

MAPC Meeting April 14th, 2026

1. Call to order

2. Roll Call

Present (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

3. Approval of minutes

MIN-26:028 MINUTES March 24th, 2026 MAPC

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

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

4. Preliminary Subdivisions

PP-26-03 **Preliminary Subdivision: Windsor Landing Phase IX**

Papi Investment LLC and Island Construction Inc are requesting to appeal for a Preliminary Subdivision of Windsor Landing Phase IX.

Jeff Steiling (Chair): Do we have anyone here to present for this item?

Darren Williams (Proponent): I'm Darren Williams with McAllister Engineering, we're at 4508 Stadium Blvd here in Jonesboro. Essentially this is the last phase of that Subdivision. To my knowledge, there were some issues with the way it was originally platted and we have gone back and forth to address what those issues were, and as far as I know, we've addressed everything that needed to be addressed and now we're just seeking approval for it.

Derrel Smith (City Planner): Yes sir, we have reviewed it, and it does meet all the requirements of the subdivision ordinance, so we would recommend approval for this subdivision.

Dennis Zolper (Commission): Zolper, I'll make a motion that we approve.

Jim Little (Commission): Second.

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

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

6. Conditional Use

7. Rezoning

RZ-26-05 Rezoning: 5925 East Johnson Ave

Horizon Land Surveying LLC is requesting a rezoning for the property at 5925 East Johnson Ave from I-1 limited industrial district to C-3 LUO.

Rescheduled for next MAPC Meeting, April 14th, 2026

RZ-26-06 Rezoning: 6904 East Highland Dr

The applicant John Easley is requesting a rezoning of the property at 6904 East Highland Dr from R-1 single-family medium density district, to C-3 general commercial district, and I-2 general industrial district.

John Easley (Proponent): I'm John Easley with Associated Engineering on behalf of John Stuckey, the property owner. We're asking a rezoning on a very small portion of the property. Back in '86 when the annexation took place, this was on the very edge of the city limits and the property that was coming in was coming in as R-1, 300 foot off of Easley Lane, and 300 foot off of Highway 18. Since then, it's been annexed proper zoning for industrial. What Mr. Stuckey is asking for is a portion of the R-1 to be rezoning to commercial C-3 along Highway 18, and then approximately half way up the property on Easley Lane. And the rest of the property remains the same.

Jeff Steiling (Chair): We're going to ask for city comments, Derrel if you would let us know the cities stance.

Derrel Smith (City Planner): Yes sir, we've reviewed this, it meets all six criteria of the rezoning request. 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.

Jeff Steiling: Do we have any comments from the community on this property? Yes, sir. If you would come up and state your name and address, and what your comments are.

Milford Cummings (Public): My name is Milford Cummings, I live at 1903 Easley Lane and all the people along there that I've talked to, they want to know what's going to be built right in front of our house. And the last time I asked, they said they didn't know yet. Well, if you build a noisy factory there, it's going to ruin us. We can't sleep at nights, we sell our houses. So, we still want to know before you approve it, what's going to be there.

Jeff Steiling: Well, at this particular point, this commission is not charged with being able to ask what's going to be developed there. It's just a changing of the zoning to C-3 and there's a whole series of properties or developments that fit within a C-3 zoning. So, they would be able to build any of those items, but would have to ask for special permission, or special changes of use if they do something outside of that zoning.

Milford Cummings: That's what I was wondering. Does it get down to where they can build a factory there? Is it going to be a small business like thing?

Jeff Steiling: A factory would not fit in C-3.

Milford Cummings: Okay, that's the big thing, nobody along there wants a big noisy factory right in front of their house. And so, that's what we're mainly worried about, but we would want to know kind of what was going to be built there. So, we would know whether it was going to help us or hurt us.

Jeff Steiling: Right, I believe the bigger part of that property is already I-2. Is that correct John?

John Easley: The big part of the property is I-2 and we're not asking you for anything on that, for the C-3 areas the plan is to probably to split it up into individual lots.

Carol Duncan (City Attorney): John, would you come up to the mic?

John Easley: On the C-3 part along Easley Lane and along Hwy 18, those would more than likely be cut up into individual lots for small businesses. Support for the industrial area, commercial on Highway 18, but there won't be a factory in front of your house.

Jeff Steiling: Are there any comments or questions from Commission Members? No other comments, do we have a motion?

Dennis Zolper (Commission): Zolper, make a motion to approve the request as submitted. Subject to the stipulations.

Jim Little (Commission): Little, second.

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

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

8. Miscellaneous Items

9. Staff Comments

Jeff Steiling (Chair): Anybody else have any other business this evening?

Derrel Smith (City Planner): One thing, next week is our design week for our comprehensive plan, from Monday to Thursday. We have an open house on Monday and Thursday nights from 5 to 7:30. We'll also have working committees during that time. Feel free to drop by at any time. Take the survey, give us your opinions and we hope to see you all there. You can come at anytime but you know, if you get a chance come by. It's at the old YMCA over on Nettleton.

10. Adjournment

Meeting was adjourned.