

MAPC Meeting December 9th, 2025

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Stephanie Nelson

Absent (1): Kevin Bailey

3. Approval of minutes

MIN-25:086 MINUTES November 12th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Stephanie Nelson

Nay (0)

Absent (1): Kevin Bailey

4. Final Subdivisions

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezoning

RZ-25-18 **Rezoning: East Warren St. and South of Jonathan Dr.**

The Applicant Marque Mealing is requesting a rezoning of the property from R-1 Single Family to PD-R; LUO Planned Development-

Residential; Limited Use Overlay, at East of Warren St. and South of Jonathan Dr.

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

George Hammon (Proponent): These are pictures of a duplicate development that is existing that we've done in Jonesboro. Started in 2013 and Dr. Abraham did it in Oak Tree Manor. Up off North Culberhouse. But this is a proposed gated community, for primarily senior living. That's the targeted market for this. And we had a product that we wanted to be able to present and we've worked with the various departments in the city, Engineering, Planning, Fire Department, and we talked to City Water and Light as well. And we've made some adjustments to it to hopefully make it a good fit for this area. Traditionally a street development like this would be probably 24 feet wide. But we've enlarged those to thirty and part of that is to accommodate fire code, just to make sure we have plenty of room for firetrucks to maneuver. We also enlarged the Cul-de-sac at the end. One thing we are asking Planning Commission Approval for, is traditionally 400 feet is a maximum street length. This one will be 830 feet long. But we do have a good fire coverage, and all of the buildings will be sprinklered. So we've made those adjustments to accommodate what we wanted to do here. We are proposing this as a private street and we will be making sure that City Council knows that there is a waiver involved in that. To have a private street. Those are no longer approved in traditional subdivisions, but in plan development with a waiver from City Council, we can still do that. We got plenty of greenspace to meet the requirements, again each building will be sprinklered and it will be a gated community. There'll be a common building, there is 30 buildings proposed. 29 will be occupied by residents, one building will remain as the community building that residents can use or borrow if they have a family gathering or something like that. Each building will have one enclosed garage and a parking space out front. We're including site lighting, and plan to install 5 different pavilions scattered through the development for the residents to be able to use for just sitting out in the shade or you know, whatever outdoor activities they would like to do. But we appreciate you letting us present this tonight and I would certainly be glad to entertain any questions that anyone might have.

Lonnie Roberts: Anyone have any questions at this point?

Paul Ford (Commission): I do, the question that I have is, that I thought, I heard you say single family residents. And I thought that's what I read in the material.

George Hammon: It's single-family attached, is what it's classified as. Each building would have, two separate units.

Paul Ford: Okay, maybe I'm just dense, but I thought, I would refer to those as a duplex, not a single-family residence. It's single-family because it's owned individually.

Marque Mealing: They will be set up that they could be individually owned, yes.

Paul Ford: Okay, alright. And where did you say this property was?

George Hammon: This is actually an existing development up off of North Culberhouse. Close to Bradley St. Just north of Johnson. Oak Tree Manor, is the name of it. Dr. Abraham developed that starting back in 2013.

Lonnie Roberts: Okay, I'll open up, City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we do. This does meet all 6 requirements for the zoning criteria. 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.

Lonnie Roberts: Okay, and with this rezoning request, is there anybody here to give public comments? If you would come up to the mic and state your name for the record please.

Randy Willet (Public): My name is Randy Willet.

Lonnie Roberts: Okay, and what's your question for the commission?

Randy Willet: I'm curious if it will have fencing, if it'll be encompassed by a fence all the way around. I understand it's gated but would that just be the entrance or?

George Hammon: We would have a perimeter fence all the way around, yes.

Randy Willet: Okay, and I'm guessing from your comment a moment ago, it'll be, it could be rentals as well?

George Hammon: It could be, they will be constructed so that they will be sold.

Randy Willet: Okay. That satisfies me.

Lonnie Roberts: Alright, thanks for your comments. Anyone else here to give public comments or questions? If not, I'll open up for Commissioners questions for the applicant or city staff?

Monroe Pointer (Commission): My question is, I know when I read through the application that it did say, senior living. So, does the approval mean that it could only be used for senior living purposes?

Derrel Smith: It does not. That's who they're going to market it too, but if this rezoning goes through the way it is, we can't put an age limit on housing.

Monroe Pointer: Then why present it that way? Is it easier to be moved through or, this is just a question for me because if I think we had one several months ago that was in the Valley View area and they said that, that was one of the reason, that they was going to do that was to help grow and give housing for senior living and it was, I think it was kind of, that everybody thought the same way that we needed that in Jonesboro. But I don't want everybody to use that, just to get it through and not be able to do that.

Derrel Smith: There is a lot of underserved areas in Jonesboro with housing seniors being one of them. So, I'm sure that's who the applicant will try to market it to, but if that doesn't work, if you, I'm not saying that you are a senior but if you decided you wanted to buy a unit out there, I'm sure he would sell you one.

Jeff Steiling (Commission): George, do you know if there is a better answer for that? Is there a bill of assurances or anything that goes with this development that will say 55 and older as ownership or anything like that, or how? How do you define that as senior living, why is that part of the application?

Derrel Smith: We can't accept a bill of assurances on it. We can't enforce it.

Unable to transcribe

Derrel Smith: If there is an POA and we can't make them have a POA, but if there was and it was enforced then yes. But we can't do that. That would be up to the developer.

Jeff Steiling: So, is that something in the works? Or is that not being considered?

George Hammon: There is not a POA right now, right now, it would be, constructed and maintained by the owner, until the unit is rented or sold. And if it's rented, he'll continue to maintain it.

Jeff Steiling: So, as Monroe was suggesting, we should probably strike the senior living portion because that's just an initial marketing effort. That's not necessarily a real requirement.

Carol Duncan (City Attorney): It can't be legally, a requirement from us. They can still say that's who they intend to market it to. We just need to understand it's not a legal requirement from us.

Lonnie Roberts: Any other commissioners have questions?

Jim Little (Commission): I have a question, You say that these are sprinklered.

George Hammon: Yes, sir.

Jim Little: And they're duplexes, that's not really a requirement by code. So, I'm curious why are they sprinklered? Is it a square footage thing? Or you know, why are they sprinklered?

George Hammon: The primary reason for it, is the configuration of the property, and the presence or lack of street infrastructure around it. We really only have one place where we could enter this place.

Jim Little: It doesn't have two exits, okay I see.

George Hammon: Correct. And that reason is why we made the cul-de-sac bigger for firetruck maneuvering, made the street wider. That was a voluntary thing. But we don't have a second exit to get out of here, and so that's why all the buildings will be sprinklered.

Lonnie Roberts: Anyone else? Anyone ready with a motion?

Dennis Zolper (Commission): Dennis Zolper, make a motion to approve the rezoning request with stipulations.

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

Jim Little: Little, second.

Lonnie Roberts: Ms. Nelson is excusing herself from voting.

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 (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0):

Absent (1): Kevin Bailey

Abstain (1): Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.