

MAPC Meeting June 9th, 2026

1. Call to order

2. Roll Call

Present (7): Jeff Steiling, Jim Little, Kevin Bailey, Lonnie Roberts, Mitch Johnson, Monroe Pointer, Stephanie Nelson

Absent (2): Dennis Zolper, Jimmy Cooper

3. Approval of minutes

MIN-26:032 MINUTES May 25, 2026, 2026 MAPC

A motion was made by Jeff Steiling, seconded by Jim Little, that the minutes be approved, the motion was PASSED with the following vote:

Aye (6): Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson

Nay (0)

Absent (2): Dennis Zolper, Jimmy Cooper

4. Preliminary Subdivisions

PP-26-06 **Preliminary Subdivision: Woodridge Place Subdivision Phase IV**

Lonnie Roberts (Chair): Do we have the Proponent for this item? Please come up and state your name for the record.

Darren Williams (Proponent): I'm Darren Williams, I'm with McAllister Engineering, here in Jonesboro. This is an ongoing subdivision, this is just another Phase of it. It's a total of 27 lots and we're not looking to have anything rezoned. It pretty much fits with the surrounding areas, there are some areas around it, that haven't been developed, but what has is of similar development.

Lonnie Roberts: Okay, City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we do. We reviewed it and it does meet the requirements of the subdivision code. We would recommend approval with one stipulation, all new lots will be required to have a residential sprinkler system, since there is only one way in and out of this subdivision.

Lonnie Roberts: You're talking about a fire sprinkler system?

Derrel Smith: Yes.

Lonnie Roberts: Commissioners have any questions? Anyone ready with a motion?

Kevin Bailey (Commission): Bailey, I make a motion to approve with stipulations noted.

Lonnie Roberts: Do I hear a second?

Mitch Johnson (Commission): Johnson, second.

A motion was made by Kevin Bailey, seconded by Mitch Johnson, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

PP-26-08

Preliminary Subdivision: Skypointe Landing Phase 1

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

Isaac Hammer (Proponent): Good afternoon, my name is Isaac Hammer, I'm with Mark Morris Construction, and we are looking to begin a new subdivision right off of Kathleen. There will be 20 Lots and it was commented yesterday that we would be adding a traffic control measure, and we're still gonna work out what that is, but that will be along that main road.

Lonnie Roberts: Sounds great, City Planner any staff comments?

Derel Smith (City Planner): Yes, we have reviewed it, and it does meet all the requirements of the subdivision code, so we would recommend approval.

Lonnie Roberts: Okay, that being said, commissioners do you have any questions or comments?

Monroe Pointer (Commission): So, the only thing that I have a question on, this is Monroe. Is on the comment that he made about some traffic thing done there, when did that get entered or when will it be noted to when or how that's going to be done?

Derrel Smith: We'll see that on the final plat, it will come in, in the review process, we're still in the review process on it. And you will see it when they do a final plat on this.

Monroe Pointer: Okay.

(Commission): I make a motion to approve.

(Commission): Second.

A motion was made by, seconded by, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

5. Final Subdivisions

PP-26-07

Final Subdivision: Whitetail Crossing Subdivision Phase II

Lonnie Roberts (Chair): Proponent for this item? Please state your name for the record.

Isaac Hammer (Proponent): I'm Isaac Hammer with Mark Morris. And we're seeking the final on 85 lots.

Lonnie Roberts: Alright, City Planner any comments on this?

Derrel Smith (City Planner): Yes sir, this is the final, everything was designed according to the subdivision code so we would recommend approval.

Lonnie Roberts: Okay, I'll open up for Commissioner, any questions or comments? Or I'll entertain a motion.

Jeff Steiling (Commission): Steiling, recommend approval.

Lonnie Roberts: I have a motion to approve, do I hear a second?

Monroe Pointer (Commission): Monroe, Second.

A motion was made by Jeff Steiling, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

6. Conditional Use

7. Rezoning

RZ-26-08

Rezoning: 1004 N Caraway Rd

The Applicant David Tapp is requesting a rezoning of the property at 1004 N Caraway Rd from R-1, Single Family Medium Density to PD

Lonnie Roberts (Chair): Do we have the proponent for this item? Sir, please state your name for the record.

David Tapp (Proponent): David Tapp, I'm with Pediatrics Plus, we're looking to do a PD Development with this lot its 17 acres. Our company Pediatric Plus is starting to do, what is called Farm Houses for kids with autism. This will be our ninth one to do, we started out of our house in Conway, Arkansas. So, we're not like a national chain that comes in and then leaves. What we do is we build about a 12,000 square foot farm house, and I don't know if you guys got any of the pictures that I sent, but I have them with me, can I show them what I sent?

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David Tapp: So, we build like a 12,000 square foot farmhouse and it's for kids Monday thru Friday, with Autism, they have to have a diagnoses with autism. We get a barn where we get 2 donkeys and 2 sheep, a chicken house with about 30 chickens, a greenhouse, and some raised flowerbeds and gardens for the kids to participate in growing vegetables, and they can use the eggs to make cupcakes if it's somebody's birthday. They're here from Monday to Friday, from about 8' o clock to 4:30 to 6:30, during the day, not weekends, not Sundays, not at night. So, it doesn't interfere with any of the neighbors. The reason why we're doing it as a PD is because we need it to be zoned commercial and agricultural, so if we get the commercial piece we can't have the donkeys or sheep, for the kids. Or the chickens, sometimes cities have ordinances on chickens, so I get that. But we have 17 acres in order not to interfere with the neighbors. We do a little bit of low lighting, so we get with the city to discuss what the requirement is, but we try to do some lights for our staff, in the winter time, for when they go out to their cars and it's a little bit dark, so we try to have one to three pole lights out there, that shut off at 8' o clock at night, so to not illuminate around the neighborhood. We have this as a farmhouse as you can see, so it's designed like a house, so we try to do as little as possible to make it commercial looking. Drainage, curbs, gutters, stuff like that. We try not to do that, but if the city requires us to do it, we'd do it. But we try to think of other ways to do detention ponds and things like that, to keep the water flow and water shed, outside and away from the parking lots and things like that. We're excited to be in Jonesboro, we started in 2002, Jonesboro has been on our list to do a Pediatrics Plus for probably 15 years, and we work with Arkansas State already in recruiting and getting therapists so, we're excited to be in Jonesboro pretty soon.

Lonnie Roberts: Okay, City Planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes sir, we do. We have reviewed it, it does meet all 6 of the rezoning approval criteria, so we would recommend approval 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, and with this being a rezoning, I must open up, is there anyone here to give public input? And if none, then I'll open up for commissioners, questions, comments? Motions?

Jim Little (Commission): Little, I'll make a motion to approve.

Jeff Steiling (Commission): Steiling, second.

A motion was made by Jim Little, seconded by Jeff Steiling, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

RZ-26-09

Rezoning: 2038 N Caraway St

The applicant NK & Sons Investments is requesting a rezoning of the property 2038 N Caraway St from C-3, general commercial district to RM-16, Residential multifamily classification

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

Jim Gramling (Proponent): Yes, Jim Gramling, presenting for the applicant. So, after the pre-meeting yesterday, there was some concerns raised about density. And I've talked to my client a little bit about this, but we would like to pull this, until the next meeting and perhaps my client and I can confer and maybe come back with a compromise.

Lonnie Roberts: Commissioners? I need a motion to table and a second.

Kevin Bailey (Commission): I'll make the motion to table it to the next meeting.

Lonnie Roberts: Til the next meeting, okay and a second?

Monroe Pointer (Commission): Monroe, second.

Lonnie Roberts: Is that enough time to redo the notifications? For a point of clarity, we're seeing if we need to re-notify.

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Carol Duncan (City Attorney): I mean, obviously publication will go out about it being on the agenda and things like that.

Lonnie Roberts: I think, I remember in the past, not doing re-notifications and I think it's normal for us to say till the next meeting so, I have a motion and a second on the floor. If you would, cast your ballot.

A motion was made by Kevin Bailey, seconded by Monroe Pointer, that the matter be tabled until the next meeting 6/23/26, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.