



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, January 14, 2025

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

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

**Absent** 1 - Stephanie Nelson

### 3. Approval of Minutes

[MIN-25:004](#)

MAPC Minutes: December 10th, 2024

**Attachments:** [12.10.24 MAPC Minutes](#)

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

**Aye:** 6 - Kevin Bailey; Monroe Pointer; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

**Absent:** 2 - Jimmy Cooper and Stephanie Nelson

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

[CU-25-01](#)

Conditional Use: Elmhurst Drive Storage Facility

Glenwood Limited Partnership is requesting a conditional use approval for a climate-controlled storage facility at Elmhurst Dr. and west of 3319 Harrisburg Rd. This request is for 6.18 acres located within the C-3, general commercial zoning district. This request was originally approved February 27th, 2024.

Attachments:     [Signed Application Submittal](#)  
[SIGN POSTING](#)  
[CERTIFIED MAIL RECEIPTS](#)  
[Combined Set 12-17-24](#)  
[Staff Summary](#)  
[Legislation Details](#)

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

Bear Davidson (Proponent): Yes sir, Bear Davidson with Davidson Engineering, hear on behalf of Glenwood Limited Partnership. As you said this was approved in February of last year, and it's largely the same in some aspects with a few key changes made to the site plan and the most significant. If you don't recall, this parcel was immediately adjacent to the Walmart property, so it was east of where it is currently shown, one of the conditions that came out of that approval was the extension of Elmhurst which is now being called Knotty Pine Lane, previously the entrance came directly off of that, 90 degree in Elmhurst that you see at the northeast. Crafton Tull on behalf of the seller, designed that extension of Elmhurst which is now, Knotty Pine Lane. That shifted our site to the west which changed the legal description of the parcel that was approved under conditional use. That is largely the reason for the resubmittal, is the change in the meets and bounds description of the property that was approved as conditional use. This is a storage facility, UStorage, we've done quite a bit of work for this client, last year in Benton, they have facilities in Bentonville, Sherwood, Conway, and some others around the state. I'll try to answer any questions if you have them. One thing that came out of yesterday's pre-meeting, I wasn't able to attend that but some of our other staff was at that meeting virtually, I understand a question came up about fire access, and being able to circle the entire site, that second to last building on the west, which did have the same dimensions as those other interior buildings we shortened that up by 40 feet to increase that turning radius at the northwest corner of Southwest.

Lonnie Roberts: Okay, city planner do you have any staff comments on this one?

Derrel Smith (City Planner): Yes sir, we do. If you were to approve this conditional use, we would request the following conditions to be approved, that upon issuance of the conditional use that all other required local and statewide permits and inspections must be applied for and obtained and then, any large scale development over 75,000 sq feet, shall receive site plan approval from the MAPC.

Lonnie Roberts: Okay, with this being a conditional use, I'm going to open up for any public comments or questions. I do already have one that has been asked to speak, if you would come up to the mic and introduce yourself for the record. Tell us what is on your mind.

Patti Lak (Public): Happy New Year you guys, it's Patti Lak, 4108 forest hill road, and I did attend that pre-meeting yesterday and, there is a couple things that I wanna just talk to you about and also to, a pre-liminary plan that you guys approved, last month. I think, when you look at this plan right here, it has changed, from an indoor facility to those 5 buildings, and I think that got brought up yesterday, so it's a totally different design. And we do not know how many units are in all those lengthy buildings right there. Or how many overall, so it's a completely different design than what was approved beginning of last year. I noticed, it says on there, 66 parking spaces, 14 U-Haul spaces, so there's 75 spaces all together. On the application it says there's

extremely low traffic. Well, guess what, yeah because it's back in the corner right there, so there's hardly any traffic, unless it's from the Walmart right now. It says it will serve the storage needs for this side of Jonesboro. I don't know if you guys have noticed the number of storage sheds or units that are on the south side of Jonesboro right now, but there is 3 of them in Valley View, there's a big one in Southern Hills, there's one that is going to go by Big Lots now that's gonna be big, it's getting graded. Halsey has a huge one on Caraway. And then there's also 3-4 on the bypass right now on the Southside. So, I think we got a lot of storage units so far. Last month you guys dealt with pre-liminary plan 2417, that was the Gladiola Business Park and I'm getting the impression that this company right here, worked with Jeremy to put this a little bit closer so it connects to the street, that is going to connect to Gladiola, to help with the traffic. Last time that they came here the condition was to bring Elmhurst to city standards, during the meeting last month, Jeremy had said, that Elmhurst will remain the same, but we're going to freshen the markings up, and put right hand turns and left hands turns, don't you remember that? The connecting streets where the businesses are going to be, are going to have 3 lanes with striping so those are going to be city streets with the striping, but Elmhurst is not going to, that is going to remain the same as it is right now. At last month's meeting, there was a citizen Donna Williams that came here and talked to you about all the traffic problems you know, which way you can turn left, which way you can turn right, you know, people don't obey the law, they're going to try to turn left when they're not supposed to. And she stated that she almost got hit, so what I did, and this is really going to surprise you, and I don't wanna pull it all the way out, but this is the police report, I thought, how many accidents have we had in that small area, and I'm talking about Elmhurst, I'm talking about the exit by the chicken place, Walmart and where the gas filling station is, and Gladiola, in a 2 year period there was 60 reported accidents, that's 60 more than what we need, that is a lot of accidents on that street. Now, they also took on Elmhurst, this extends all the way, this is just from the police department, Claire from the street department said that this is just from them, it's not from any other agency, and I started thinking about that and maybe its just from people who don't record their accidents. But it's a busy area right now, and if you look at it, they did a traffic study and on the traffic study it's hard to believe because we don't even know what businesses are going to go in those commercial areas, now we're gonna put a storage unit, but if we start building this storage unit before we build that street, before we get to Gladiola, before we widen Harrisburg Road we're going to really have one exit, and guess where that is? Elmhurst. Not a good idea, Harrisburg, I think it was about 6 to 7 years ago and Derrel you can get me on this one, is when Harrisburg Road got approved, or wanted to get widened, they did a traffic study, there was too much traffic then and guess what there's too much traffic now. So, I don't know how we're passing these traffic studies, when we know it was bad at that time. Mr. Zolper, you had mentioned on there, that the state is going to be the one that's going to have the ultimate decision on that, because they are going to widen that. But you guys are the ones who have the ultimate decision on this one right now, is this the right time to put that without the improvements that we need on that road right there? Jeff you had said that maybe we could do another study on this, and I think that, that's a great idea. And Derrel? I read all these notes today, you said we can contact the district engineer of ARdot and see what his opinion is, or maybe go down to Little Rock and see if they can suggest any improvements before we start expanding this area if we're going to do it, let's do it right, especially if we're paying that

much money to widen Harrisburg Road. I called up ARdot in Paragould, and the gentleman who does the permitting and all that says that they have not gotten a permit from the city of Jonesboro to remove that island. They haven't got anything to do that, so they don't even know what is going on. Kinda concerning, cause that should have been done when we approved that on there. Michael had said that Harrisburg Road isn't going to go out to bidding, until fall of 2026 that is a year and a half from now you guys, so if we start putting a storage unit here, with one exit really, because we're not going to do anything to Elmhurst until, that commercial area, or put a street through to my understanding, and nothing should be done in my opinion, until we do that. We're going to have even more accidents out there and 60 accidents is a lot, so I hope that you deny this conditional use request right now, let that area improve itself, get that street through, get Harrisburg Road widened and then let's look at that, because if not, we're going to have a lot more accidents out there so thank you.

Lonnie Roberts: Thanks for your comments. Anyone else have public comments at this time? Okay, I'm going to open for commissioners comments, anyone have any questions for the applicant or city staff?

Jeff Steiling (Commission): I have a question, this was approved back in February of last year, it was stated, are we redoing this because the property changed and what's now Knotty Pine is further west than originally proposed?

Derrel Smith: That, and there was no construction started during that time period so, the conditional use doesn't last forever, they have to start from scratch. They ran out of time.

Jeff Steiling: Gotcha. So, my second question, you're proposing a very different concept than what was originally gonna be an all indoors kind of facility, essentially from the outside, if I remember correctly it was basically going to look like a big box door, but now it's a smaller box door, yeah that was the original.

(Plans pulled up on projector)

Lonnie Roberts: Yeah so it was originally 19,000 square footage.

Jeff Steiling: And now it has several external mini storage units basically as part of the concept. I'd be interested in knowing why the concept has changed, pretty drastically in my mind.

Bear Davidson: Sure, thank you for the question, so in the last year or so, Crafton Tool was handling the traffic study and the redesign of this commercial subdivision, some other things were going on in the background from our end, two things in particular from the client and construction manager as well, there are continuously looking at market research and there is a lot of storage in Jonesboro, I understand that, from the client's perspective, they're looking at a unit mixture, both total number of available units, and the ratio of climate control to non-climate control, and what they're studies and research show, this market will support this location, so the update to that research and changing over the last year, they were aiming at a different unit mix as you said, was previously submitted. Previously, it was all climate control, but now what we have shown, it's about a 60, 40 split. If you look at square footage of climate control to non-climate control. So, that's part 1, part 2 is just also with the construction manager and our architectural drawings for these, all though they're still preliminary, being further along than they were last February, and the cost on those, the overall square footage decreased some, they're trying to hit a specific unit mix and also working on a budget as well. Those are the reasons for the changes. As far as concerns those may bring up, I'll address those as well, as I can. If you look with one exception that I know of, which

was a site that U-Storage purchased, that they didn't construct. In my opinion it's not as dressy as some of the ones they've done themselves although they're working on revamping it. Their size, especially like the one we built last year in Benton largely have a retail look compared to what you're used to with traditional storage. And that will be true to this site as well, especially with the large box building the 60,000 square foot building. But even those in the back will have facades that meet the city of Jonesboro's requirements. And more of a retail look than you're used to with storage. I'll also point out that any overhead doors will be interior to the side, it won't be visible from the front, but even if or when Knotty Pine is extended west, those overhead doors don't face the public right of way or future public right of way. Also the landscaping we have shown, the counts are based on y'all's landscape code. I believe that code as far as bumpers along the perimeter, allow for grouping of planting, so if there was a desire for one of the conditions of an approval is, that we have a massive grouping of landscaping on the north and south of those. As you would think about traditional storage, we would even be open to that, to further protect the view of the public for future developments north of us. That was a lot, I hope that answered your question somewhat, can I add something to Ms. Patti's comment about traffic?

Lonnie Roberts: Yes.

Bear Davidson: I think a lot of her concerns are with the development as a whole and I think those have been addressed with the pre-plat approval with Crafton Tool and the roadway, and I think we're gonna help her concerns with traffic, and the reason I say that, is this is a 6 acre site that is currently zoned C-3 and some of those uses that are allowable by right, in C-3 are really heavy traffic producers. Think about restaurants or retail, we're a really low traffic producer, so we're taking up a 6 acre chunk of this vacant, highly developer property with a low traffic impact use. We have a lot of parking, but that is in part to the city's requirements for parking based on square footage in C-3 zones, we have way more parking than we'll actually need. If you look at the Benton site 10 to 20 trips a day by users, that is a lot for a site, even though it's a big facility people don't go to their storage unit every day, they go a handful of times a year. I think compared to the alternative uses of C-3, which are allowable at this location right now, we offer a lot less added traffic to this location and to Elmhurst as well.

Jimmy Cooper (Commission): I have a question for the city planner are we considering rezoning for this plat tonight or aren't we?

Derrel Smith: We are considering a conditional use, to allow mini storage or mini warehouses on this lot.

Jimmy Cooper: So, we are considering both?

Derrel Smith: No, the plat's already done, what we're looking at now is, are you going to allow mini storage in a C-3. Because it's not allowed without a conditional use permit.

Jimmy Cooper: That's what I'm asking.

Dennis Zolper (Commission): Zolper, I make a motion that the request be approved.

Lonnie Roberts: Just one second, is there any more questions?

Kevin Bailey (Commission): I just want to make a statement, the last time this was before us and it was presented as a big box dressed up facility 120,000 feet. The way you guys described it to us, is it was going to be like a big retail box store and we wouldn't have the look of the mini storages, out there and that was one of the reasons I voted in favor of that last time, with this change, today I don't know if I'm in favor of it.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . The motion FAILED with the following vote.

**Aye:** 2 - Jim Little and Dennis Zolper

**Nay:** 5 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling and Paul Ford

**Absent:** 1 - Stephanie Nelson

## **8. Rezoning**

### RZ-24-19

Rezoning: 5622 S. Caraway Road

Wescott Enterprises, LLC is requesting a rezoning from R-1, single-family medium density district, to C-3 LUO, general commercial district with a limited use overlay. This rezoning request is for 1.15 acres and is located at 5622 S. Caraway Road.

**Attachments:**    [Wescott Enterprises LLC - Rezoning Application](#)  
[Certified Letters](#)  
[Parcel for 5622 S Caraway Rd](#)  
[Sign Posted](#)  
[Staff Summary](#)

Lonnie Roberts (Chair): This item was tabled back during our December 10th meeting, so I will call for a motion to untable before we proceed.

Dennis Zolper (Commission): Zolper, I make a motion to untable the item.

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

Commission: Second.

Lonnie Roberts: Okay we have a motion and second everybody who is in favor say aye.

Commission: Aye

Lonnie Roberts: Anyone opposed? Okay it's untabled, proceed.

Wes Thorton (Proponent): Good evening, my name is Wes Thorton, one of the owners of this property. We're requesting that it be rezoned from a R-1 to a C-3 LUO with one restriction of a RV Park. We own the property just to the north of it that's 1.55 acres and just to the south of it, it's just one acre. This lot that we're discussing tonight is right in the middle we have already rezoned those other two lots to C-3 LUO restricting RV Parks. So, we're just requesting to do the same with this lot.

Lonnie Roberts: Okay, city planner do you have staff comments on this?

Derrel Smith (City Planner): Yes we do, we reviewed it, it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions: 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 for approval in the future, the site shall comply with all overlay district standards and the limited use overlay shall prohibit recreational vehicle parks.

Lonnie Roberts: Okay, with this being a rezoning is anyone here to give public comments on this request? If not, I will open up for commissioners, questions

or comments?

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

**Aye:** 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:** 1 - Stephanie Nelson

[RZ-25-01](#)

Rezoning: 5500 Stadium Boulevard

Jim Heatherly is requesting a rezoning from R-1, single family medium density, to I-2, general industrial district. This request is for 6.5 acres located at 5500 Stadium Blvd.

**Attachments:**    [Signed Rezoning Application](#)  
[Rezoning Plat](#)  
[Certified Mail Notifications](#)  
[Rezoning Sign](#)  
[Staff Summary](#)

**Lonnie Roberts (Chair): Do we have the proponent or applicant for this item? Would you state your name for the record?**

**Tammy Heatherly (Proponent):** Hi, Tammy Heatherly.

**Lonnie Roberts:** Okay, anything you would like to add at this point?

**Tammy Heatherly:** No.

**Lonnie Roberts:** Okay, I'll open up for the city staff comments.

**Derrel Smith (City Planner):** Yes sir, again we reviewed this, it does meet all 6 of the rezoning requirements 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, and the site shall comply with all overlay use standards.

**Lonnie Roberts:** Anyone here to give public comments on 5500 Stadium Blvd? If not, I'll open up for commissioners comments and questions.

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

**Aye:** 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:** 1 - Stephanie Nelson

[RZ-25-03](#)

Rezoning: 2926 Wood Street

Our Savior Lutheran Church is requesting a rezoning from R-1, single family medium density, to C-3 LUO, general commercial with a limited use overlay. This request is for 0.81 acres located at 2926 Wood St.

Attachments:     [REZONING APPLICATION - SIGNED](#)  
[Rezoning Questionnaire](#)  
[H19-015 Rezoning Plat](#)  
[Certified Mail Receipts](#)  
[Rezoning Signs](#)  
[Staff Summary](#)

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

Danny Burns (Proponent): Yeah, I'm Danny Burns with Horizon Land Surveying, here on behalf of.

Lonnie Roberts: Anything to add to that Mr. Burns?

Danny Burns: No, sir.

Lonnie Roberts: Alright, city planner I'll open up for staff comments.

Derrel Smith (City Planner): Yes sir, again we reviewed it and it does meet all 6 of the rezoning requirements so we would recommend approval with the following conditions: 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 planning department approval in the future, the site shall comply with all overlay district standards, and the limited use overlay shall limit the following: gas fueling station, billboard advertisement which would be an off-site sign, vehicle repair general and limited, animal care general and limited, and adult entertainment.

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

Robert Rubenstein (Public): Yes, my name is Robert Rubenstein, and actually what I'm here for, is I have received a letter, there was 3 of us that received these certified letters, with respect to this rezoning request, and I noticed that I could've called, and did, the planning department for more information.

Lonnie Roberts: Yes.

Robert Rubenstein: So, I called and at first I couldn't get in touch with anybody, so I called back and did manage to talk to someone had asked them some questions which they did not even address, basically in sublimation the conversation went to the point that this young lady and I, I don't remember her name, she said, "Mr. Rubenstein, I suggest that you go to the city council meeting and you just find out more about what is going on. So, that is why I am here, I am here to basically, I own a home, this is a residential neighborhood, my questions tend to go to the point, if this is a non-commercial entity a 501C3, why are they in fact requesting a part of their property to be changed for commercial purposes. I want to know what this is going to be used for, because if in fact the use that they describe is contrary to my opinion, I'm going to voice that obviously and raise objection to it. So, that's why I'm here.

Lonnie Roberts: Okay, Mr. Burns would you like to speak on that issue?

Danny Burns: At this time there is no future plans for the property at the moment, the church is just wanting to rezone that portion as C-3 just for future sell of the property. But right now there is no plans in place for use of the property.

Lonnie Roberts: Yes sir, come back up to the mic.

Robert Rubenstein: Did I hear you say correctly that perhaps, future sell of the property?

Danny Burns: Yes, just that portion.

Robert Rubenstein: Okay, this is my concern, several years ago we were approached by another individual, who wanted also to have their property approved for commercial purposes, there was a group of us that got together and hired an attorney, what happened basically is this property was restricted use, it's still sitting there, nothing is going on with it, it was Jerry Crabs' old house, nothing is going on with that house, I don't know what their plans are, or what have you, now there's another property, the old fire station, which is now a commercial entity. It is an engineering company if I'm not mistaken. Once again, my concern as a resident of that area, I don't want this area to be turning into some type of commercial situation. I mean, that's ridiculous, is it a residential area, is it a commercial area? Which is it? And do we respect the sanctity if you will of those individuals that are living in that area, who I assume plan to live there for quite some time, cause I've been in my house for 20 some odd years. And that is my concern.

Lonnie Roberts: Is there anyone else here tonight to give public comments? If you would please state your name for the record.

Sherri Curtwright (Public): Hello, my name is Sherri Curtwright, I live at 2921 Wood Street. I was looking on the form here that they came and spoke to residents in that area, and that we support this. I have not heard from anyone other than, the certified letter, I received in the mail. There were no notes or anything that said, hey call this number and we'll discuss with you. Also, in that area there are bus stops that children get off buses and have to cross the street to their homes. That intersection there is busy enough already, just from every day, people who live in that neighborhood, making errands, going down to Walmart and various place, adding a commercial space like that, is going to add more traffic to that area. People don't want to stop now as it is. But our children need to cross those roads to get home. That is one of my concerns.

Lonnie Roberts: Okay, thank you for your comments. Anyone else tonight? Okay, I'm going to open up for commissioners. Questions or comments for the applicant or city staff?

Jim Little (Commission): I have a question.

Lonnie Roberts: Go ahead, sir.

Jim Little: You may have already said this Derrel, how does that fit into a future land use? As far as that being commercial property right there?

Derrel Smith: The Land Use Map shows that area as high intensity,.  
Unable to describe

Lonnie Roberts: Go back to the map that shows it on there. Because you can see I noticed yesterday, how much it actually fronts on Parker Road. Though I know a lot of that is drainage, that's just my thoughts on it. Any other questions commissioners? Did that answer all your questions Mr. Little?

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

**Aye:** 6 - Jimmy Cooper;Kevin Bailey;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:** 2 - Monroe Pointer and Stephanie Nelson

[RZ-25-04](#)

Rezoning: 1006 Warren Street

Carrington Morehouse is requesting a rezoning from R-1, single family medium density, to RM-12, residential multifamily. This request is for 5.5 acres located east of 1006

Warren St.

**Attachments:**     [Rezoning Application](#)  
                              [Rezoning Application questions](#)  
                              [Rezoning Sign Posted](#)  
                              [Rezoning Plat](#)  
                              [Bacilio Hernandex Approval Letter](#)  
                              [Certified Mail Receipts 12.18.24](#)  
                              [Minutes of Community Meeting](#)  
                              [Nix Tile Company 20231025 103516](#)  
                              [Nix Tile Company 20231025 103826](#)  
                              [Rendering](#)  
                              [Warren Street Apartment Concept](#)  
                              [Staff Summary](#)

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

Jim Gramling (Proponent): Yes, Jim Gramling for Carrington Morehouse. As I told the folks at the pre-meeting yesterday, and many of you know, I'm a fan of neighborhood meetings so, in this case we also had a neighborhood meeting, I specifically asked Monica to bring the scope out to 400 feet not 200 feet so, we sent certified letters to anybody within 400 feet, I have attached the minutes to the Legistar entry, nobody showed up to the neighborhood meeting, the only feedback we have gotten is one of our notice letter came back, with a note from the addressee that he was in favor of it. So, we have attached a rendering to the application that sort of shows what's envisioned, as you can see what is being proposed here is really nice, it's modern design and I think that it would be a benefit to that part of the city that is often neglected. I'm happy to answer any questions anyone may have.

Lonnie Roberts: Anybody have any questions at this point? Alright, if not I'll open up for the staff comments, city planner?

Derrel Smith (City Planner): Yes, sir we have reviewed it and it follows all 6 of the rezoning requirements, so we would recommend approval with the following stipulations:

1. 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.
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 the planning department approval in the future.

Lonnie Roberts: Okay and with this rezoning request is there anyone here to give public comments? If not, I'll open up for commissioner questions or comments.

Paul Ford (Commission): Are we allowed to ask how many units might be available?

Jim Gramling: Well, the units in total that would be available with acreage is 60, but he has floodplain issues and is going to have to have a retention pond, so I think in reality the number is going to be less than that.

Paul Ford: Do you know how much less?

Jim Gramling: I don't know, and I don't think he'll know until somebody gets in there and sees you know.

Paul Ford: Well that looks like... Okay, is that what is to be expected? Is 14 buildings?

Jim Gramling: Know, I don't think its 14 buildings, I think his original application, I was not involved, at this stage of drafting the application, I think that the original application called for 4 to 5 buildings with a total of 60 units. But again, he's got floodplain issues.

Commission: So the plan being shown is not actually the plan at all?

Jim Gramling: Well, he'll have to come back for final site plan, when the time comes.

Kevin Bailey (Commission): At the pre-meeting yesterday, when we looked at the FEMA map, the floodway and floodplain come quite a bit out to the west.

Lonnie Roberts: Monica is pulling that up.

Unable to transcribe

Derrel Smith: You can build in a floodplain but you have to raise everything up.

Kevin Bailey: In the new codes its 2 foot above freeboard.

Unable to transcribe

Kevin Bailey: So to back up, I don't think, Mr. Ford they're going to be able to get that many apartments in there, density wise because of all of that. Unless they wanna invest a lot in fill dirt, to bring that site up.

Lonnie Roberts: Especially that back forth if I'm remembering properly.

Jim Gramling: And he's going to have to have a retention pond, that'll take up some of the space.

Lonnie Roberts: Sure, any other questions from the commissioners or Mr. Ford did that answer your question?

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

**Aye:** 5 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Jim Little and Dennis Zolper

**Nay:** 2 - Jeff Steiling and Paul Ford

**Absent:** 2 - Monroe Pointer and Stephanie Nelson

## **9. Staff Comments**

Lonnie Roberts (Chairman): We have some business to attend to, which is the election on officers for the upcoming year.

Jimmy Cooper (Commission): Mr. Chairman I make a motion that we keep the same officers that have been for the past year.

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: Motion and a second all those in favor of keeping the same officers say, aye.

Commission: Aye

Lonnie Roberts: Anyone opposed? Officers remain the same.

## **10. Adjournment**