

MAPC Meeting March 10th, 2026

1. Call to order

2. Roll Call

Present (7): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson, Lonnie Roberts

Absent (2): Jeff Steiling, Paul Ford

3. Approval of minutes

MIN-26:023 MINUTES February 10th, 2025 MAPC

A motion was made by Jimmy Cooper, seconded by , that the minutes be approved, the motion was PASSED with the following vote:

Aye (7): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson, Lonnie Roberts

Nay (0)

Absent (2): Jeff Steiling, Paul Ford

4. Preliminary Subdivisions

6. Conditional Use

7. Rezoning

RZ-26-04 **Rezoning: 2005 East Highland Dr**

The Applicant Kristie Lands is requesting a rezoning of the property 2005 East Highland Drive from C-2 to C-3.

Lonnie Roberts (Chair): Do we have the proponent for this item?

John Easley (Proponent): John Easley with Associated Engineering on behalf of East Arkansas Planning. The current site we have is what was the old Malco movie theater and parking lot, it's

currently zoned C-2, and we're asking for it to be changed to C-3 to fit in with the adjacent property and overall neighborhood.

Lonnie Roberts: Okay, and I think you said yesterday this will all be at least temporarily zoned into one plat once we're finished.

John Easley: Yeah.

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

Derrel Smith (City Planner): Yes, sir. We do. We reviewed it and it meets all six of the rezoning criteria. So, we would recommend approval with the following requirements, 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 being a rezoning, I'll open up for public comments or questions. If not, I'll open up for commissioners, any questions or comments for the city or the proponent?

Commission: I make a motion to approve.

Lonnie Roberts: A motion to approve do I hear a second?

Commission: Second.

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

Aye (6): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson

Nay (0)

Absent (2): Jeff Steiling, Paul Ford

8. Miscellaneous Items

9. Staff Comments

Lonnie Roberts (Chair): City planner do you have any staff comments?

Derrel Smith (City Planner): We had a rezoning that went out, it was published to be meeting today but we did not get all the notifications out so we had to reschedule. So, we will make those notifications and let everyone know it will be rescheduled. We need to find out if we're going to have a quorum for the March 24th meeting since that is the week of Spring Break and we know that several members are already going to be out, so let me know. How many of you are planning to be here on March the 24th?

Lonnie Roberts: We need to reach out to Ford and Steiling.

Derrel Smith: So, right now, if everybody, all five of them show up, we'll have a quorum. I'll reach out to the other two and we'll let you know if we will actually be able to have the meeting or not. Hopefully, we should know by the end of this week. The other thing is Design Week starts for the Comprehensive Plan and Master Street Plan, from March 30th through April the 4th at the old YMCA building. So, please come out and give your input. It will be all day sessions. If you're on the steering committee there will be a session just for that and there will be sessions for the public to come in. So, it'll basically be a four day event and we'll be out there hopefully to get everybody's comments so that we can provide a comprehensive growth plan that reflects the city.

Commission: Derrel, what time does that start?

Derrel Smith: They will be all day events. We're going to start in the mornings with some and there will be meetings and different things. I'll send out the ones open to everybody, I'll send you the times and dates on the whole.

Commission: Okay, thank you.

10. Adjournment

Meeting was adjourned.