



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 8, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent 1 - Kevin Bailey

3. Approval of Minutes

[MIN-24:092](#) MAPC Minutes: September 24, 2024

Attachments: [9.24.24 MAPC Minutes](#)

Approved

Aye: 7 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent: 1 - Kevin Bailey

4. Miscellaneous Items

[COM-24:049](#) Sidewalk In Lieu: 3109 Dr. Martin Luther King Jr. Drive

McAlister Engineering, PLLC, on behalf of Nomad's Pit Stop Inc., is requesting MAPC approval to pay a sidewalk in lieu payment of \$25,808.36 for 401 linear feet along Dr. Martin Luther King Jr. Drive. The current rate is \$96.54 per square yard.

Attachments: [Sidewalk Waiver Letter](#)
[Site Plan](#)

Lonnie Roberts (Chair): Do we have the applicant or proponent for this item?
Please state your name for the record.

Megan McAlister (Proponent): Megan McAlister.

Lonnie Roberts: City planner do we have staff comments on this?

Derrel Smith (City Planner): Yes sir, we reviewed it and with there being an ARdot job number on this we would recommend the acceptance of the fee in lieu.

Lonnie Roberts: Alright with that being said I'll open up for commissioners any

comments or questions about the in lieu of fee in this case.

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

Aye: 7 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent: 1 - Kevin Bailey

5. Preliminary Subdivisions

[PP-24-15](#)

Preliminary Subdivision: Greensborough Heights Phase II

Associated Engineering, on behalf of JTown Development Group LLC, is requesting preliminary subdivision approval for Greensborough Heights Phase II; 40 lots on 12.4 acres. This site is located at Greensboro Road and Chancery Lane and located within a, TC-O, town center overlay district.

Attachments: [22120-005 - RECORD PLAT - 2024-09-23](#)
[22120-SDP-RP2 - TREE REMOVAL PLAN](#)
[Application Greensborough Heights Phase II](#)
[Staff Report](#)

Lonnie Roberts (Chair): Proponent for this item?

John Easley (Proponent): John Easley with Associated Engineering on behalf of JTown asking for approval for the replat.

Lonnie Roberts: Okay, city planner do you have staff comments for this preliminary subdivision?

Derrel Smith (City Planner): Yes, sir. We've reviewed it and it does meet all the requirements for the subdivision ordinance so we would recommend approval.

Lonnie Roberts: Okay, I'll open for any commissioner questions, comments, or motions.

Commission: This is for residential lots?

John Easley: Yes, sir.

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

Aye: 7 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent: 1 - Kevin Bailey

6. Final Subdivisions

[PP-24-16](#)

Final Subdivision: Southwest Village Phase I

Mark Morris Homes is requesting final subdivision approval for Southwest Village Phase I; 64 lots on 27.7 acres. This site is located south of Flemon Road and north of Adam Drive and is zoned, R-1, single family medium density.

Attachments: [SOUTHWEST VILLAGE PHS 1 FINAL SIGNED](#)
[Southwest Village Phase 1 - Final Plat App.](#)
[Staff Report](#)

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

Mark Morris (Proponent): That's me, Mark Morris and we are pretty much finished with this subdivision, I think they're laying asphalt today. So this is final plat.

Lonnie Roberts: City planner do you have staff comments on this one?

Derrel Smith: Yes sir, it meets all the conditions of the subdivision code. So, we would recommend approval.

Lonnie Roberts: Okay, I'll open up for any commissioner questions or comments for the applicant or city staff. Or I'll entertain a motion.

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

Aye: 7 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent: 1 - Kevin Bailey

7. Conditional Use

8. Rezonings

[RZ-24-15](#)

Rezoning: 2800 & 2809 Greensboro Road

Hammerhead Contracting & Development LLC is requesting a rezoning from R-1, single family medium density, to TC-O, town center overlay. This rezoning is for 33.28 acres and is located at 2800 & 2809 Greensboro Road.

This site will be added to the existing Greensborough Village development.

Attachments: [2800-2809 Greensboro Road Rezoning Application](#)
[2800-2809 GreensboroRd Rezoning Plat](#)
[Updated - 2800-2809 Greensboro Rd-OpenSpaceMap-092624](#)
[CertifiedMailReceipts](#)
[Deed-2024R-011826](#)
[RezoningSignPictures](#)
[Staff Summary](#)
[Original Pattern Book for Greensborough Village Town Center](#)

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

Carlos Wood (Proponent): Carlos Wood, I'm the engineer for the developer. We're asking for rezoning from R-1 to the Town Center Overlay District, and it's the amended version. Also, we want to include that this is going to have a ratio of 70 to 30% residential versus commercial. This is a little more restrictive than what we previously have done. Also, the residential areas on the north side of Greensboro Road and a multi-family area, is on the south side of Greensboro Road. The one on the south side is adjacent to an existing apartment multi-family area for Greensborough Village.

Lonnie Roberts: So, in reference to yesterday's comments, are they going to

connect?

Carlos Wood: They are connecting.

Lonnie Roberts: Alright, is that it for now? That all?

Carlos Wood: That's all.

Lonnie Roberts: Okay, city planner, do you have staff comments for this?

Derrel Smith (City Planner): Yes, sir. We do. We reviewed it, it meets all 6 of the requirements for a rezoning. So, we would recommend approval with the following conditions:

1. The proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to the planning department in the future.
4. The site shall comply with existing Greensborough Village town center development guidelines and the 70, 30 single family to multifamily restrictions established for Greensborough Village.

Lonnie Roberts: Okay, and with this rezoning request I'm going to open up, is anyone here with public comments or questions regarding this development? If you would make your way up to the microphone and introduce yourself for the record.

Grant McDaniel (Public): My name is Grant McDaniel, my wife and I own 3 and half acres on the west side of that portion of Greensboro Road. So, we would like to have a stipulation, preliminary plans called for 60 foot green area that all the timber be left there for buffer. And that be stipulated in writing for-

Lonnie Roberts: So, is that for the entirety of the development or which area?

Grant McDaniel: We're on that side right that. So, there's 3 lots there, there's two houses built there residential, you can see ours on, it says it's on Virgil Lane but there's a driveway there. So, there's quite a bit of timber already on both sides. If that could be left as a buffer, stipulated in writing, if and when this might be sold down the road, we'll have something because I know these guys are going to keep it but if it could be kept there. Kinda buffer that between the R-1.

Lonnie Roberts: Sure. It that is?

Grant McDaniel: Yes.

Lonnie Roberts: Alright. Thank you sir, anyone else here to give public comments? So, Carlos can the developer-

Carlos Wood: We are okay with adding that stipulation to the ordinance.

Lonnie Roberts: Can we add that stipulation to the city?

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Lonnie Roberts: Okay, so the described green space/trees will be left and not be destroyed. In the 60 foot buffer. Alright that being said I'll open up for commissioners, comments, questions, of the applicant or city staff.

Dennis Zolper (Commission): I'll move to-

Lonnie Roberts: Hold on a second let's have a discussion.

Paul Ford (Commission): I have several questions. What school District is this property located in?

Carlos Wood: Mostly Nettleton.

Paul Ford: Next question is, when was Greensborough Village first approved? I think it was 2014 but I'm not positive. Do you know that answer?

Carlos Wood: I don't but Gary does.

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Paul Ford: And since 2014 has there been any single-family homes built in any of this development?

Carlos Wood: Constructed no, but I think there are some, under development.
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Carlos Wood: That was the plat that was approved, previously.

Lonnie Roberts: Just for the record, that plat would have been the preliminary Greensborough Heights Phase 2, is that correct?

Carlos Wood: Correct.

Lonnie Roberts: Sorry, about that Mr. Ford, proceed.

Paul Ford: I talked to Mr. Harpole earlier today and he indicates that there will be more multifamily doors approved by this rezoning, than there would be residential doors. Is that correct?

Carlos Wood: That's correct.

Paul Ford: So, even though 70, 30 sounds like maybe it's weighted more toward single family than commercial but it's actually acreages not doors, correct?

Carlos Wood: That is correct.

Paul Ford: Am I correct in, there is currently availability to build multifamily in Greensborough Village based on the current zoning that's there and that's not been developed for multifamily.

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Carlos Wood: The available property is not serviced by sewer.

Lonnie Roberts: Sorry to interject but does that mean you never plan to develop?

Proponent: No, no it's just not serviced by sewer.

Lonnie Roberts: Okay.

Paul Ford: As part of this development from what I've read there's going to be some sewer extensions done anyway.

Carlos Wood: Correct.

Paul Ford: So the sewer extension could be brought to the existing Greensborough Village multifamily. And what I'm looking at here, on page 25 of the original proposal, that was a multi-page proposal. There was a map that was color coordinated that has the various places where property could be built in different ways and if I understand that this multi-family area has been developed. This multi-family area has not been developed and what we're talking about here is building right in here to attach this, correct?

Carlos Wood: Correct.

Paul Ford: So really the only reason that we need to rezone from R-1 to the Town Center is to approve more multi-family homes in Nettleton School District because there's plenty, you could build it all single family if you wanted to.

Carlos Wood: That is correct.

Paul Ford: And so, the need for this is so that we can build more apartments.

Carlos Wood: Yes.

Paul Ford: In the absence of needing to build more apartments, there wouldn't be a need for rezoning.

Carlos Wood: No.

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Paul Ford: And on two tracks of land the proposal would be for the apartments to be built all on one track of land and then the other tract of land north could never be touched. And this would all still be within the ratio, and yet no development of the northern lots for single family, correct?

Carlos Wood: Yes.

Paul Ford: So, in essence, we could be approving multi-family apartments

adjacent to existing multi-family apartments without getting any new single family homes built in this area, over another decade.

Carlos Wood: Well, the sewer could be run on the northern portion that's existing R-1 today. Sewer could be provided to that area and that area north of Greensboro Road could be developed as residential. But it doesn't have to be necessarily in the Greensborough Village.

Paul Ford: But the only reason to create a larger footprint for Greensborough Village is to build new apartments. Without having to do the sewer work.

Carlos Wood: I don't know if that's true.

Paul Ford: Because you could build apartments already in the existing Greensborough Village and not run a foul to the 70, 30 acreage rule.

Gary Harpole (Proponent): May I say something?

Paul Ford: Absolutely.

Lonnie Roberts: State your name for the record sir.

Gary Harpole: Gary Harpole, and I represent Greensborough Village as well as Hammerhead. I see it from both sides. To bring it all over into the Town Center Overlay including the single family changes the way that it's developed whether traditional multi-family development or a traditional single family development. We have higher greenspace requirements, we have different requirements in terms of sidewalks on both sides of road. The way that things are landscaped, the lighting, all those things are different. So, yes, we could not rezone and you could build homes but you wouldn't necessarily have to build those homes under the same manner that the Town Center Overlay requires in the design pattern book. So, that's not entirely true. Could you build apartments and nothing else? Yes, that's not the case. That's not what anybody's going to do but I mean, that's possible if we were just standing here not being truthful but that's not the case.

Paul Ford: What I'm saying is, real estate developers are out there to make money, I get that. They wanna develop and build as much as they can and make as much money as they can, and if there hasn't been a market to build single family homes in 10 year, building more apartments does not typically make people want to build single family homes next door. It seems to be a detriment to building single family homes. Because every time we have somebody saying they want multi-family, they say it's going to reduce the value of my property and I have a single family home. So, why am I, they don't want to give us apartments. So, why do we want to approve apartments in Nettleton when there's been a moratorium on that at some point? I don't know if that's been lived up to, but I can recall and say, we're not going to build any more multi-family in Nettleton and you've already got approval to build some and you're not doing it. You want to add mor space and it just seems to me, anyway.

Gary Harpole: Part of it is succession and the time and the cost of getting sewer across there. Sewer will get across there and at some point the other acreage up on the corner will be developed multi-family. The thing that makes this one fall in line ahead of time is it's already serviced by sewer and it's an extension of the existing apartment complex that's already been there. So, it's expanding phase 2 so it makes it more amenable to do that and we actually bought another 50 acres as well that will be developed R-1 and farther away but because this touched Greensborough Village, we would like to bring it in under the same design requirements, connect the neighborhoods together, connect the multi-family together, and I mean you're right people develop for money. So, nobody's going to go build apartments that can't be rented because it's just too expensive.

Paul Ford: Exactly, I agree that you want to build apartments but what you don't, what everybody don't seem to want to build is homes, single family homes and the part of this concept of this town center is to have everybody in there together and so, there hasn't been enough market to build a house out there now. Or there hasn't been enough drive to extend the sewer in 10 years, I just don't see it being done and it seems to me that there's two tracks of land and you're only really going to develop the apartments. But you can't do that unless you put it in there, and I just see it as since there's never been a home built out there in 10 years. It hadn't extended the sewer to the other apartments out there. The other apartment location in 10 years. This just seems to be an opportunity to build some more apartments and further deteriorate the opportunity for people to build single family homes in this development.

Gary Harpole: Well, the single-family homes are being built now, the roads been cut through. The alleyways have been cut through, you just approved the preliminary plat. We're already writing contracts based on the approval of the plat. So, there's already people lining up to build homes out there. So, it has been 10 years. I'll say, it took a little while to get everything started and get to a point where it was ready and then 8 and half percent interest for the last year or two has been a little bit of a detriment but now that we're seeing interest rates curtail down, that we extended Greensboro or Canera all the way to Greensboro Road and if you go out, they're already, the roads have already been cut through, the alleys have been through, and the lots have all been flagged and marked. So, we're beginning to presale single family now.

Paul Ford: I appreciate the interest rates but when the rates were 2%, there weren't any homes being built out there either. So, I've asked my questions thank you.

Gary Harpole: Sure. Hopefully we've answered them.

Carol Duncan (City Attorney): Can I just clarify there's not a moratorium against building apartments the Nettleton District incase fair housing decides to sue us over that. There is no moratorium against building apartments.

Paul Ford: Well, that certainly was out there within the world of gossip that there was such a thing.

Carol Duncan: There is no such thing. There was temporary moratorium but that was a long time ago that was over the whole city. It wasn't just, we studied it and there can't be a long term moratorium. It violates fair housing and we would never do that.

Lonnie Roberts: Okay still open to commissioners any questions?

Monroe Pointer (Commission): I do have one, I think Paul made a pretty good point there but I was looking on page 34 and it showed that the site shows blank single family attached to a detached dwelling and 4 buildings of multi-family but it shows 192 units. How many single home families is that?

Gary Harpole: This reason that it was blanked in is they were still engineering and we were figuring out if we needed to lose a lot to take a road into an adjoining property owner. Right now, as designed it's designed at 186 single family homes. It's a little over 3 per acre. What got in the bottom part of Greensboro Village is four per acre. The difference is if you go back to the original 2014 zoning, the 15% greenspace requirement, more of it for the entire development wound up on the north side of the road. So, there's more green space, that has to be accounted for on the north side of Greensborough Road versus the south. So, that's the difference in the 4 single-family homes per acre versus, 3 per acre on the new part. They're showing 186 you could with those lot lines tighten up and get to 200 possibly. When the site design is done for the apartments instead of 192 could it go down to 180 when you figure out all the

detention and parking, it certainly could. We wanted to present a worst-case scenario, on the highest level density.

Monroe Pointer: And the other thing, so we did say or this came up in the pre-meeting yesterday that we would go back and use that special ruling of 70, 30. So this first division that is built now was a 70,30. So, what part of that 70 is actually showing now? Is that the same question that Paul was asking earlier?

Gary Harpole: Yes, there was 70% residential single-family acreage and 30% multi-family acreage.

Monroe Pointer: And that's the part he's talking about that the 70% has not yet.

Gary Harpole: No, we're just now breaking ground on the lots for the single family homes.

Lonnie Roberts: So, Gary, is that all on the south side of the road? Sorry, I didn't mean to cut you off.

Gary Harpole: Yeah.

Paul Ford: The lots you're breaking ground on are different from this location though, correct?

Gary Harpole: Yes, it's in the first part.

Paul Ford: It's in the original Greensborough Village.

Monroe Pointer: No, I think I was, just making sure I was asking that right because sounds like the 70 hasn't built, just the 30 has.

Gary Harpole: No, only 15 has, only half of the 30 has been built. I mean, it's just been slower. I mean, we've built 15% of the multi-family that we were allowed to. Now we're starting to build the 70% of the single family.

Monroe Pointer: Of the first phase.

Gary Harpole: Yes.

Monroe Pointer: But right now on this proposal it's for the second 70, right?

Gary Harpole: That's right.

Monroe Pointer: So, I kind of get his point.

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Gary Harpole: And the sewer is being engineered now. It's about a mile, a quart half and a mile away, but it's being engineered now and we've already talked to all the property owners lining up. We've gotta go back and show'em where the sewer routes going to go.

Paul Ford: Okay, so my final thing to make sure I express my thoughts clearly is that there are two lots involved in this single rezoning request. One on each side of the road.

Gary Harpole: Yes.

Paul Ford: And once rezoned the intention is to build on the south side to immediately begin building up more apartments.

Gary Harpole: Oh, I don't know if it's immediately. I know.

Paul Ford: Well, as soon as possible.

Gary Harpole: I mean, at some point, whenever the financials work out. I mean, the first thing we're doing is engineering the sewer to come across all of it. We're already in the middle of that.

Paul Ford: But the lots where the single families are all going to be, are on a separate lot north of the highway.

Gary Harpole: That's right.

Paul Ford: So, it would be possible if this measure is approved for there to be only new apartments built and no new single family built for another decade.

Gary Harpole: I guess it would be possible. That's certainly not the intention or the plan. But I mean I guess, I've got to answer what's possible and that's certainly possible.

Paul Ford: Most likely plan for the future has been the pattern of the part

where nothing's been built for a decade. Anyway, alright, I'm done.

Lonnie Roberts: Okay, one quick thing though, when you said 15% percent, so is that part of the original 100%? That's what's already built right now?

Gary Harpole: Yeah, there was 30 acres available in the original zoning to be multifamily and only 15 has been developed.

Lonnie Roberts: So, that other 15 is what doesn't have sewer to it yet.

Gary Harpole: Yeah it doesn't have sewer yet and it wouldn't have sewer until the new single family part. It would come after that.

Lonnie Roberts: Anyone else? Any other questions?

Jim Little (Commission): I have a question.

Lonnie Roberts: Yes sir.

Jim Little: Okay, is there anything that would make them ever build a single family if they do the 70, 30 split. Could they just never build this single family ever? And that's just devil's advocate I'm not saying you would do that. I'm just saying in the rules, is there any kind of restriction that says that attaches a time limit or anything? I mean, that's just going along with what Paul says, is there anything that will ever make him do single family?

Paul Ford: I don't think there's anything within that Town Center Overlay once it's been approved and it's zoned and the restrictions that are in it doesn't make it that anybody have to go build anything. Mr. Morris is here and he gets his preliminary subdivisions approved. He can go build if he wants to or he don't have to build if he doesn't want to. What I'm saying is the market has not built single family homes. So, to me, it just seems what we're really doing since there's two lots involved. On one lot allowing new multi-family to be built. And I think that if this property wasn't adjacent to some other apartments or was not in a town center overlay and somebody asked to rezone new apartments and build a 100, 200 apartments in this school district, wouldn't take very long for this committee to decide what it wanted to do.

Lonnie Roberts: Anyone else?

Monroe Pointer: Just one more, you were supposed to have met with somebody yesterday after the pre-meeting. With some questions.

Gary Harpole: Yeah, that was with Mr. McDaniel the adjoining property owner.

Monroe Pointer: Was it him?

Gary Harpole: Yes.

Monroe Pointer: Okay.

Lonnie Roberts: Anybody else have questions or are y'all ready for a motion?

Dennis Zolper (Commission): I'll make a motion to approve the rezoning of 2800 and 2809 Greensboro Road per the request and per the stipulations.

Lonnie Roberts: Alright have a motion on the floor, do I have a second?

Jim Little (Commission): I'll make a second.

Gary Harpole: If I could have one point of order, it was rezoned 10 years ago but it took several years to actually get trees cleared and get sewer and infrastructure put in, actual construction at Greensborough Village has only been going on about 5 years. So point of clarification.

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

Aye: 4 - Lonnie Roberts Jr.;Jimmy Cooper;Jim Little and Dennis Zolper

Nay: 4 - Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 1 - Kevin Bailey

9. Staff Comments

10. Adjournment