



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 10, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Jim Little

3. Approval of Minutes

[MIN-24:086](#) Minutes: August 27, 2024 MAPC

Attachments: [8.27.24 MAPC Minutes](#)

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

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

Absent: 1 - Jim Little

4. Miscellaneous Items

[COM-24:044](#) Sidewalk In Lieu: 3002 Rook Road

Crafton Tull on behalf of AutoZone, is requesting MAPC approval to pay the sidewalk in lieu payment of \$13,861.21 for 143.59 square yards along Stadium Blvd. The average rate is \$96.54 per square yard.

Attachments: [AZ #9336 Sidewalk Waiver Letter](#)
[C1.1 SITE PLAN-CIVIL](#)

Lonnie Roberts (Chair): So do we have the proponent for this item? I think we're going to work by Zoom.

Monica Percy (Planner): Will the proponent for the Rook Road project go ahead and present the case please?

Tyler Fisher (Proponent): My name is Tyler Fisher with Crafton Tull.

Lonnie Roberts: And would you like to elaborate on what you would like to do there sir?

Tyler Fisher: Yes, we have an AutoZone hub store development coming to

town.

Lonnie Roberts: And we're looking at the plat here if you want to talk about the sidewalk in lieu request.

Tyler Fisher: Yes, the sidewalks along stadium drive, there's an ARdot project that's supposed to begin either late 2025 or early 26, along Stadium Dr, that will have sidewalks along both sides of Stadium Dr, we are putting a sidewalk along Rook Rd, along the southwest property corner to the southeast property corner.

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

Derrel Smith (City Planner): Yes sir we do, we reviewed it and we would recommend that you would accept the fee in lieu of this, for \$13, 861 dollars.

Lonnie Roberts: Okay, so commissioners do you have any questions for the applicant or the city staff regarding the in lieu of?

Paul Ford (Commission): Basically sense the highway department is going to come in and put in sidewalks here shortly, there's no reason to put one in and then tear it out?

Lonnie Roberts: True

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

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

Absent: 1 - Jim Little

[COM-24:045](#)

Sidewalk In Lieu: 3003 East Parker Road

White - Daters & Associates, Inc. on behalf of Honda of Jonesboro, is requesting MAPC approval to pay the sidewalk in lieu payment of \$41,664 for 427.8 square yards along E. Parker Rd. The current rate is \$97.39 per square yard.

Attachments: [Honda of Jonesboro Sidewalk In-Lieu Letter](#)
[C14 Sidewalk waiver](#)

Lonnie Roberts (Chair): So those numbers may be different because the current rate is only 96 dollars and 54 cents, so I guess we would adjust it for that or? So, anyway do we have the proponent here for the 3003 East Parker Rd request? Anyone here with White-Daters & Associates?

Tim Daters (Proponent): Yes sir, this is Tim Daters and Ben Well is also here.

Lonnie Roberts: So, we're discussing your request for the in lieu of sidewalk.

Tim Daters: Yes, we're asking for an in lieu of, a portion of this side is across the existing dealership, there's an extremely sharp drop off into a ditch along the highway department right of way, there's not an existing link, to this side from the south, so we asked for a variance request in lieu of fee for sidewalks.

Lonnie Roberts: Alright. Okay, City Planner do you have any staff comments on this one?

Derrel Smith (City Planner): Yes sir I do, I do notice that they're showing that this is a 5 foot wide sidewalk and it should be a 6 foot wide sidewalk. So, that number will probably change, but we would recommend that we grant the fee in lieu of waiver for a 6 foot sidewalk for 770 linear feet.

Lonnie Roberts: So we'll go with a 6 foot sidewalk that will change the yardage but the basis is it will be 96 dollars and 54 cents per square yard, to be

recalculated.

Derrel Smith: Yes.

(The corrected amount is \$49,557.20)

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

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

Absent: 1 - Jim Little

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment