



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, May 25, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork; Kevin Bailey; Paul Ford; Monroe Pointer and Stephanie Nelson

3. Approval of minutes

[MIN-21:041](#)

MINUTES: MAPC Minutes from May 11, 2021 MAPC Meeting

Attachments: [MAPC Minutes from May11th, 2021 MAPC Meeting](#)

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

Aye: 8 - Jimmy Cooper; Jim Little; Dennis Zolper; David Handwork; Kevin Bailey; Paul Ford; Monroe Pointer and Stephanie Nelson

4. Miscellaneous Items

5. Preliminary Subdivisions

PP-21-10 PRELIMINARY SUBDIVISION APPROVAL: Jackson Cove Residential Subdivision

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 30 lots on 8.84 acres of land that is west of Greensboro Road that is located in an R-1 Single Family Residential District.

Attachments: Application
Staff Report
Plat
Plans
Homeowners Association Docs
Aerial View of Location

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 30 lots on 8.84 acres of land that is west of Greensboro Road that is located in an R-1 Single Family Residential District.

This item was tabled.

PP-21-11 PRELIMINARY SUBDIVISION: Wolf Trails Subdivision

McAlister Engineering on behalf of I & C Rentals, Inc. are requesting MAPC Preliminary Subdivision Approval for Wolf Trails for 30 Lots on 7.00 acres +/- for property zoned RS-8 - Single-Family Residential District with minimum of 5,445 sq. ft. required that is located on at 305 N. Airport Road.

Attachments: Application
Staff Report
Subdivision Plans
Hydraflow
Aerial View

McAlister Engineering on behalf of I & C Rentals, Inc. are requesting MAPC Preliminary Subdivision Approval for Wolf Trails for 30 Lots on 7.00 acres +/- for property zoned RS-8 Single Family Residential District with minimum 5,445 sq. ft. required that is located on 305 N. Airport Road.

APPLICANT: Taylor McBride with McAlister Engineering stated we have a revision that we need to make and would like to have this tabled until the next meeting.

STAFF: Michael Morris stated the revision would be moving the tree to the south mid-block.

COMMISSION: David Handwork stated ASU wants to review and discuss before ASU can support.

This item was tabled.

PP-21-12

PRELIMINARY SUBDIVISION: Southern Oaks

Jeremy Bevill of Fisher Arnold on behalf of GMS Development, LLC are requesting MAPC Preliminary Subdivision Approval for Southern Oaks for 78 lots on 21.54 acres +/- of land that is located with Southern Hill Development off of Southwest Drive that is located in an RS-6 -- Single-Family Residential District, minimum 7,260 sq. ft. lot required.

Attachments: Application
 Subdivision Plans
 Staff Report

Jeremy Bevill of Fisher Arnold on behalf of GMS Development, LLC are requesting MAPC Preliminary Subdivision Approval for Southern Oaks for 78 lots on 21.54 acres +/- of land that is located with Southern Hill Development off of Southwest Drive that is located in an RS-6 Single Family Residential District, minimum 7,260 sq. ft. lot required.

STAFF: Derrel Smith stated there were changes from the pre-meeting yesterday that were not able to be completed so they have asked to table it until changes are completed.

This item was tabled.

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

STAFF: Derrel Smith stated that I hate tabling things; it makes it look like we are not looking at things. Part of that is the tight timeline we are on so I am going to come up with a proposal that we increase the timeline for submittals of subdivisions so they have to go through a staff preconception meeting first and make mandatory. Probably move out a month before a MAPC meeting maybe 6 weeks depending on how they fall, so by the time it gets to the pre-meeting you are already going to see all that in the plans. We are not going to have it to where you are going to be approving something with them having to make a change after you have already seen it. I will try to work on something next week and get it to all the Engineers.

COMMISSION: Dennis Zolper stated adding another step would that not be the final subdivision approval.

STAFF: Derrel Smith stated the Preliminary Plat has to be approved before they can start construction. The Final Plat is after everything is constructed and getting ready to sell lots.

COMMISSION: Dennis Zolper stated you are just making sure the final is “as built.”

STAFF: Derrel Smith stated we are making sure the Preliminary Plat is a set of construction plans before it gets to you.

STAFF: Michael Morris stated what has happened in the past is they were looking for the conceptual lot layout before they would go to construction plans. They would say if MAPC is ok with the lot layout, then we'd design the plans to go with it.

COMMISSION: Kevin Bailey stated at the pre-meeting we are going through a significant amount of design changes on subdivisions. We are taking the time to go through that when the developers and engineers haven't embedded through greenspace, turnarounds, or streets not lining up, so I think it is a good idea.

10. Adjournment