



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, June 11, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Kevin Bailey

3. Approval of minutes

[MIN-24:054](#)

MAPC Minutes: May 28, 2024

Attachments: [5.28.24 MAPC Minutes](#)

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

Aye: 6 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

Absent: 2 - Kevin Bailey and Jim Little

4. Miscellaneous Items

[COM-24:022](#)

Temporary Classroom Trailers

Valley View School District is requesting MAPC approval for an additional two years on the continued placement of two temporary classroom portable buildings at the southwest corner of 5603 Kersey Lane. The initial MAPC approval was on May 10, 2022.

Attachments: [Request to Planning & Zoning and MAPC on Elem Portable Buildings 5.8.2024](#)
[COM-22-017 Initial Approval](#)

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

Angela Smith (Proponent): Angela Smith

Lonnie Roberts: And you just want to keep the buildings in place, there's really no changes from what I understood yesterday?

Angela Smith: That is correct. No changes, they'll be remaining where they are.

Lonnie Roberts: And there are plans, I guess to eventually eliminate the temporary buildings?

Angela Smith: Yes, there are, there will be construction that will be occurring in that location and also at the high school but when we're ready to do those things, they'll be presented to the council.

Lonnie Roberts: Okay, Derrel do you have anything to add to that?

Derrel Smith (City Planner): No Sir.

Lonnie Roberts: Commissioners have any questions about the continuation of the temporary buildings?

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

Aye: 6 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

Absent: 2 - Kevin Bailey and Jim Little

[SP-24-01](#)

Site Plan: Elmhurst Storage Complex

Davidson Engineering is requesting a MAPC site plan approval for a storage complex located on Elmhurst Drive. The proposed development is 103,305 sq. ft. and located in a C-3, general commercial district.

Conditional use approval was granted for this site on February 27th, 2024.

Attachments: [23-104 Narrative Letter \(Large Scale Development\) \(1\)](#)
[23-104 COMBINED SET 5.2.2024 \(1\)](#)

Lonnie Roberts (Chair): The next intended item was a site plan at Elmhurst Storage Complex. There will be no action taken on that tonight. There still needs to be some information gathered and brought to us to make a decision.

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezonings

RZ-23-16

Rezoning: 1006 Warren Street

Carrington Moorehouse is requesting a rezoning from R-1, single family medium density, to RM-12, residential multifamily. This request is for 5.5 acres located east of 1006 Warren.

Attachments: Full Application
23102-2 Plat
Current zoning
Nix Tile Company_20231025_103516
Nix Tile Company_20231025_103826
Rendering
Warren Street Apartment Concept
Rezoning Sign
Staff Summary

A motion was made by Monroe Pointer, seconded by Jimmy Cooper, that this matter be Untabled . The motion PASSED with all in favor.

Lonnie Roberts: Now the proponent and owner has requested that we re-table it until the July 23rd meeting. So, I will entertain a motion to re-table this item until July 23rd.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Tabled until July 23rd, 2024. The motion PASSED with the following vote.

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

Absent: 1 - Kevin Bailey

9. Staff Comments

Lonnie Roberts (Chair): Are there any staff comments, or commissioner questions at this time?

Jimmy Cooper (Commission): I do have a question.

Lonnie Roberts: Yes, sir.

Jimmy Cooper: The sidewalk issue at Sage Meadows, did we solve that?

Derrel Smith (City Planner): Not yet. They're hoping to bring something to us that they don't have to come back to you, but we haven't heard from them since the meeting.

Jimmy Cooper: Alright, my only question is, that has bothered me is this. They have a temporary approval for occupancy.

Derrel Smith: Yes, sir.

Jimmy Cooper: So, they can move people in?

Derrel Smith: Right now, yes sir.

Jimmy Cooper: I'm telling you this is not right. How long do they have to solve this issue?

Derrel Smith: They have 30 days.

Jimmy Cooper: They had 30 days.

Derrel Smith: They have 30 days from the meeting.

Jimmy Cooper: So, they got another 2 weeks?

Derrel Smith: Yes, sir.

Jimmy Cooper: What happens in two weeks?

Derrel Smith: They either have it solved or-

Jimmy Cooper: Or people have to move out?

Derrel Smith: If there's anybody in them. I'm not sure they have anybody in them right now.

Jimmy Cooper: How did they get a temporary certificate of occupancy?

Derrel Smith: It wasn't considered life safety, so if it's not life safety, they will issue a temporary CO.

Jimmy Cooper: That's been a total cluster. In my opinion, so anyway that's all I got to say about it.

Lonnie Roberts: Okay, any other questions?

Stephanie Nelson (Commission): I agree with him. It's ridiculous that it's gotten to this point.

Jimmy Cooper: Life safety and no life safety. I mean, it's just, they could drag this on forever. But we're not going to kick the people out of the apartments if somebody's there. I don't think the city is.

Monroe Pointer (Commission): Well, I guess now that he's brought that up. Are there some stipulations? So, when people do get a temporary CO that there should be some guidelines in you have so much time to get something done. Because it sounds like what you're saying Mr. Cooper is they shouldn't do it if they're not going to be able to do it. But here be a lot of things tied up if you can't have certain things done in a certain amount of time, but I think there should still be some-

Jimmy Cooper: I can see where this could be an issue that could travel on for several months. I mean I don't know what the rules are, but they're a little bit flexible evidently and it's just one of them crazy things. I'm sorry but I'm not real happy with it.

Lonnie Roberts: Anyone else have comments on that?

Jeff Steiling (Commission): I have a question about one other thing, back on our agenda the site plan for Elmhurst Storage Complex. Was that being tabled?

Derrel Smith: It is not tabled, because it's not a buildable lot at this time. Until they have a buildable lot, we won't review this.

Jeff Steiling: Okay, so it's just cancelled, it's not tabled?

Derrel Smith: Correct.

Lonnie Roberts: Correct, I'm glad you asked that for clarification. Anyone else?

Dennis Zolper: Move to adjourn.

10. Adjournment