



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, July 8, 2025

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Jeff Steiling; Jim Little and Dennis Zolper

Absent 3 - Monroe Pointer; Stephanie Nelson and Paul Ford

3. Approval of minutes

[MIN-25:059](#)

MAPC Minutes: June 24, 2025

Attachments: [6.24.25 MAPC Minutes](#)

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

Aye: 5 - Jimmy Cooper; Kevin Bailey; Jeff Steiling; Jim Little and Dennis Zolper

Absent: 3 - Monroe Pointer; Stephanie Nelson and Paul Ford

4. Miscellaneous Items

COM-25:026

Sidewalk In Lieu: 1625 West Parker Road

Ozark Civil Engineering Inc., on behalf of Reliance Health Facility, is requesting approval to pay a sidewalk in lieu payment of \$76,851.36 for 664 square yards along West Parker Road. The current rate is \$115.74 per square yard.

Attachments: Reliance Health Facility-sidewalk waiver
Site

Lonnie Roberts (Chair): The first item on the agenda was a Sidewalk In Lieu of Fee and the owner of that has requested to be tabled until July 22nd. So, I will entertain a motion for a tabling of item COM-25:026.

A motion was made by Jim Little, seconded by Jeff Steiling, that this matter be Tabled . The motion PASSED with the following vote.

Aye: 5 - Jimmy Cooper; Kevin Bailey; Jeff Steiling; Jim Little and Dennis Zolper

Absent: 3 - Monroe Pointer;Stephanie Nelson and Paul Ford

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-25-05](#)

Subdivision: Edwardian Minor Plat

Dennis Seyler is requesting a 40-foot right-of-way dedication for the future extension of Edwardian Lane. This site is located within the R-1 single-family medium-density district.

Attachments: [500 EWARDIAN MINOR PLAT](#)

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

Dennis Seyler (Proponent): Good evening, I'm Dennis Seyler.

Lonnie Roberts: Yes sir, would you like to add anything to what I've said at this moment?

Dennis Seyler: No, the plan is self-explanatory.

Lonnie Roberts: Okay. City Planner do you have any staff comments for this final subdivision plat approval?

Derrel Smith (City Planner): Michael, are y'all good with it?

Michael Morris (City Engineer): We talked about it yesterday in the pre-meeting.

Lonnie Roberts: Talked it out pretty good.

Michael Morris: Right.

Derrel Smith: Okay, no we don't have any comments.

Michael Morris: Just to let the Planning Commission know, this here's a remnant of land and it's passed where it's already dedicated and there's a few houses already passed it. That's why we're having to dedicate a little more right of way. It's non-standard because it's a narrow little road that is existing only 40 point or 41 something feet and we just said, hey you need to dedicate an additional 40-foot strip.

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

Aye: 5 - Jimmy Cooper;Kevin Bailey;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Monroe Pointer;Stephanie Nelson and Paul Ford

7. Conditional Use

8. Rezoning

[RZ-25-12](#)

Rezoning: 500 North Culberhouse Street

1st Produce Inc. is seeking a rezoning for 1.06 acres located at 500 N Culberhouse Street. The current zoning is I-2, general industrial district and the requested zoning is C-3, general Commercial district.

Attachments: [Zoning Application](#)
 [Rezoning Plat](#)
 [Certified Receipts](#)
 [Redemption Deed](#)
 [Warranty Deed](#)
 [Rezoning Signs](#)
 [Staff Summary](#)

Lonnie Roberts (Chair): Do we have the proponent here for this item? If you would come up here and introduce yourself.

Dustin White (Proponent): Dustin White.

Lonnie Roberts: Yes sir.

Dustin White: I don't have anything to add unless there's any specific questions that you guys have or.

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

Derrel Smith (City Planner): Yes, sir. We do, we reviewed it and we would recommend approval with the following three 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 and with this rezoning request, is there anyone here to give public input or ask questions? If not, then I'll open up for commissioner comments or questions for the applicant or the city staff.

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

Aye: 5 - Jimmy Cooper;Kevin Bailey;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 3 - Monroe Pointer;Stephanie Nelson and Paul Ford

9. Staff Comments

10. Adjournment