



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Metropolitan Area Planning Commission

Tuesday, February 23, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Jerry Reece; Jimmy Cooper; Jim Little; David Handwork and Kevin Bailey

Absent 3 - Dennis Zolper; Mary Margaret Jackson and Paul Ford

3. Approval of minutes

[MIN-21:014](#) MINUTES: MAPC Minutes from February 9th, 2021 MAPC Meeting.

Attachments: [MAPC Minutes from February 9th, 2021 MAPC Meeting](#)

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

Aye: 5 - Jerry Reece; Jimmy Cooper; Jim Little; David Handwork and Kevin Bailey

Absent: 3 - Dennis Zolper; Mary Margaret Jackson and Paul Ford

4. Miscellaneous Items

[SP-21-01](#) SITE PLAN: 4815 E Parker Road

John Easley of Associated Engineering, LLC on behalf of Jonesboro Cycle is requesting a Site Plan Review and Approval for a new proposed facility located at 4815 E Parker Road that will be in the C-3 General Commercial District. The Development exceeds the 75,000 sq. ft. thru requiring MAPC Site Plan Approval and Square Footage Approval for the building.

Attachments: [Letter](#)
[Site Plan](#)
[Aerial View of Location](#)

John Easley of Associated Engineering, LLC on behalf of Jonesboro Cycle is requesting a Site Plan Review and Approval for a new proposed facility located at 4815 E. Parker Road that will be in the C-3 General Commercial District. The Development exceeds the 75,000 sq. ft. thru requiring MAPC Site Plan Approval and Square Footage Approval for the building.

APPLICANT: John Easley with Associated Engineering stated we are asking for approval because it is above the 75,000 square feet. We have around 127,000 under roof so we are asking for site plan approval.

STAFF: Derrel Smith stated we will look at the actual site plan in more detail through staff review, but this does appear to meet most of our requirements. I'm sure it will meet all of them before we are finished. They have done a traffic study on this to determine the number of access points; you see three access points here. The one on the southern part of Industrial Drive will be for trucks only, we've already reviewed that and Engineering has approved the traffic study on it. We would recommend approval of this.

STAFF: Derrel Smith stated he has ordered new Ipads for the commissioners that do not have one. He will be contacting commissioners in the next couple of weeks to set up a time to come by and set everything up.

CHAIR: Lonnie Roberts asked if there was any more questions or make a motion.

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

Aye: 4 - Jerry Reece; Jimmy Cooper; David Handwork and Kevin Bailey

Absent: 3 - Dennis Zolper; Mary Margaret Jackson and Paul Ford

Abstain: 1 - Jim Little

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment