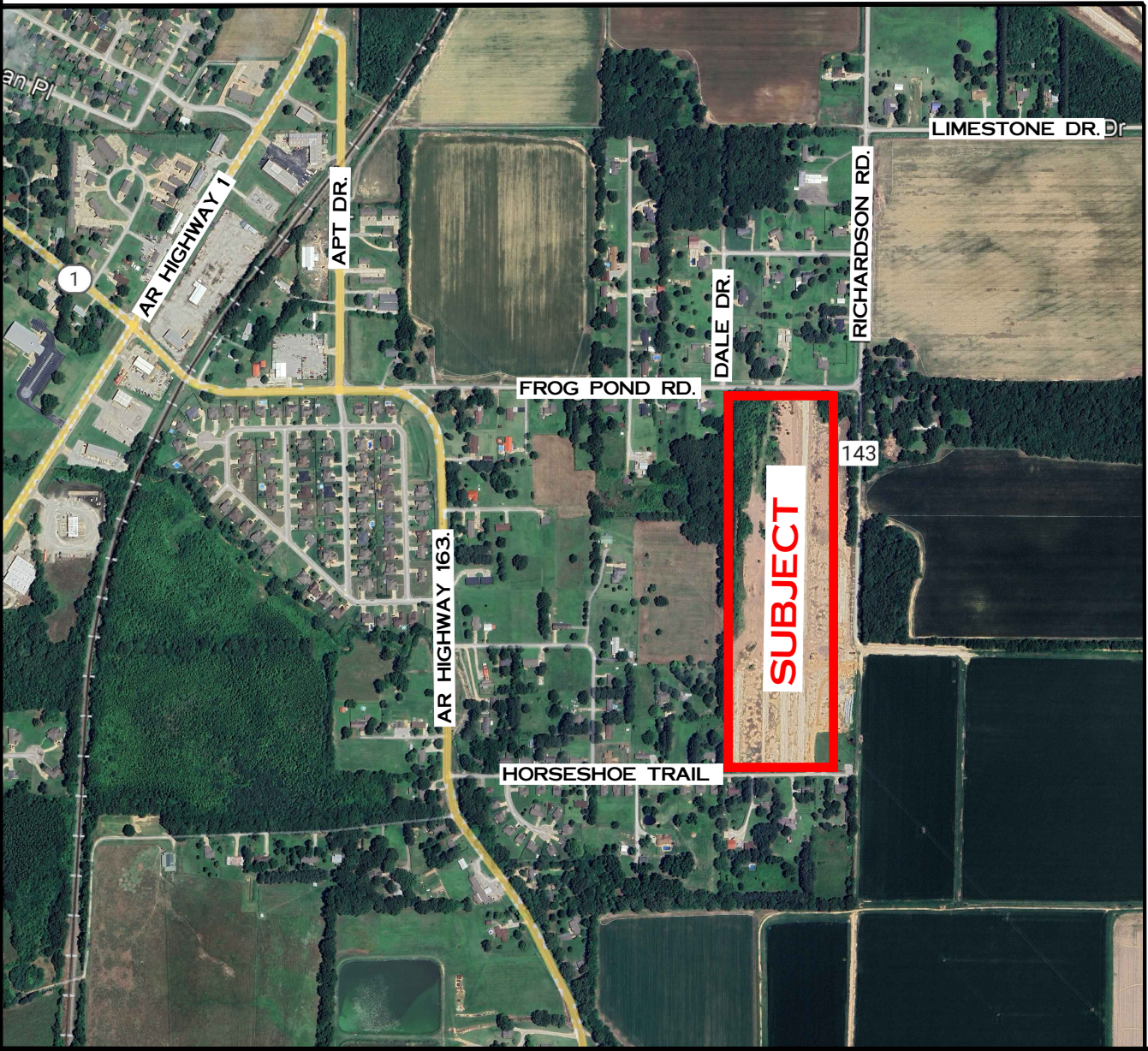
- SURVEY FOR ERIC BURCH
- PROPERTY NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 05031C0266D EFFECTIVE DATE SEPTEMBER 26, 2024
- ZONING INFORMATION — R-1
STREET SETBACK = 25'
SIDE SETBACK = 7.5'
REAR SETBACK = 25'
- BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS

BASIS OF BEARING — GRID NORTH BASED ON GPS OBSERVATION NAD83 SPC AR NORTH ZONE

REFERENCE DOCUMENTS:

- WARRANTY DEED — GILLIAM TO GILLIAM E 1/2 SENE AND NE1/4, NE1/4, SE1/4 ALL IN SECTION 9, T13N, R4E 30 ac RECORDED IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.
- PLAT OF SURVEY BY JASON BEARD FOR CWL 09/25/2018 SECTION 09, TOWNSHIP 13 NORTH, RANGE 04 EAST AS RECORDED IN THE OFFICE OF THE STATE LAND SURVEYOR.
- PLAT OF SURVEY BY JASON BEARD FOR CWL 05/08/2018 SECTION 09, TOWNSHIP 13 NORTH, RANGE 04 EAST AS RECORDED IN THE OFFICE OF THE STATE LAND SURVEYOR.
- PLAT OF SURVEY BY JASON BEARD FOR CENTURY 21 WRIGHT—PACE REAL ESTATE 10/10/2017 SECTION 09, TOWNSHIP 13 NORTH, RANGE 04 EAST AS RECORDED IN THE OFFICE OF THE STATE LAND SURVEYOR.

CURVE #	RADIUS	LENGTH	CH DIST	CH DIR
1	50.00'	124.96'	94.89'	S18°24'13"E
2	50.00'	83.62'	74.22'	N42°05'02"E
3	50.00'	41.22'	40.53'	N29°04'35"W



A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, NE1/4, SE1/4) OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THE POINT OF BEGINNING; THENCE S88°30'50"W 157.62 FEET TO A POINT, THENCE S0°01'03"W 301.17 FEET TO A POINT, THENCE S89°20'31"W 53.25 FEET TO A POINT, THENCE S0°25'57"W 351.56 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE S88°22'17"W 464.36 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF, THENCE N00°04'32"E 1316.48 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE N00°04'32"E 1316.48 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE NORTHWEST CORNER THEREOF, THENCE N89°20'31"E 520.04 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO A POINT, THENCE S00°04'32"W 810.07 FEET TO A POINT THENCE N89°20'31"E 158.33 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE S0°09'45"W 496.62 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE POINT OF BEGINNING, CONTAINING SOME 17.47 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND SOME 7.34 ACRES IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SAID SECTION 9 FOR A TOTAL ACREAGE OF 24.81 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

OWNER'S CERTIFICATION

I, ERIC BURCH, HEREBY CERTIFY THAT FROG POND DEVELOPMENT IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND THAT I HEREBY DEDICATE THE PERPETUAL USE OF ALL EASEMENTS AND STREETS AS NOTED.

THE SUB-DIVIDER OR DEVELOPER OF A SUBDIVISION MUST, BEFORE THE SALE OF ANY LOT OR APPLICATION FOR ANY BUILDING PERMIT, EITHER COMPLETE ALL THE SITE IMPROVEMENTS DEFINED IN SECTION 15.16.01 OF THE JONESBORO SUBDIVISION REGULATIONS AND AS SPECIFICALLY IDENTIFIED ON A RECORD PLAT OF SUBDIVISION AND ON PLANS AND DOCUMENTATION SUPPORTING SAID PLAN (PLAT); OR FURNISH THE METROPOLITAN AREA PLANNING COMMISSION EVIDENCE THAT A BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER FORM OF SECURITY APPROVED BY THE CITY ATTORNEY, HAS BEEN POSTED WITH THE CITY OF JONESBORO IN AN AMOUNT NECESSARY TO COVER THE COST OF COMPLETING ALL REQUIRED SITE IMPROVEMENTS. THE CITY ENGINEER SHALL VERIFY THE AMOUNT OF THE BOND, LETTER OF CREDIT, OR OTHER FORM OF SECURITY BEFORE IT IS ACCEPTED.

THE CHAIRMAN AND THE SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL SIGN SAID SUBDIVISION PLAN (PLAT) AND SAID PLAN (PLAT) SHALL NOT BE RECORDED UNTIL ALL CONDITIONS IMPOSED BY THE PLANNING COMMISSION HAVE BEEN SATISFIED AND ALL REQUIRED SITE IMPROVEMENTS HAVE BEEN COMPLETED OR THEIR COMPLETION GUARANTEED AND SECURED BY BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER APPROVED FORM OF FINANCIAL GUARANTEE.

FROG POND DEVELOPMENT

ERIC BURCH _____ DATE _____

CERTIFICATION

I HEREBY CERTIFY THAT MCALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE DESCRIBED LANDS IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. "MAC" MCALISTER, PSI303 _____ DATE _____

FINAL PLAT

FROG POND SUBDIVISION PHASE ONE

A PART OF THE E. 1/2 SE 1/4, NE 1/4 & A PART OF THE NE1/4, SE 1/4 SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, JONESBORO, ARKANSAS

MCALISTER ENGINEERING, PLLC
CIVIL ENGINEERING AND LAND SURVEYING

4508 STADIUM BLVD STE
D
JONESBORO, AR 72404
870-931-1420

CLARENCE W. "MAC" MCALISTER, PE, PS

DRAWN BY: TM CHECKED BY: CWM

SCALE: 1"=100' DATE: 22OCT25

CAD FILE 21105411BURCHPLAT.DWG

JOB NO. 21105411 SHEET 1/1

PROJECT FROGPOND

500-13N-04E-09-210-16-1303

10-22-25	ADDED PHASE ONE ADDRESSES	TM
9-3-25	UPDATED TITLE GREYSCALED FUTURE PHASE	TM
9-2-25	UPDATED FLOOD NOTE	TM
DATE	REVISION	BY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-25-15

Agenda Date:

Version: 2

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant Shamim Wilkins is requesting for rezoning of the property from I to C2 at 213 N. Main St

The Applicant Shamim Wilkins is requesting for rezoning of the property from I to C2 at 213 N. Main St



**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, 11th, 2025 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: Shamim Wilkins
 DATE: Oct. 30th, 2025
 SUBJECT PROPERTY ADDRESS: 215 N. Main Street Jonesboro, AR 72401
 DESCRIPTION OF REZONING REQUESTED: C-2

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.

220 N Main St
 Printed Name of Property Adjacent Owner

[Signature] 11-3-25
 (Signature) Date

Jonesboro Ar 72401
 Address

870-932-1449
 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.



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

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

LOCATION:

Site Address: 213 N. MAIN Street, Jonesboro AR 72401
Side of Street: West between Johnson Ave. and Word Street
per survey
Quarter: _____ Section: 18 Township: 14 N Range: 4 E

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: I Proposed Zoning: C 2

Size of site (square feet and acres): 6383,8' . 15ac. Street frontage (feet): 54,1'

Existing Use of the Site: VACANT for over 5 years

Character and adequacy of adjoining streets: N. MAIN St. or Highway 141 Accessible

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North Storage Units

South Exxon Service Station

East Rentals Phillips Investments & Construction, INC

West City Water & Light YARD

Physical characteristics of the site: Red brick building, 6 to 8 parking, chain link Fenced entrance from N. MAIN STREET

Characteristics of the neighborhood: Housing, some owners, more rental & retail,

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: Double Browns Properties
Address: 1410 Franklin St.
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-930-7605
Facsimile: _____
Signature: Jim A. Brown

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: S&A Villa LLC
Shamim Wilkins
Address: 2720 Keystone Dr
City, State: Jonesboro ZIP 72401
Telephone: 870 219 7884
Facsimile: _____
Signature: Shamim

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.

213 N Main Street Lot B Rezone

Exhibit A:

1. Industrial
2. Short Term Rental - C2, Industrial can't be Short Term Rental
3. Updated, paint, flooring, cleaned up & some remodel, add showers to both existing bathrooms, not to exceed 50% of value. Used for possible workers coming to the area for short term rental stay, allowed under C2 short term rental.
4. Only updates, paint, flooring, showers in both bathrooms, property has six rooms to be converted into six bedrooms, property already has six parking spaces
5. Under Jonesboro, AR Code of Ordinances. Commercial and Industrial Districts, C2 would allow short-term residential rentals.
6. By cleaning up and remodeling the building would create a pleasant and inviting appearance for the area
7. C2 zoning would allow short-term residential rental as many areas of N. Main are residential rental properties and even possible duplexes in the area
8. Last time was a day care, building has not been occupied for five plus years
9. Only affect by benefiting all surrounding areas, traffic should not be a significant change. Should help raise property values, by cleaning and improving the appearance of the area. Should have no effect on utilities, streets or drainage. Appearance will improve
10. Five plus years
11. Should not have any negative effects on any utilities, streets, drainage, parks, open spaces, fire, police and emergency medical services. All positive effects should be from having a vacant building occupied and remodeled.
12. Soon as closing of the property and rezone in place
- 13.
14. N/A

DRAFT

LEGAL DESCRIPTIONS:

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

ORIGINAL TRACT

That part of the Southeast quarter of the Northwest Quarter of Section 12, Township 14 North, Range 4 East, and Lots 49 through 55 of Northmead Addition to the City of Joplin, Arkansas, inclusive of the platted alley located between said lots 49 and 50, and the East Half of the abandoned street right of way running along the West Half of said Lots 53 through 55, a portion of said lands being formerly owned by Double Dragon Properties, Inc. Replat as shown in Plat Cabinet "C" at page 357.

INTD:

This part of Southwest Quarter of Section 19, Township 14 North, Range 4 East, And Lots 4 through 61, that part of Lot E2, and Lots 63 through 66 ALL IN Northwest Addition to the City of Jamestown, inclusive thereof, being also known as the land between said lots along the East Half of the NE1/4 of SW1/4 of Sec 19, T14N R04E S08W, containing approximately 65 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS Beginning at the corner of Lot 60 of said Northwest Addition, N76°05'45"W 110.9 feet; Nn thence S89°20'41.7"E 60 feet; Nn thence S89°20'57"W 64.1 feet; Nn thence S89°20'22.9"E 110.9 feet; Nn thence S89°20'16.6"S 166.8 feet to the centerline of the South Right of Way of said Northwest Addition, N76°05'45"W 110.9 feet; Nn thence S0°15'N 76.0 feet to the true point of Beginning, containing 1.60 acres, more or less, subject to assessments, building lines, easements, mineral reservations and/or conveyance restrictions and any other matters of record or fact.

LOT 5

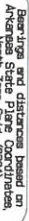
This part of the Southeast Quarter of the Northwest Quarter of Section 19, Township 14 North, Range 4 East, and that part of Lot 82 of Northwest Addition to the City of Johnson, Arkansas, BEING MORE PARTICULARLY DESIGNATED AS FOLLOWS: Beginning at the corner of E. 50 of said Northwest Addition, run thence S 10° 19' 10.9" E 118.4 feet, run thence N 15° 57' 56.4 feet, more or less, 200 feet to the point of beginning, containing 0.25 acre, more or less, subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

Dated: October 13, 2025

DRAFT

OWNERS CERTIFICATION:

We, the owners of the lands platted and described hereon, do hereby accept the plan of replat as shown further dedicating all easements and rights of way to public use



Symbol	Description
●	found monument
●	sat mag nail
○	sat 1/2" rebar
△	computed
	railroad track
	fence
	power line
	centerline
	plot line



SCALE 1"=30'

FLOOD NOTE:

(ZONING NOTE:

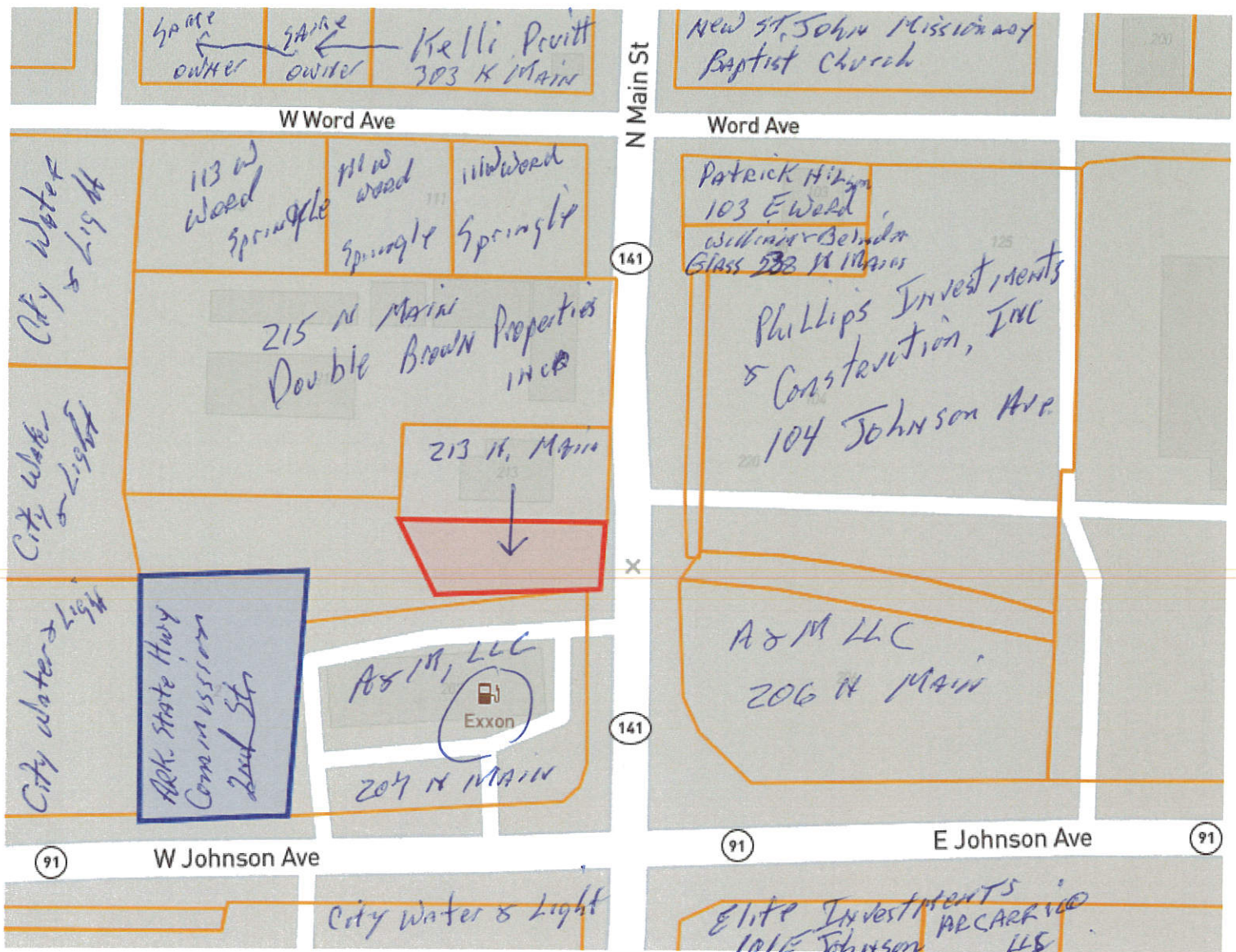
This property is currently zoned Industrial (I-4). Rezoning requested in conjunction with this plat as follows: Lot A will remain Industrial (I-4), Lot B requesting Commercial (C-2) zoning.

FLOOD NOTE:

A portion of this property is located in Flood Zone AE according to the FIRM for the City of Jonesboro, Arkansas, map no. 05031C0252D, dated September 26, 2024.

S & A Villa, LLC
2025 BEDL AT

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



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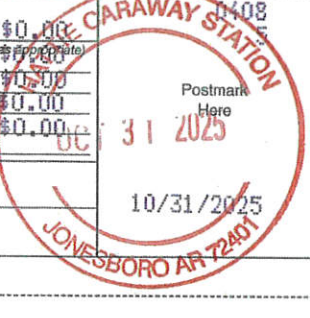
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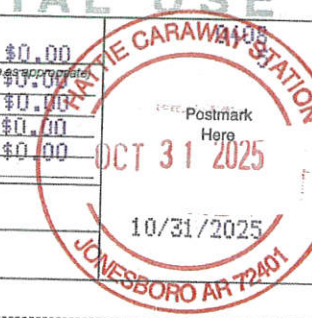
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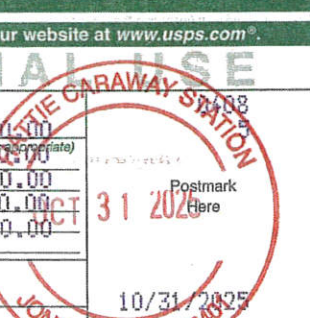
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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-25-16

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant James F. Gramling Jr is requesting rezoning the property from R-1 to C-3 at 2000 block of W Matthews/Washington

The Applicant James F. Gramling Jr is requesting rezoning the property from R-1 to C-3 at 2000 block of W Matthews/Washington

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

6 11/5/25

Case Number: _____

=====

LOCATION:

Site Address: 2000 block (approx., no address assigned) of W.
Matthews/Washington

Side of Street: South of W. Washington, North of W. Matthews

Quarter: S ½ SE ¼ Section 14, Township 14 North, Range 3 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: R-1 **Proposed Zoning:** C-3

Size of site (square feet and acres): 351,379 ft/sq; 8.07 Acres

Street Frontage (feet): 374 ft. on Matthews; 321 feet on Washington

Existing Use of the Site: vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes.

If not, how would sewer service be provided?

Use of adjoining properties: North: C-3 Commercial

South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes.

East: R-2, with a Church and apartments to the immediate east

West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

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: Andy Craft
Address: c/o Gramling Law Firm
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
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: James F Gramling Jr
Address: 2500 Alexander Dr Ste B
City, State: Jonesboro ZIP 72401
Telephone: 870 938 0288
Facsimile: 870 938 0289
Signature: [Signature]
Authorized Agent

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 2 of 2

Revised 08-Nov-17

Characteristics of the neighborhood:

The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. 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 the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The rezoning is necessary to achieve the highest and best use of the land consistent with the City's future land-use plan.
- (3) **If rezoned, how would the property be developed and used?**
For purposes consistent with C-3, such as office space.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.
- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
This request is completely compatible with the development in, and the character of the surrounding area. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.
- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**
The uses allowed by R-1 are limited and not consistent with the highest and best use of this 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 proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

There are no indications this property has ever been developed.

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

A change in the zoning should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

There are no current plans for development.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is not for a Limited Use Overlay.

ROHN CRAFT – REZONING APPLICATION
11/03/2025

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:

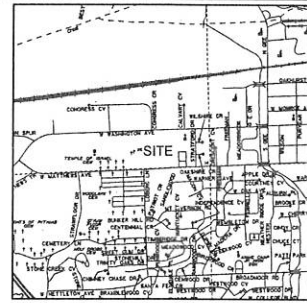
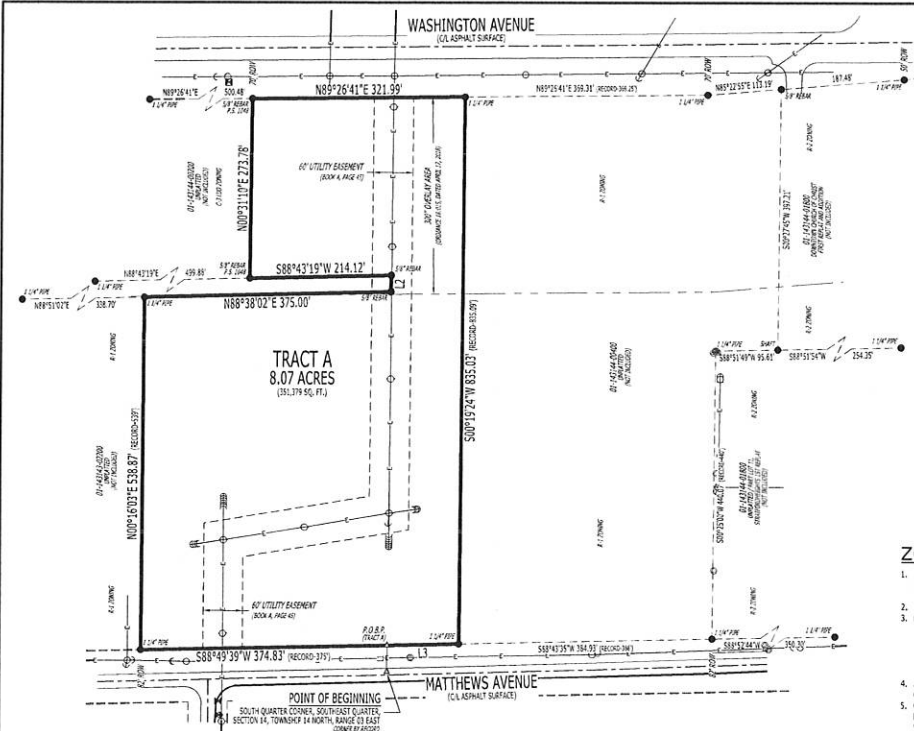
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Applicant:

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

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 Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°18'31"E	41.00'
L2	N00°58'02"E	25.00'
L3	S88°49'33"W	108.78'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- - - OVERHEAD ELECTRIC LINE

ZONING / OVERLAY DISTRICT NOTES:

- NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE ZONING INFORMATION LISTED BELOW WAS OBTAINED FROM THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
 - STREET SETBACK - 25'
 - REAR SETBACK - 7.5'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE WEST WASHINGTON OVERLAY AREA PER CITY OF JONESBORO ORDINANCE 18-015, DATED APRIL 17, 2018.
- OVERLAY AREAS WILL RUN ALONG THE LISTED STREET AND SHALL BE ADJACENT TO THE STREET FOR A DISTANCE OF 300 FEET FROM THE STREET RIGHT-OF-WAY. IF A PORTION OF THE PROPERTY FALLS WITHIN THE BOUNDARY OF THE OVERLAY AREA, THE WHOLE PROPERTY WILL BE HELD TO THE REQUIREMENTS OF THE OVERLAY AREA.
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (501) 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.
- BASES OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, STRATFORD HEIGHTS, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 178, PAGE 87, DATED JANUARY 18, 1973.
 - RECORD REPLAT, STRATFORD HEIGHTS 1ST REPLAT, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 198, PAGE 15, DATED JULY 26, 1974.
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 595, RECORDED IN BOOK 0, PAGE 116, DATED JANUARY 13, 1972.
 - BOUNDARY SURVEY, BY CLAY KENWARD, P.S. 256, UNRECORDED, DATED MARCH 17, 1982.
 - RECORD REPLAT, DOWNTOWN CHURCH OF CHRIST FIRST REPLAT AND ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 184, DATED APRIL 22, 1985.
 - BOUNDARY SURVEY, BY DAN B. MULLIGAN, P.S. 545, RECORDED IN BOOK A, PAGE 45, DATED AUGUST 05, 1986.
 - BOUNDARY SURVEY, BY SHAWN L. HINE, P.S. 1793, ADLS DOCUMENT NO. 202105186681, DATED MARCH 30, 2021.
 - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 202208018023, DATED JUNE 13, 2022.
 - QUITCLAIM DEED, RECORDED IN BOOK 559, PAGE 616, DATED JUNE 05, 1998.
 - WARRANTY DEED, RECORDED IN BOOK 632, PAGE 678, DATED SEPTEMBER 05, 2002.
 - TRUSTEE'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-003074, DATED MAY 10, 2017.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 5501C02330, EFFECTIVE DATE SEPTEMBER 26, 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 APRIL 04, 2025.

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°18'31" EAST, 41.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE, SAID POINT BEING THE POINT OF BEGINNING PROPER; THENCE SOUTH 88°49'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 374.83 FEET; THENCE NORTH 00°18'03" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 58.80 FEET; THENCE NORTH 00°58'02" EAST, 25.00 FEET; THENCE SOUTH 88°42'19" WEST, 214.12 FEET; THENCE NORTH 00°31'10" EAST, 273.78 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE NORTH 88°58'14" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 323.99 FEET; THENCE SOUTH 00°19'24" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 835.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE SOUTH 88°49'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 108.78 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.07 ACRES (351,379 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA L. 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.



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

BOUNDARY SURVEY

CLIENT: MARY M. CRAFT
LIVING TRUST
PART OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 14 NORTH, RANGE 03 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC

4044 Crutch Ave., Suite B
Jonesboro, AR 72403
www.ridgesurveying.com

870-333-9940
870-333-9941

REVISIONS

NO.	DATE	DESCRIPTION
1	04/04/2025	INITIAL SURVEY

DRAWING INFO

DATE	BY	APP'D
04/04/2025	JLN	JLN

RIDGE SURVEYING & CONSULTING, PLLC
ARKANSAS - 2946

JOSHUA L. NEELY - SURVEYOR
ARKANSAS - P.S. 1941

500-14N-03E-0-14-200-16-1941

**MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING
APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON**

Location of the Meeting: Gramling Law Firm, PLC
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Time of the Meeting: 6:00 p.m. until 6:20, October 2, 2025

Present at the Meeting: James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.

9589 0710 5270 1698 9410 54

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2001 West Washington

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Karon Brad Fields

Street and Apt. No., or PO Box No.

2605 Michael Ln.

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City of Jonesboro Cemetery
Street and Apt. No., or PO Box No.
300 S. Church St.
City, State, ZIP+4®
Jonesboro, AR 72401

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Pocahontas, AR 72455

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Middlebrook Holdings LLC
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Pocahontas, AR 72455

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Gramling Law Firm
Bono, AR 72416

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Rondó + Angelacine
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3021 W. Op Dr
City, State, ZIP+4®
Bono, AR 72416

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Jonesboro, AR 72401

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Macon Real Estate LLC
Street and Apt. No., or PO Box No.
1311 W. Matthews Ave
City, State, ZIP+4®
Jonesboro, AR 72401

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Gramling Law Firm
Jonesboro, AR 72404

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Postage \$0.78

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SML Properties 40 James + Michelle Lewis
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229 Autumnvale CV
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Jonesboro, AR 72404

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Gramling Law Firm
Little Rock, AR 72221

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Kevin Smallman
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1704 Central Road #55
City, State, ZIP+4®
Lake City, AR 72431

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Linda M. Brea
Street and Apt. No., or PO Box No.
910 Franklin Dr.
City, State, ZIP+4®
Jonesboro, AR 72401

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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-25-17

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant James F. Gramling Jr is requesting rezoning the property from R-1 to C-3 at 2000 block of W Matthews/Washington

The Applicant James F. Gramling Jr is requesting rezoning the property from R-1 to C-3 at 2000 block of W Matthews/Washington

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11/05/25

Case Number: _____

LOCATION:

Site Address: 2000 block (approx., no address assigned) of W.
Matthews/Washington

Side of Street: South of W. Washington, North of W. Matthews

Quarter: S ½ SE ¼ Section 14, Township 14 North, Range 3 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: R-1 **Proposed Zoning:** C-3

Size of site (square feet and acres): 358,690 ft/sq; 8.23 Acres

Street Frontage (feet): 384 ft. on Matthews; 369 feet on Washington

Existing Use of the Site: vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes.

If not, how would sewer service be provided?

Use of adjoining properties: North: C-3 Commercial

South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes.

East: R-2, with a Church and apartments to the immediate east

West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

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:

Address:

City, State:

ZIP

Telephone:

Facsimile:

Signature:

Applicant:

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

Name:

Address:

City, State:

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.

Page 2 of 2

Revised 08-Nov-17

Characteristics of the neighborhood:

The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

11/03/2025

REZONING INFORMATION:

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

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The rezoning is necessary to achieve the highest and best use of the land consistent with the City's future land-use plan.
- (3) **If rezoned, how would the property be developed and used?**
For purposes consistent with C-3, such as office space.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.
- (6) **How would the proposed rezoning be in the public interest and benefit the community?**
It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.
- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
This request is completely compatible with the development in, and the character of the surrounding area. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.
- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**
The uses allowed by R-1 are limited and not consistent with the highest and best use of this 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 proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

There are no indications this property has ever been developed.

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

A change in the zoning should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

There are no current plans for development.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is not for a Limited Use Overlay.

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:

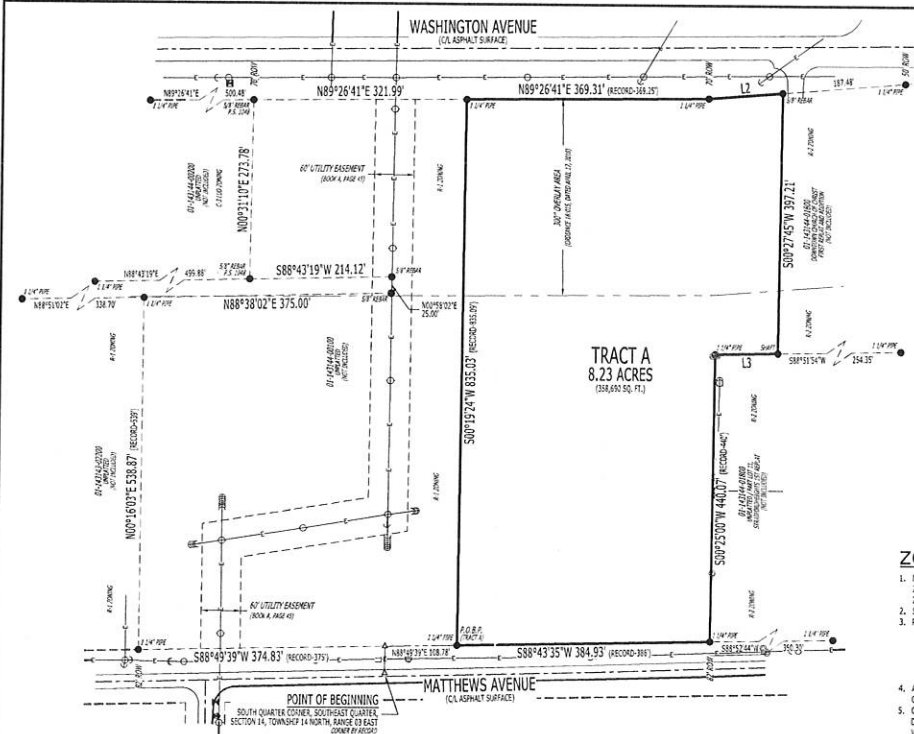
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Applicant:

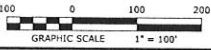
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

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 Areas Planning
Commission agenda and will be returned to the applicant. The deadline for submittal of
an application is the 17th of each month. 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 WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, STRATFORD HEIGHTS, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 179, PAGE 87, DATED JANUARY 18, 1973.
 - RECORD REPLAT, STRATFORD HEIGHTS 1ST REPLAT, BY J.L. SCARPE, P.S. 515, RECORDED IN BOOK 189, PAGE 15, DATED JULY 26, 1974.
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK D, PAGE 106, DATED JANUARY 13, 1972.
 - BOUNDARY SURVEY, BY CLAY KENWARD, P.S. 236, UNRECORDED, DATED MARCH 17, 1982.
 - RECORD REPLAT, DOWNTOWN CHURCH OF CHRIST FIRST REPLAT AND ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 184, DATED APRIL 22, 1985.
 - BOUNDARY SURVEY, BY DAN B. MULLIKEN, P.S. 646, RECORDED IN BOOK A, PAGE 45, DATED AUGUST 05, 1986.
 - BOUNDARY SURVEY, BY SHAWN L. HINE, P.S. 1783, ADSL DOCUMENT NO. 202105186843, DATED MARCH 01, 2021.
 - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1409, ADSL DOCUMENT NO. 202206016521, DATED JUNE 13, 2022.
 - QUITCLAIM DEED, RECORDED IN BOOK 559, PAGE 816, DATED JUNE 05, 1998.
 - WARRANTY DEED, RECORDED IN BOOK 632, PAGE 478, DATED SEPTEMBER 05, 2002.
 - TRUSTEE'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-003074, DATED MAY 10, 2017.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 25010C0353D, EFFECTIVE DATE SEPTEMBER 24, 2014.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON APRIL 04, 2025.



LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
 PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°18'31" EAST, 41.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE NORTH 88°49'39" EAST, 108.78 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°18'31" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 835.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'41" EAST, 369.31 FEET; NORTH 89°22'55" EAST, 113.19 FEET; THENCE SOUTH 00°27'45" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 397.21 FEET; THENCE SOUTH 88°51'49" WEST, 95.61 FEET; THENCE SOUTH 00°25'00" WEST, 440.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE SOUTH 88°43'35" WEST, 384.93 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.23 ACRES (358,650 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.



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°18'31"E	41.00'
L2	N89°22'55"E	113.19'
L3	S88°51'49"W	95.61'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- WATER VALVE
- FIRE HYDRANT
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE

ZONING / OVERLAY DISTRICT NOTES:

1. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE ZONING INFORMATION LISTED BELOW WAS OBTAINED FROM THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
2. SUBJECT PROPERTY IS ZONED R-4, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
3. R-4 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 35'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
4. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE WEST WASHINGTON OVERLAY AREA PER CITY OF JONESBORO ORDINANCE 18-015, DATED APRIL 17, 2018.
5. OVERLAY AREAS WILL RUN ALONG THE LISTED STREET AND SHALL BE ADJACENT TO THE STREET FOR A DISTANCE OF 300 FEET FROM THE STREET RIGHT-OF-WAY. IF A PORTION OF THE PROPERTY FALLS WITHIN THE BOUNDARY OF THE OVERLAY AREA, THE WHOLE PROPERTY WILL BE HELD TO THE REQUIREMENTS OF THE OVERLAY AREA.
6. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0165.

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

BOUNDARY SURVEY

CLIENT: CRAFT
 PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC		REVISIONS	
4040 Croft Ave., Suite B Jonesboro, Arkansas 72403		DATE	BY
DRAWING INFO		DATE	BY
PROJECT NO.		DATE	BY
JOB NO.		DATE	BY

RIDGE SURVEYING & CONSULTING, PLLC
 ARKANSAS - 2946

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

500-14N-03E-014-200-16-1841

**MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING
APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON**

Location of the Meeting: Gramling Law Firm, PLC
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Time of the Meeting: 6:00 p.m. until 6:20, October 2, 2025

Present at the Meeting: James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.

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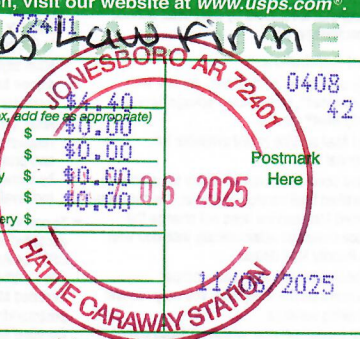
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 Max Davis Et. Al.
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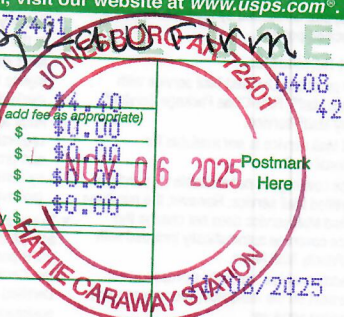
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Granning Law Firm
Pocahontas, AR 72455

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Granning Law Firm
Bono, AR 72416

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Kevin Smallman

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Postage \$0.78

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Linda M. Brea

Street and Apt. No., or PO Box No.

910 Spruitt Dr.

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