



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, June 24, 2025

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

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

**Absent** 1 - Stephanie Nelson

### 3. Approval of Minutes

[MIN-25:053](#)

MAPC Minutes: June 10, 2025

**Attachments:** [6.10.25 MAPC Minutes](#)

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

**Aye:** 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Jeff Steiling; Paul Ford and Dennis Zolper

**Absent:** 2 - Stephanie Nelson and Jim Little

### 4. Miscellaneous Items

[COM-25:020](#)

Temporary Classroom Trailers

Nettleton Public Schools is requesting MAPC approval to place two temporary classroom trailers at the STEAM I Campus located at 2219 Thorn Street. The district plans to lease these buildings for two years.

**Attachments:** [Letter from Nettleton Schools](#)  
[STEAM Temporary Classrooms](#)

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

**Carlos Wood (Proponent):** Carlos Wood, the engineer and also Ron Cooper he is the representative for the school, if you have any questions. It's going to be four classrooms. They're kind of running out of space and places to put their students. So, they need to put these trailers there for 2 years, get them through the process.

**Lonnie Roberts:** Okay, city planner do you have any staff comments to add?

**Derrel Smith (City Planner):** No sir, we've a done two-year temporary trailer

permit before.

**Lonnie Roberts:** Okay, do the commissioners have any questions about it?  
Anybody ready with a motion?

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

**Aye:** 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford and Dennis Zolper

**Absent:** 2 - Stephanie Nelson and Jim Little

## **5. Preliminary Subdivisions**

## **6. Final Subdivisions**

[PP-25-04](#)

Final Subdivision: Farmer Hills

Alec Farmer is seeking final subdivision approval for 3 lots on 10.03 acres. This property is zoned C-3, general commercial and located west of 3501 Southwest Drive.

**Attachments:**     [Record Plat - Final](#)  
                              [Site Development Plans](#)  
                              [Staff Report](#)

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

**John Easley (Proponent):** John Easley with Associated Engineering, representing Farmer Enterprises. We've completed work on the infrastructure, drainage, and streets and are ready to put the subdivision in the maintenance period. We got approval from Engineering and we're asking for final approval.

**Lonnie Roberts:** City Planner any other staff comments on this one?

**Derrel Smith (City Planner):** Yes sir, they have built the subdivision according to the plan that was approved, so we would recommend approval of this.

**Lonnie Roberts:** Okay, I'll open to commissioners, questions for the staff or applicant? Or I'll entertain a motion.

**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;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:** 1 - Stephanie Nelson

## **7. Conditional Use**

## **8. Rezonings**

[RZ-25-10](#)

Rezoning: 200 Sartin Lane

Dat Nguyen is seeking a rezoning for 1.73 acres located at 200 Sartin Lane. The current zoning is C-4, neighborhood commercial and the requested zoning is RS-7,

single family residential district.

**Attachments:**     [Application](#)  
                              [Rezoning Information](#)  
                              [Staff Summary](#)  
                              [Rezoning Sign](#)  
                              [Property Deed](#)  
                              [Plat](#)  
                              [Certified Mail](#)

Lonnie Roberts (Chair): Do I have the proponent for this item? If you would please state your name for the record.

Dat Nguyen (Proponent): Yes sir, Dat Nguyen.

Lonnie Roberts: And is there anything you would like to add to it before we proceed?

Dat Nyguyen: No.

Lonnie Roberts: Okay, city planner, do you have the staff comments on this one?

Derrel Smith (City Planner): Yes sir, we do. We have reviewed it, this is an existing residence but it was in a C-4 zone. So, they bought the residence and we're trying to make additions and since it was a non-conforming use, they had to bring it into to a residential zone.

Lonnie Roberts: So, it's already being used for residential?

Derrel Smith: Yes, and we would recommend approval of this with the following stipulations, that 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. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay with this being a rezoning, is anyone here to give public input about the rezoning? Any questions or comments? Okay, I'll open up for commissioners questions for comments?

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

**Aye:**    7 -    Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:**   1 -   Stephanie Nelson

[RZ-25-11](#)

Rezoning: Kathleen Street and Pacific Road

Fisher Arnold is seeking a rezoning on behalf of Phillips Family Investments LLC for 13.86 acres located at Kathleen Street and Pacific Road. The current zoning is AG-1, agricultural district and the requested zoning is RS-7, single family residential district.

**Attachments:**     [Application](#)  
                              [Cover Letter](#)  
                              [Certified Mail Receipt](#)  
                              [Property Owner Notification Letter](#)  
                              [Property Owner Notification](#)  
                              [Rezoning Plat](#)  
                              [Rezoning Signs](#)  
                              [Staff Summary](#)

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

Garrett Dunham (Proponent): Garrett Dunham with Fisher Arnold, on behalf of Phillips Family Investments. This land was purchased in order to provide a second egress to the subdivision just to the east. So, we are rezoning it just so we can incorporate that into the larger plan. It'll be phase two of the subdivision that was previously submitted and approved at the previous meeting.

Lonnie Roberts: City Planner, staff comments on this one?

Derrel Smith: Yes, sir. We would recommend approval with the following conditions, that 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. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay so with this rezoning request, is there anyone here to give public input? Or is there anyone with questions? If not, I'll open up for commissioners, any questions or comments?

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;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:**   1 -   Stephanie Nelson

## **9.    Staff Comments**

## **10.   Adjournment**