



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, August 27, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 5 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Jeff Steiling and Paul Ford

Absent 4 - Monroe Pointer; Stephanie Nelson; Jim Little and Dennis Zolper

3. Approval of minutes

[MIN-24:082](#) Minutes: August 13, 2024 MAPC

Attachments: [8.13.24 MAPC Minutes](#)

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

Aye: 4 - Jimmy Cooper; Kevin Bailey; Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer; Stephanie Nelson; Jim Little and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-24-05](#) Conditional Use: 2111 Prescott Lane

Travis and Kelly Wood are requesting conditional use approval for a manufactured home (residential design) within an R-1, single family medium density district.

Attachments: [Application](#)
[Certified Mail Receipts and Signed Notifications](#)
[Conditional Use Sign](#)
[Home Design](#)
[Parcel 01-144053-01100](#)
[Staff Summary](#)

Kelly Wood (Proponent): I'm Kelly Wood, and this is my husband, Travis Wood.
Lonnie Roberts Jr.: So y'all are applying for a conditional use to put the manufactured home in there?

Kelly Wood: Yes sir.

Lonnie Roberts Jr.: City planner, do you have staff comments on this?

Derrel Smith (City Planner): Yes sir, we would recommend approval with the addition of two comments that upon approval of the conditional use;

1. All other local and statewide inspections shall be applied for and obtained.
2. The structure shall meet all the requirements of section 117-257 of manufactured housing units residential design.

Lonnie Roberts Jr.: Okay, so is there anyone here to give public comments on this? If not, I will open it up to the commissioners for discussion, questions, or motions. You have a question?

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

Aye: 5 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer;Stephanie Nelson;Jim Little and Dennis Zolper

8. Rezoning

[RZ-24-13](#)

Rezoning: 2117 School Street

Flex Properties LLC, is requesting a rezoning from R-2, multi-family low density district, to RD-RM, multifamily residential planned development. This request is for 3.39 acres.

Attachments: [Application and Questions](#)
[Proposed Design](#)
[Rezoning Plat and Site Layout](#)
[SchoolStreet-CommonAreaMap](#)
[Neighborhood Meeting Flyer](#)
[Deeds](#)
[Rezoning Signs](#)
[Staff Summary](#)

Roger McNeil (Proponent): Roger McNeil, I represent Flex Properties. This is Carlos Wood, our consulting engineer, so the goal is to go from multi-family to the PUD and that's simply to handle the parking and drainage and the design in a single project. So we think the application is complete, we think we've supplied everything so if you guys have questions, Mr. Wood I think can handle any of those.

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

one?

Derrel Smith: Yes I do, we would recommend approval with the following conditions:

1. The proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current stormwater drainage design manual and floodplain regulations regarding any new construction.
2. 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.
3. Any change of use shall be subject to Planning department approval in the future.

Lonnie Roberts Jr.: Is there anyone here to give public comments on this rezoning request? If not, I'll open up for commissioners for questions of the applicant or city staff.

Paul Ford: My question is always scroll through the staff summary and look for green checks or red x's and I noticed a red x on this application from the staff summary so my curiosity is why is there a red x yet staff summary recommends approval.

Derrel Smith: Because they are doing it as a planned development and not as a regular duplexes and triplexes in the area.

Lonnie Roberts Jr.: It doesn't mean there's necessarily anything wrong with it, it just means that it's different from what was.

Derrel Smith: It's different and they're single family in the area, they're doing this as a planned development, so even though it doesn't follow the single family design, we feel it would meet the criteria of the area.

Lonnie Roberts Jr.: So it's already R-2 as well isn't it?

Derrel Smith: Yes it is.

Lonnie Roberts Jr.: Does that answer your question Mr. Ford?

Paul Ford: Yes it does.

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

Aye: 5 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer;Stephanie Nelson;Jim Little and Dennis Zolper

[RZ-24-14](#)

Rezoning: 901 N. Church Street

Michael Shannon Kee is requesting a rezoning from R-3, multi-family high density district, to C-3, general commercial. This request is for 0.41 acres.

Attachments: [Rezoning Application](#)
 [Mail Receipts](#)
 [Rezoning Sign Posted](#)
 [Staff Summary](#)

Carlos Wood (Proponent): Carlos Wood, I'm representing the owner for this. He was wanting to add on office space and in the process of doing that it was demonstrated that this is a R-2 zoning and it needs to be a C-3. And it's long term use and it's history it's been a gas station and an office.

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

Derrel Smith: Yes we do sir, we would recommend approval with the following conditions:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current Stormwater Drainage Design Manual and floodplain regulations regarding new construction.
2. Final site plans subject to all ordinance requirements shall be submitted, approved, and reviewed by the Planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning department approval in the future.
4. The site shall comply with all overlay district standards.

Lonnie Roberts Jr.: Okay, is there anyone here today to give public comments on this rezoning request? Hearing none, so I will turn it over to commissioners for questions and comments.

Paul Ford: Being consistent, this also had a red x as to one of the comments, so same question, but for clarification is this where Shannon's current operation is now on Church street?

Carlos Wood: That is correct.

Paul Ford: And he is just wanting to add on to his existing structure?

Carlos Wood: That is correct.

Paul Ford: So it's right next door to that crop consulting business.

Carlos Wood: Correct.

Derrel Smith: Right now it's a legal non-conforming use, and so by adding to the footprint to the building, he's going to have to bring it into compliance. And so, the land use plan shows that to be moderate density, but with this use we feel that that, I mean, there's commercial in that area right now anyway and we don't feel this will be any different.

Lonnie Roberts Jr.: Anyone else? Do I hear a motion?

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

Aye: 5 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Jeff Steiling and Paul Ford

Absent: 4 - Monroe Pointer;Stephanie Nelson;Jim Little and Dennis Zolper

9. Staff Comments

10. Adjournment