



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, March 12, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Paul Ford

3. Approval of minutes

[MIN-24:022](#)

Minutes: February 27, 2024 MAPC Minutes

Attachments: [2.27.24 MAPC Minutes](#)

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

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

Absent: 1 - Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-24-03](#)

Conditional Use: 2210 Brazos Street

Harri Ramasubramaniam is seeking conditional use approval for a convenience store located at 2210 Brazos Street. This request is for 0.45 acres and located within the R-3, multi-family high density district.

Attachments: [Application](#)
 [Sign Posted](#)
 [Plat](#)
 [Deed](#)
 [Mail Receipt](#)
 [Staff Summary](#)

Harri Ramasubramaniam (Proponent): So what brought me to Jonesboro was a job from a multi-national company, called Cegenta, I was there for about 10 years and about 6 years ago, I started my own business and it was a convenience store, and this opportunity came by and I thought that maybe it is was a good idea, so that's where I am right now. Y'all can call me Harri for short.

Lonnie Roberts (Chair): Thank you, yes sir, I'll open up to the city planner do you have anything on this one?

Derrel Smith (City Planner): Yes sir, we reviewed it and if you do decide to approve this we would require these stipulations:

1. That upon issuance of conditional use approval all other required local and statewide permits and inspections, must be applied for and obtained.
2. The site shall comply to all requirements of the city engineer, all requirements for the current storm water drainage design manual and floodplain regulations regarding any new construction.
3. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved, by the planning department prior to development of the property
4. This site will not be allowed to have gas pumps.

Lonnie Roberts: Okay and of course with the conditional use, commissioners remember we can put additional stipulations on it, so. That being said this is a conditional use so I will open up, is there anyone here to give public comments regarding the conditional use request at 2210 Brazos Street? If you can please state your name for the record.

(Unable to transcribe)

Patti Lak (Opposed): Patti Lak 4108 Forest Hill Road, so I brought this up last night to put on my Facebook page and I thought where is this? I don't even know where this is. So, I went to day to find out where this location is, I did not see a conditional use sign, I know that it shows a picture on Legistar but I did not see a sign, I saw either a for sale sign, or something laying on the floor on that. I had to tell you that I looked at that application, the only thing on the application says, is that there is not another convenience store within two miles radius of this location, well, I have to tell you, I went two miles all the way around here, I don't know what convenience store is, but there is dollar stores, there's Family Dollar, Dollar General, there's Target, the Walmart on Highland, is less than two miles within this location here, the rest of the area around there is houses, besides the fire station right there. There is if you go down the street, there is a business in a house, but it is closer to Red Wolf Blvd. so what reason do we have to have a small convenience store in this location? Because, if it's just for the convenience of having one in this location, there's plenty around that area, so I hope that you guys will not approve this, thank you.

Lonnie Roberts: Thanks for your comments, yes sir, please state your name for the record.

Dan Pasmore (Opposed): Dan Pasmore, like Patti said, I went through there and used my map thing, there is 10 within 1.2 miles, I printed some out for you

guys, cause there's about 5 within half a mile, of convenience stores either with gas or without. You got a Dollar General about a mile and a tenth past. I got 22 houses with renters, I'm a landlord, I don't want it in the neighborhood, there's some other landlords here tonight and they don't want it in the neighborhood, we have a Race Street Market which is within half a mile, 2 minute car drive, the next one is a 3 minute car drive, all these stores on all these maps, are very close to this area, and not in the middle of the neighborhood, this is not out on Highland, this is in the neighborhood. Those tend to be hangouts when you have them in there like that, Race Street Market, there's a lot of business they serve that area well, but it's a hangout, we don't need a hangout in the neighborhood. There's plenty of places to stop, if y'all wanna look at them, I'll pass them out.

Lonnie Roberts: Yes, we'll go ahead and distribute those, where were you located again?

Dan Pasmore: I live out on 351 but I have properties in that neighborhood that I own, and I'm represented in that area and these others we got about 45 between us and none of us are for this, and there would have been more but we didn't get the word out quick enough, to get more people to come out and talk against this, it's just not something we want in the neighborhood. There's plenty of places to shop.

Monroe Pointer (Commission): Can I ask him a question as well?

Dan Pasmore: Yes sir

Monroe Pointer: So, I heard that you didn't live here but also you say you have property all around it?

Dan Pasmore: 22 tenants in that neighborhood.

Monroe Pointer: So, you have 22 tenants in that neighborhood?

Dan Pasmore: Yes sir.

Monroe Pointer: By chance, did you ask any of your tenants?

Dan Pasmore: I talked to 2 of them, but that's all that I got ahold of. I wasn't aware of this meeting until a couple hours ago.

Monroe Pointer: Okay, so 2 percent?

Dan Pasmore: They're not interested in having it in the neighborhood either. They don't shop at the ones right near them, they go a little further out.

Monroe Pointer: Okay, and the only reason I'm asking that question, is because you said that everybody that could drive 2-3 minutes, I was just thinking about, the ones who have to walk, and can't drive to one of those locations.

Dan Pasmore: Well, on that list where it got the mileage on it also has the walking and they're like 5 minutes, 7 minutes they're not far to walk. It's just not something we want in the neighborhood.

Monroe Pointer: Okay, gotcha thank you.

Lonnie Roberts: Thank you sir, anyone else have any comments they would like to make? If you would come up to the microphone and state your name and address for the record.

Wade Gay (Proponent 2): I'm Wade Gay and I live at 4408 Trailwater Drive, I am a real estate agent. When we sought this property we went by the guidelines, we sent letters to every house, within more than 200 feet, I think the regulation was within 200 feet, we sent letters to all the houses in the area, which are tenants, and I don't know if we received any letters back, with any complaints, what so ever, on that property and yes this property is not gonna have gas pumps, we hadn't intended to have gas pumps, to start with. It's just gonna be a neighborhood market that would be convenient for people to drive or walk or whatever to, but anyway, that's all I had to say, because we did send all the letters out and I don't know if we received any letters back with

any complaints.

Lonnie Roberts: Alright, thanks for your comments. Yes sir.

Larry King (Opposed): My name is Larry King, used to be a police officer here in Jonesboro, I'm employed somewhere else at the time, I can tell you about the Race Street Market, which like Mr. Pasmore said is half a mile away, every day I arrested at least 1 person from that market for something, drugs, alcohol, DWI, something like that, I have 10 houses in that area, and I spoke to 5 of the 10, and they don't want it there. So, as a police officer in that area Ms. Duncan can attest, I've arrested 35 people a month, and every day I arrested someone from that market, because it was my area. So, I don't want another hang out around my properties.

Lonnie Roberts: Thanks, for your comments, yes sir. Anyone else? Alright I'm going to open up for commissioner comments and city staff.

(Unable to transcribe)

Lonnie Roberts: Oh yes sir, if you would please come up and state your name and address for the record please.

Alexander Cornado (Opposed): Alexander Cornado, 3302 Sun Circle, we're directly behind the property.

Lonnie Roberts: Yes sir

Alexander Corando: I agree with this gentleman that it creates a lot of crime, in that area, and also I feel like since it is so short a walk, people may try jumping over our fence and across the other fences and going through our property instead of walk around, they may just come through there, that's what we feel like is going to happen to our property, and I think that's it.

Lonnie Roberts: Alright, thank you sir. Yes sir.

Dan Pasmore: I am also head of the Fairview Neighborhood Association we got about 30 homeowners in that association, they're not for this, I've talked to 3 of them, most of them are 80 to 90 year old people and they're not interested in it either, I forgot to mention that, we work hard to clean that neighborhood up and keep it quiet as we can, and that's another reason why we're against it. We work hard every day to keep it under control over there.

Lonnie Roberts: Thank you, alright commissioners you have any questions for the city staff or the applicant?

Commission: Derrel did you reach out to the chief for statistics?

Unable to transcribe

Monroe Pointer: I actually stopped by the fire station myself and talked to the chief there, and he said he didn't have anything against it, long as they don't use his parking lot. So, I don't think he's hat against it.

Lonnie Roberts: Any further comments? Anybody with a motion then?

Monroe Pointer: So, we talked about this a little bit yesterday and we kind of talked amongst ourselves, if there was another stipulation to be added on there, could that be, I think one of the members had mentioned something about the time, that it would be open. Would you guys be able to give a schedule of when you'd be open?

Harry R. (Proponent): The current store of which I own, is shut down by 10:30 but if the neighbors think we should, we could shut it down a little early, a little bit sooner, maybe shut it down by 10 o' clock or so. We are flexible on the time at this point, but I was intending it to be open till 10:30 like the one in which I own currently, and it is also in a residential neighborhood, but if there are objections that it is too late, we could shut it down a little sooner.

Jim Little (Commission): Could I ask you question? Which one do you own currently?

Harry R.: I own the one that is across from the kindergarten center on Nettleton

Avenue.

Commission: On the corner of Flint and Nettleton.

Harri R.: Anymore?

Lonnie Roberts: Anyone have any other questions for Mr. Harri? That's it for now, thank you sir.

Harri R: Thank you

Lonnie Roberts: Anyone want to add further stipulations before we make a motion?

Monroe Pointer: If I was gonna, do a vote I would probably add a stipulation for probably 9:30.

Dennis Zolper (Commission): Monroe what time for them to open?

Monroe Pointer: Probably 8, what time do you open your other one?

(Unable to transcribe)

Harri R.: So, what I was trying to say was, see most of your business your receive is around 3 installments in a day, one starts around 6:30-7 and goes to 8:30-9, then you slow down till around 11:30 and you pick up around 11:30 to 1:30-2, and then late in the evening, otherwise it's sleepy, so I would still prefer to open around 6, but I can shut it down by 9:30, and that should be okay, I would think.

(Unable to Transcribe)

Lonnie Roberts: Yes sir? Go ahead and state your name again so we know whose talking.

Larry King (Opposed): Larry King, also no one has mentioned there's a park right there at that location behind the fire station and a lot of people go to that park with small children, and I worked from 6 o'clock to 2 o'clock arresting those folks, so, whether he opens up at 6 or 9 or whatever time, from 6-2 I'm on patrol and I'm arresting folks, at Race Street and let's not forget about the park, where the small children, that the city spent a lot of money on this park, for these children to go to, and now we'd have convenience store there with all these people hanging out, and crossing fences. I've seen plenty of people jumping the fences behind there and going to the park and then jumping another fence to get into a house somewhere. So that's what we don't want there. Thank you.

Lonnie Roberts: Alright thank you sir. Mr. Zolper if you would like to proceed with your motion. Yes sir, please come up to the mic and state your name for the record again.

Unable to transcribe

Wade Gay (Proponent 2): Talking about having a hang out and stuff like that there, If we got cameras and things like that are installed, around the parking lot and stuff like that, would that not alleviate some of that problem?

Lonnie Roberts: I don't think that could be said with any degree of certainty.

Wade Gay: No, I'm sure it's not, but I don't know if what they're saying is within the degree of certainty either.

Lonnie Roberts: Sure, thank you for your comments. Mr. Zolper would you like to proceed with your motion please? Oh I'm sorry, one more.

Patti Lak (Opposed): So, I know that the gentleman said that the store is at Flint and Nettleton, there is also other businesses at Flint and Nettleton, there's one on the corner and there's one beside that too, so there's other businesses. This is just right there, so it's not like there's other places around and traffic this is just gonna be a single area. Especially with the park right there, I think we just have to look at, how do we want this area to grow on that, would it be nice to have the easy just go to the store to pick up a candy bar? Yes. But if the reason for this is that there's not a convenience store within a two mile radius, that's

not true. There is. People can get there.

Lonnie Roberts: Okay, thank you, Mr. Zolper.

Jimmy Cooper (Commission): Wait a minute, Flint and Nettleton there's a school, that convenience store, a bus service for children, and an apartment. So it's not a big business. Area but I don't want to go one way or another, but I'm just saying that is not a commercial corner.

Dennis Zolper: For the purpose of bringing it to a vote, I move that we approve the request for the conditional use subject to the restrictions including Monroe at your restriction from 7 to 9:30. That's my motion.

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

Aye: 1 - Monroe Pointer

Nay: 6 - Jimmy Cooper;Kevin Bailey;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 1 - Paul Ford

8. Rezoning

[RZ-24-03](#)

Rezoning: 1323 Strawfloor Drive

Horizon Land Surveying, LLC, on behalf of Tiller Land Development, LLC, is seeking a rezone from R-1,single family medium density to C-3 LUO, general commercial with a limited use overlay. This request is for 2.43 acres located at 1323 Strawfloor Drive.

Attachments: [Signed Rezoning Application](#)
[H22-173 Phipps-Strawfloor-Rezoning Plat](#)
[COJ Rezoning - Adjoining Property Owner Notification](#)
[Certified Mail Receipt](#)
[Zoning Signs](#)
[Staff Summary](#)

Michael Bogs (Proponent): Michael Bogs with Tranlan Engineering, and Horizon Land Surveying here representing the developer for this, looking to rezone this property to C-3 LUO, and entertain any questions you may have.

Lonnie Roberts (Chair): City planner do you have any comments for this request?

Derrel Smith (City Planner): Yes sir, we reviewed and it meets the requirements for rezoning, so we would recommend approval with the following conditions:

1. The site shall satisfy all requirements of the city engineer, all requirements for the current storm water 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 development of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all overlay district standards.
5. The following uses shall be excluded:

- car wash
- cemetery
- communications tower
- convenience store
- adult entertainment
- homeless shelter
- hotel or motel
- medical marijuana dispensary
- pawn shop
- fast food restaurant
- service station
- general vehicle repair

Lonnie Roberts: With this rezoning request is there anyone here to give public comments, about the request? If not, I'll open up to commissioners, questions or comments for the applicant or the staff?

Dennis Zolper (Commission): Dennis Zolper, make a motion to approve the rezoning, with all stipulations.

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

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

Absent: 1 - Paul Ford

9. Staff Comments

COM-24:011 Other Communication: Downtown Jonesboro Development Code (DJDC) Update

An update to the minimum building frontage requirement for general frontage lots.

Attachments: Exhibit A
Ordinance

Lonnie Roberts (Chair): The next item we have on the agenda this is another communication regarding downtown Jonesboro development code and I will turn this over to our city planner, Derrel Smith.

Derrel Smith (City Planner): We have noticed, it's come to our attention that there is topographical error in our code. In the commercial mixed use it shows under general frontage a 60 percent requirement for general frontage. In the other 4 codes, industrial arts, neighborhood transition and core commercial it's only 30 percent and it should be 30 percent under commercial mixed use also. We would not have noticed this if a building on Gee Street, did not come up and we noticed it during that time. But this isn't just about a building on Gee Street, this is all the general frontage streets in the commercial mixed use. We do not require 60 percent coverage in any other zone, except this. It was a typo it was never meant to be 60 and we would like for you to think about forwarding this to city council with taking it to 30 percent, and I'm not asking for this for tonight. I'm just bringing it to your attention and let you look at it, because I know it's a big code. But if you look at the code and you look at all the different zoning districts in it, you'll notice that every one of the general frontage street requirements is 30 percent except for commercial mixed use.

So, this isn't just gonna effect Gee Street it's gonna effect Washington, Johnson, it's gonna effect any general frontage street in this area, that's the reason we want you to look at it and I'm not gonna ask for a vote tonight but I want you to look at it and we'll come back to you at the next meeting and make that decision on whether or not you want to make that change.

Monroe Pointer (Commission): So, what we're looking at now in this bottom here in section 2, are you saying that is the correct way and how it should be showing, and the whatever else was showing 60?

Derrel Smith: That's right, if you notice on pedestrian friendly and pedestrian priority frontages it can be 60, 70 or even 80 percent, depending on the district and all the districts it shows on a general frontage street is 30 percent. Except for commercial mixed use which I've said was a typo that was missed when we drew up the ordinance and we probably would have never seen it, until something developed and it came to our attention.

Dennis Zolper (Commission): Mr. Chairman, based upon what Derrel has told us and the fact that this in all probability was a typo when the ordinance was originally initiated, I don't see any reason to wait.

Lonnie Roberts: Right, but we have some public comments that need to be heard before we proceed. We've had a request for someone to speak. But at this time do we have any commissioner questions before we have that public speaking?

Jimmy Cooper (Commission): I got one, we designate areas within that that needs to have that

Lonnie Roberts: You saying are there specific areas or are you saying that can we designate?

Derrel Smith: So, in the commercial mixed use showing areas that would have a 60 percent frontage? It would require changing the code but we can-

Jimmy Cooper: I'm not sure that Gee Street doesn't need it.

Derrel Smith: Well, a general frontage street, is a commercial street or collector street. So it's for cars, pedestrian priority and pedestrian friendly are for pedestrians and so that's where we bring everything closer to the street and have larger frontage. But with the speeds on our collector streets, it doesn't necessary blend with pedestrians walking all the time. Yes we'll have pedestrian facilities, we'll have sidewalks, but when you got cars going by 40-45 miles an hour that doesn't blend to have lots of people walking up and down the streets. We're looking at not just Gee Street this is also Johnson Avenue, this is everything along the south side of Johnson.

Jimmy Cooper: If I have a business, and I wanna do something out in front of it, 30 feet?

Derrel Smith: This is for the frontage of the building, is what this is, this isn't a setback. This is the width of the building, so if your lot is 100 feet your building right now would need to be 60 feet across that lot, instead of 30 feet across that lot.

Jim Little (Commission): And correct me if I'm wrong Derrel but if you wanna have a wide building on one of these you can this is just a minimum requirement?

Jimmy Cooper: Okay, alright I read it in my mind wrong, I'm sorry.

Lonnie Roberts: Anyone else have a question at this time before I open up for public comments? Okay, then I'll up for public comments. Is there anyone who would like to speak on this matter? Please state your name and address for the record.

Patti Lak (Public): Patti Lak, 4801 Forest Hill Road, so I guess what Derrel is saying this, Because this is why I came tonight to find out really what this was

all about. So I guess with you all what I have to ask and I hope you, take the time and do not vote on this tonight, because I think this is gonna take more than just a vote tonight, to make sure you guys are gonna get right, because you guys are the ones that really, kind of develop this whole city and the way it looks. My question to you Derrel is that, so it was a typo, was it a typo that was a good mistake? Or was it a bad mistake? You know, which way does it go on that part? So which way is it better? To keep it the way that it was a mistake or change it, you know to make our city look better and all the buildings look better and then I guess the other point of it is that, there's the two buildings that I know of that have been in pretty heated discussion, what happens to those buildings, right there? So just because you guys change to the code to what it was supposed to be these buildings are already built. So do you make the developer and the builder and all that to change it or do you just say, hey you know what, we change the code now so it's okay, you can leave it the way that it is. I'm just thinking for you guys that these are the questions that you really have to ask yourselves and I agree with you Derrel. I hope that you don't vote on this tonight because what you vote, then it will go to the city council, and I think I would just look at overall was it a typo because it was good, or bad, and are these the right changes that we need to make. Thank you.

Lonnie Roberts: Thanks for your comments. Anyone else have comments at this time? Yes sir?

Jeb Spencer (Public): Hello, I'm Jeff Spencer, I live at 701 Floyd, and I appreciate the opportunity to comment on this. I think that you should not move quickly there are ramifications to these changes, that really haven't been understood, it could be a typo, but I would point out that this is a 75 page overlay code, and this is not something that anybody in Jonesboro wrote. It was written by professionals. My assumption is that it would have been vetted probably studied carefully, typos should perhaps be fixed by now. Not saying that their not typos, but with 75 pages we have 1 small table on page 24 it has 4 changes in it now. The only one that has been mentioned is the one about the percentage of lot coverage. I've done a little looking I'm gonna do more looking, but I found several overlay codes for mixed used commercial and 60 percent is pretty well the standard. There are reasons that in other areas it may not be that on a general frontage street and it's complicated and that's why it just needs to be looked at and there are other ramifications that haven't been mentioned but I can assure you that if it goes up to council without more thought, it's not gonna be as pretty and simple as it might sound. It's gonna effect a lot of people and that's all I have to say. I would look at it and I'm gonna look more into it and I would welcome the opportunity to speak to any of you guys individually and bounce some thoughts around on it. Thank you.

Lonnie Roberts: Thanks for your comments.

Jeff Steiling (Commission): Could I ask you a question before you sit down? You mentioned that there had been other corrections made, can you point to those?

Jeb Spencer: On this table that we're looking at there are other changes, you see all those zeroes? They used to be tens, on the copy that I have.

Jeff Steiling: On the top portion of that table.

Jeb Spencer: The middle column on the minimum setbacks, those were 10 in my version of the code that I have on my computer at home. I could be wrong about that, but there are changes to what the original said.

Jeff Steiling: Then my second question for you is that you mentioned codes I'm assuming from other places, can you reference where you found those that they were 60 to 70 percent and were they for the general frontage the high

traffic area?

Jeb Spencer: They were for mixed commercial districts, of course the idea is to make sure that downtown Jonesboro does not become the suburbs. The downtown is unique for reasons and most of the downtowns around the United States are the only unique places left. You can fall asleep in Jonesboro and wake up in Searcy and you might not be sure that you left Jonesboro. And we know that, it's all across the nation. What we have downtown we're not building anymore and it's becoming very valuable, in some cities it's becoming the most valuable real estate that there is, and we heard presentations here a couple months ago about the revenue per acre you can get out of downtowns when they're properly cared for. But people need a place that they can feel good in. And we're not building that anymore we need to and I think we will eventually as the value of it is realized but until we build it, if we don't protect it then we're just gonna be another city. And it's difficult enough that we're doing it out there and it's almost a runaway freight train but when the train comes into town, those of us that live in it are going to do what we can to save it. But it's just as important to the rest of the city. People will generally not travel to cities and rush out to the suburbs to look around. They may sleep in the hotels in the suburbs but they wanna see what's happening downtown because there are people on the street and because the buildings are closer to the street and because there are no big gaps, people do not feel comfortable with big gaps. Now you can think about Main Street and imagine that every building on Main only covered 30 percent of that lot, lots of places for people to be attacked from you might say. In my opinion the idea behind these codes when you have a strip like Gee Street, and there's not a bunch of other types of streets there, you don't have a Main Street bumping into Gee Street, down on Main you need 90 percent coverage according to this code. A general frontage street coming into Main, yeah that says 30 but that's because behind Main, is another important street with a building on it and the sides on those buildings are taking up the general frontage streets. I'm pretty sure there is a reason that 60 percent is the number. I'm not saying that I'm 100 percent right. It just needs to be looked into. I wish we could look at the introduction to this code it's not very long. But pedestrian priority and walkable, and pedestrian again at least 3 times, cars are not discriminated against, but the emphasis on pedestrian priority and making spaces where cars are absolutely accommodated, but they don't dominate. In my opinion, what commercial mixed use wants, is to create that street scape, shelter the street, move the buildings closer, leave large enough gaps, so the vehicles can get in and park behind. Or at least to the side but never forward of the business. Then people will park, the street is a lot more attractive, and they don't mind walking and may visit several places. But you can't do that with big gaps and with continual interruptions. Conflict points between pedestrians and vehicles. I'm no city planner, it's a very complex, this code is 75 pages you say that up there and its mind numbing and there's one of these for each code that we have. And then these streets. 3 types of streets that run over all the districts. Something that may be okay in this district, may not be okay on that type of street in that district. But pedestrian priority, pedestrian preferred, and then general frontage and all three consider the pedestrian. It's just that the general frontage realizes as Derrel pointed out you're gonna have a lot more vehicles and that they need to be accommodated. I don't have much more to say other than I think you should take a look at it. Cause the mixed commercial district is huge, as was pointed earlier. And you're going from Main all the way to ASU, you're going from Matthews to the other side of Johnson. And I can't imagine

filling that up with 30 percent lot businesses but that's what appears to be allowed under these changes. Thank you.

Lonnie Roberts: Alright, thanks for your comments. I did also have a phone call today with someone who was asked we would also refrain from voting tonight.

Derrel Smith: I'm not asking for a vote tonight, but I do wanna put out this is a typo. There wasn't a grand conspiracy to make 60 percent frontage among commercial mixed use, it was a typo. If it was gonna be 60 percent it would have been along all of them not just one so, other than that, y'all look at it, review it, and we'll take a recommendation on the next meeting. Alright.

Dennis Zolper: I don't think we have to have a motion, for that.

Lonnie Roberts: No, we just don't take action tonight. Alright commissioners any more questions or comments? Derrel, you have anything?

Stephanie Nelson (Commission): I appreciate his statement, his research. I love information and thank you.

Lonnie Roberts: Alright, anyone else? We are adjourned.

Tabled

10. Adjournment