



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Metropolitan Area Planning Commission

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Tuesday, March 27, 2018

3:00 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent** 2 - Dennis Zolper and David Handwork

### 3. Approval of minutes

[MIN-18:032](#)

MINUTES: Meeting Minutes from March 13, 2018 MAPC Meeting.

**Attachments:** [MAPC Meeting Minutes from March 13, 2018.pdf](#)

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

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent:** 2 - Dennis Zolper and David Handwork

### 4. Miscellaneous Items

[COM-18:017](#)

REPLAT APPROVAL: Hammetts Replat

Ken Scrape of Benchmark Land Surveying, Inc. is requesting MAPC approval for replatting one lot into three lots located at 4118 Peachtree Avenue. This lot is an R-1 Single Family Residential District.

**Attachments:**    [Application.pdf](#)  
                              [Replat](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Ken Scrape requesting replat approval for Hammetts Replat of replatting one lot into three lots located at 4118 Peachtree Avenue. He said they are giving 60 foot frontage to the largest lot and dividing the rest equally for the other two lots. Mr. Scrape continued, the two smaller lots are 1.19 acre each and the larger lot is 4.97. Additionally, Mr. Scrape said that in the pre-MAPC meeting, the Staff suggested to put a note on the property, to not be replatted in the future. He said that he has added that note and has provided the Staff with the copy.

**STAFF:** Director of Planning Mr. Derrel Smith said the lots meet the requirements for R-1 zoning and he recommends approving them.

**COMMISSIONER:** Mr. Jim Little asked if the 60 feet is going to be used for access.

**APPLICANT:** Mr. Ken Scrape said yes. It gives access to the parcel in the back. Additionally, he added that it meets the minimum requirement of width in R-1 zoning.

**COMMISSIONER:** Mr. Jerry Reece asked if there will be family on all three lots.

**APPLICANT:** Mr. Scrape said yes, there will be separate families.

**A motion was made by Kevin Bailey, seconded by Jerry Reece, that this matter be Approved. The motion PASSED with the following vote:**

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent:** 2 - Dennis Zolper and David Handwork

**5. Preliminary Subdivisions**

[PP-18-09](#)

PRELIMINARY SUBDIVISION: Jude's Crossing Phase 1

Mark Morris requests MAPC approval of a Preliminary Subdivision for Jude's Crossing Phase 1 located adjacent to Darr Hill Road, South of Stoneridge Estates, West of Valley View Manor Subdivision on 9.88 acres for 31 proposed lots, within the R-1 Single Family Zoning District.

**Attachments:**    [Application .pdf](#)  
                              [Staff Report.pdf](#)  
                              [Judes Crossing Phase 1 Preliminary.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Mark Morris was seeking preliminary approval from MAPC for Jude's Crossing Phase 1 located adjacent to Darr Hill Road, South of Stoneridge Estates, West of Valley View Manor Subdivision on 9.88 acres for 31 proposed lots, within the R-1 Single Family Zoning District.

**STAFF:** Mr. Derrel Smith said that it meets all the requirements of the zoning district and he recommends approval.

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

**Aye:**    6 -    Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent:**    2 -    Dennis Zolper and David Handwork

[PP-18-10](#)

**PRELIMINARY SUBDIVISION: Sarah Crossing Phase 1**

Mark Morris request MAPC Preliminary Subdivision Approval for 39 Lots on 10.2 +/- Acres located West of Maple Valley and North of Hwy 49. This property is zoned R-1 Single Family Residential District.

**Attachments:**     [Staff Report.pdf](#)  
                              [Sarahs Crossing Phase 1.PDF](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Mark Morris said it's the 2nd phase even though it is documented as Phase 1. He is requesting MACP Preliminary Subdivision Approval for Sarah Crossing Phase 1 for 39 Lots on 10.2 +/- Acres located West of Maple Valley and North of Hwy 49. This property is zoned R-1 Single Family Residential District..

**STAFF:** Mr. Michael Morris mentioned to make sure Phase is documented correctly.

**STAFF:** Mr. Derrel Smith said the lots meet the requirements of the zoning district and the subdivision code, he recommended approval.

**COMMISSIONER:** Mr. Jim Scurlock asked is it 31 or 32 that has an entrance, in and out.

**APPLICANT:** Mr. Mark Morris said the road will be connected all the way to Maple Valley.

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

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent:** 2 - Dennis Zolper and David Handwork

[PP-18-11](#)

PRELIMINARY SUBDIVISION: Twin Oaks Phase 2

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Preliminary Subdivision Review for Twin Oaks Phase 2 with a total of 9.13 +/- acres and 30 lots located west of South Culberhouse and South of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**Attachments:**    [Application.pdf](#)  
                              [Staff Report.pdf](#)  
                              [Twin Oaks Phase 2 Plans.pdf](#)  
                              [Email.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Carlos Wood said this is the old Sartin property that we have rezoned and the rezoning got approved last Tuesday. Carlos said on behalf of CKF, LLC / Chris Futrell requests MAPC consideration of a Preliminary Subdivision Review for Twin Oaks Phase 2 with a total of 9.13 +/- acres and 30 lots located west of South Culberhouse and South of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**STAFF:** Mr. Derrel Smith said the property meets the requirements for zoning and subdivision and we do have an email from ADEQ about the development and Engineering will address the issue.

**STAFF:** Mr. Michael Morris said needs grading permits for Phase 2. Phase 1 and 3 can continue to be developed.

**COMMISSIONER:** Mr. Jerry Reece asked, do we have any water issues when Sartin was in that lot.

**APPLICANT:** Mr. Carlos Wood said there is an existing ditch Southside of this proposal; they will widen the ditch and use it for a detention area. South of the property is zoned as Commercial and Mr. Futrell owns about 2/3 of the property. Mr. Sartin owns the west 1/3 of the property.

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

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent:** 2 - Dennis Zolper and David Handwork

[PP-18-12](#)

PRELIMINARY SUBDIVISION: Twin Oaks Phase 3

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futrell requests MAPC Consideration of a Preliminary Subdivision Review for Twin Oaks Phase 3 with a total of 4.52 +/- acres and 14 lots located west of South Culberhouse and North of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**Attachments:**     [Application.pdf](#)  
                              [Staff Report.pdf](#)  
                              [Twin Oaks Phase 3 Plans.pdf](#)  
                              [Email.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Carlos Wood requested MAPC approval of a Preliminary Subdivision on behalf of CKF, LLC / Chris Futrell requests MAPC Consideration for Twin Oaks Phase 3 with a total of 4.52 +/- acres and 14 lots located west of South Culberhouse and North of Sadie Lane. This property is zoned R-1 Single Family Residential District.

**STAFF:** Mr. Derrel Smith said the lots meet the requirements of the zoning district and the subdivision code, he recommended approval.

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

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent:** 2 - Dennis Zolper and David Handwork

**6. Final Subdivisions**

[PP-18-08](#)

FINAL SUBDIVISION: Eden Hills Estates Phase 1

Mark Morris requests MAPC approval of a Final Subdivision Approval for Eden Hills Estates Phase 1 for 29 lots on 11.5 acres for property Zoned R-1 Single Family Residential District located north off Peachtree Avenue and west of Pebblewood Drive.

**Attachments:**    [Application.pdf](#)  
                              [Staff Report.pdf](#)  
                              [Eden Hills Estate Phase 1.pdf](#)  
                              [Aerial View of Location.pdf](#)

**APPLICANT:** Mr. Mark Morris requested MAPC approval for a Final Subdivision Approval for Eden Hills Estates Phase 1 for 29 lots on 11.5 acres for property Zoned R-1 Single Family Residential District located north off Peachtree Avenue and west of Pebblewood Drive.

**STAFF:** Mr. Derrel Smith said the lots meet the requirements of the zoning district and the subdivision code, he recommended approval.

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

**Aye:** 6 - Jerry Reece; Jim Scurlock; Kevin Bailey; Jimmy Cooper; Jim Little and Jeb Spencer

**Absent:** 2 - Dennis Zolper and David Handwork

**7. Conditional Use**

**8. Rezoning**

**9. Staff Comments**

**10. Adjournment**