



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, December 8, 2020

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 6 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent** 3 - Jerry Reece; Dennis Zolper and Mary Margaret Jackson

### 3. Approval of minutes

[MIN-20:115](#)

MINUTES: Minutes from November 10th, 2020 MAPC Meeting

**Attachments:** [MAPC Minutes from November 10th, 2020 Meeting](#)

**A motion was made by Jimmy Cooper, seconded by David Handwork, that this matter be Passed. The motion PASSED with the following vote:**

**Aye:** 5 - Lonnie Roberts Jr.; Jimmy Cooper; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 4 - Jerry Reece; Jim Little; Dennis Zolper and Mary Margaret Jackson

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-20-16](#)

FINAL SUBDIVISION APPROVAL: Creekwood Addition

Jeremy Bevill of Fisher and Arnold on behalf of Jackson Rentals and Investments request MAPC approval of a Final Subdivision for Creekwood Addition being west of Roleson and Quail Drive and North of Covey Drive for 40 lots on 15.25 acres +/- within the R-1 Single Family Residential Zoning District.

**Attachments:**    [Application](#)  
                          [Creekwood Addition Plans](#)  
                          [Creekwood Subdivision - Revised 10.8.20](#)  
                          [Subdivision Plans](#)  
                          [Staff Report](#)  
                          [Letter of Opposition](#)  
                          [Creekwood Sub-division](#)  
                          [Aerial View of Location](#)

**COMMISSION:** Lonnie Roberts Jr. stated on this first item, this is the Final Subdivision approval for Creekwood; it is still in the tabled status. Need a motion to un-table for discussion.

**COMMISSION:** Kevin Bailey motioned to un-table, Paul Ford seconded the motion.

Jeremy Bevill of Fisher and Arnold on behalf of Jackson Rentals and Investments request MAPC Approval of a Final Subdivision for Creekwood Addition being west of Roleson and Quail Drive and North of Covey Drive for 40 lots on 15.25 acres +/- within the R-1 Single Family Residential Zoning District.

**APPLICANT:** Jeremy Bevill stated we revised the Subdivision Plans and shifted the lots East of Christian Creek. We are not going to work within Christian Creek itself and we are not going to cross Christian Creek. At one time, we were doing a bridge and we are not doing any of that work now. We are staying away from the Floodway and Floodplain.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated we reviewed it and it does meet all requirements of the Subdivision Code. We do recommend approval.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comments.

**COMMISSION:** Paul Ford stated this appears to be something that came before the committee prior to my involvement and I wanted to ask those who were present previously whether the previous problems had been resolved.

**COMMISSION:** Lonnie Roberts Jr. stated there was a Floodplain issue, which is what Jeremy eluded to; he pulled those lots out of the Floodplain. It was originally tabled so he could submit new plans. It appears from the Engineering Department that those have been removed from the Floodplain.

**COMMISSION:** Paul Ford stated that is what I suspected, just wanted to hear someone say it.

**COMMISSION:** David Handwork stated are they completely out of the Floodway or Floodplain or both.

**APPLICANT:** Jeremy Bevill stated we are completely out of the Floodway. Some of the lots will still be in the Floodplain. As you know, you can develop in Floodplains as long as you are high enough. The houses that are in the Floodplain will meet the Floodplain Development Guidelines of the City.

**COMMISSION:** David Handwork stated is that dash line on the screen showing it's on the back side of those south lots, is that the Floodplain?

**APPLICANT:** Jeremy Bevill stated the Floodplain gets close to Brianna Circle, that dash line, the actual west property line which is the rear lot line of the lot line on Brianna Circle, which is basically the Floodway.

**COMMISSION:** Lonnie Roberts Jr. stated thanks for clarifying that Mr. Handwork.

**COMMISSION:** David Handwork stated and the other question is on the Sidewalk Development Plan. This is just a Commissioner request. On Michelle Circle we have a sidewalk that goes almost all the way around the circle. It looks like to me it's for the quality of life for that whole subdivision. It would be best to complete that. I know we made precedent how to determine new sidewalks on one side of the road or a cul-de-sac and explicitly we are following that, but it's just almost complete on that one side, it goes almost around the circle and back down to Brianna Circle Drive as a complete.

**COMMISSION:** Lonnie Roberts Jr. stated anything else.

**COMMISSION:** David Handwork stated another clarification for Engineering and Derrel, as far as the City review; the Floodplain Development is acceptable from the City's point of view.

**STAFF:** Michael Morris stated that is correct. Basically, this is what we asked them to do the first time we met and they came back and made revisions final.

**COMMISSION:** Lonnie Roberts Jr asked for any other questions.

**PUBLIC:** No comment.

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

**Aye:** 5 - Lonnie Roberts Jr.;Jimmy Cooper;David Handwork;Kevin Bailey and Paul Ford

**Absent:** 4 - Jerry Reece;Jim Little;Dennis Zolper and Mary Margaret Jackson

**6. Final Subdivisions**

[PP-20-24](#)

FINAL SUBDIVISION: Edgemont Park Phase 1

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Final Subdivision for Edgemont Park Phase I located at 806 Old Paragould Road and South of Prospect Road with 31 proposed lots on 9.65 acres +/- within the R-1 Single Family Residential District.

**Attachments:**    [Subdivision Application](#)  
                          [Edgemont Park Phase 1](#)  
                          [Staff Report](#)  
                          [Aerial View Of Location](#)

**Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Final Subdivision for Edgemont Park Phase I located at 806 Old Paragould Road and South of Prospect Road with 31 proposed lots on 9.65 acres +/- within the R-1 Single Family Residential District.**

**APPLICANT:** Mark Morris stated I'm seeking approval of 31 lots on 10 acres; construction is complete, if you have any questions let me know.

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated we reviewed it. It does meet all requirements of the Subdivision Code and we do recommend approval.

**COMMISSION:** Lonnie Roberts Jr. asked for Commission comments.

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

**Aye:** 5 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 3 - Jerry Reece; Dennis Zolper and Mary Margaret Jackson

[PP-20-25](#)

FINAL MINOR PLAT APPROVAL: 4404 Richardson Road

Brandon Wood of Wood Engineering on behalf of Lynn Turner is requesting to turn one lot into two lots from an unplatted parcel that is located on Richardson Road. This is located on an R-1 Single Family Residential District.

THIS HAS BEEN PULLED.

**Attachments:**    [Turner Replat of Lot 1 Gerald Patterson](#)

**Withdrawn**

**7. Conditional Use**

**8. Rezoning**

**9. Staff Comments**

[COM-20:075](#)

SCHEDULE: MAPC 2021 Public Meeting Schedule

Requesting that the MAPC Approve the 2021 MAPC Public Meeting Schedule.

**Attachments:** [MAPC Public Hearing Schedule 2021](#)

**COMMISSION:** Lonnie Roberts Jr. asked for staff comments.

**STAFF:** Derrel Smith stated you can see it on the screen; you will also be able to get it online off the City of Jonesboro website. It has the meeting dates and times of submittals for everything that needs to come before you. In November and December as normal, we only have one meeting because of Thanksgiving and Christmas.

**COMMISSION:** Lonnie Roberts asked for Commission comments.

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

**Aye:** 5 - Jimmy Cooper; Jim Little; David Handwork; Kevin Bailey and Paul Ford

**Absent:** 3 - Jerry Reece; Dennis Zolper and Mary Margaret Jackson

**10. Adjournment**