



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, November 12, 2024

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; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

**Absent** 1 - Paul Ford

### 3. Approval of minutes

[MIN-24:101](#) MAPC Minutes: October 22nd, 2024

**Attachments:** [10.22.24 MAPC Minutes](#)

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

**Aye:** 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

**Absent:** 1 - Paul Ford

### 4. Miscellaneous Items

[COM-24:054](#) Sidewalk In Lieu: 4314 Stadium Boulevard

Associated Engineering, LLC, on behalf of Craighead Electric Cooperative, is requesting approval to pay a sidewalk in lieu payment of \$57,409.12 for 595 square yards along Stadium Boulevard. The current rate is \$96.54 per square yard.

**Attachments:** [Site Plan](#)  
[Sidewalk Letter](#)

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

**John Easley (Proponent):** This is John Easley with Associated Engineering. Stadium Boulevard is currently under plan with the Highway Department for widening in the near future. They got job number, plan numbers, and we're asking for the sidewalk in lieu for campus plans that are under review right now.

**Lonnie Roberts:** Alright, city planner have anything to add to that?

**Derrel Smith (City Planner):** No, sir. We would recommend that we accept the in

lieu fee on this. Since there is a job number and the highway department will be here in the future.

Lonnie Roberts: Alright, commissioners have any questions or comments? Or a motion?

Dennis Zolper (Commission): Zolper, motion.

Jimmy Cooper (Commission): Cooper, second.

Lonnie Roberts: I have a motion and a second. All those in favor press your 'aye' button. You want to oppose, press your 'nay' button. Okay, your in lieu fee has been approved.

John Easley: Thank you.

Lonnie Roberts: Next, one.

Monroe Pointer (Commission): Can I ask a question?

Lonnie Roberts: Yes, sir.

Monroe Pointer: Just, maybe every so often, if we could, when we have those in lieu of fees that are being paid that maybe every month or two, if that project is coming, can we make a reminder of what that looks like? As in the reason that we're not going to be doing it is because, what does that job entail? What is that scope of work that is going to be provided by the highway department. Because we may have somebody in here that don't really know what exactly that means. When they hear a lieu of fee versus everybody right now that is probably used to it. But I think it'd be something good if we could do that.

Lonnie Roberts: You mean like a job update?

Monroe Pointer: Like a job update of when is that going to happen? Like how long is it? I mean it could be 15 years from now.

Derrel Smith: Usually when they issue a job number it means that they're either getting ready to bid or under construction. It's getting ready to bid, and that bid process could be this year, it could be next year. I mean, John do you have any idea of when it's going to? I mean, I'm not expecting it in the next year or so for sure.

Monroe Pointer: But the scope of work will, it's still saying we have to have a sidewalk?

Derrel Smith: Oh yeah, they're going to build the sidewalks in the department, the highway department is going to build the sidewalks as they do the widening.

John Easley: Yeah, long range plans for ARdot. This particular job has been scheduled. It's on their list of, I guess you can say their to do projects. Last time I checked was probably a year, year and a half out. Plans right now are about 60% complete. So, it's not a matter of if it's going to happen this or not, probably not, but like I said it's on their schedule to be lit.

Lonnie Roberts: I think this is the 5th one we've that we've seen on this corridor for the last six months.

Derrel Smith: It is.

Unable to transcribe

John Easley: In the beginning it was split in two from the interstate to Fox Meadow and from there to Harrisburg Road and I believe now it's all been consolidated into one job. That's why it's been pushed back for a couple years.

Monroe Pointer: So, is there something that the highway department can provide or is that on their scope of work? Cause I really would like to see where those sidewalks are being built at if we're saying that they're going to do it.

Derrel Smith: I'll see if we can get a copy of what ARdot has proposed so far and at 60% you should be able to see the sidewalks and everything.

Monroe Pointer: Okay. Thanks.

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

**Aye:** 8 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

**Absent:** 1 - Paul Ford

## 5. Preliminary Subdivisions

## 6. Final Subdivisions

## 7. Conditional Use

## 8. Rezonings

### [RZ-24-17](#)

Rezoning: 5715 & 5719 East Johnson Avenue

Scott Bridger is requesting a rezoning from R-1, single-family medium density district, to C-3, general commercial. This rezoning request is for 5.9 acres and is located at 5715 & 5719 E. Johnson Drive.

**Attachments:**     [Application](#)  
                              [Certified Mail Receipts](#)  
                              [Deeds](#)  
                              [Rezoning Signs Posted](#)  
                              [Surveys](#)  
                              [Staff Summary](#)

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

Scott Bridge (Proponent): Hello, my name is Scott Bridger and I live at 5715 E Johnson and I am requesting a rezoning for the parcels at 5715 and 5719. From R-1 to C-3 general commercial.

Lonnie Roberts: Alright, city planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes sir, we reviewed it meets all the criteria to approve a rezoning, so we would recommend approval with the following stipulations, that the proposed site, shall satisfy 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 the overlay district standards.

Lonnie Roberts: Alright, and with this being a rezoning request, is there anyone here to give public input regarding this request? If not, I'll move on to commissioners any questions for the proponent or city staff? Any comments to be made?

A motion was made by Dennis Zolper, seconded by Jeff Steiling, that this

matter be Approved with stipulations read by the Planning Department . The motion PASSED with the following vote.

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

**Absent:** 1 - Paul Ford

[RZ-24-18](#)

Rezoning: 3732 Industrial Drive

Hoyt + Berenyi, LLC on behalf of Lee and Shirley Barnett is requesting a rezoning from R-1, single-family medium density district, to I-1, limited industrial. This rezoning request is for 30.4 acres and is located at 3732 Industrial Drive (parcel# 01-144352-00103).

**Attachments:** [SEFL Jonesboro Rezoning Application](#)  
[SEFL Jonesboro Rezoning Information](#)  
[SEFL Jonesboro Property Owner Notification](#)  
[SEFL Jonesboro Letter to Neighbors](#)  
[Deed 2017R-024090](#)  
[Certified Mail \(All Files\)](#)  
[SEFL Jonesboro Rezoning Plat](#)  
[Signs posted on site](#)  
[Staff Summary](#)

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

**Mattson Wiksell (Proponent):** Good evening, my name is Mattson Wiksell with Hoyt and Berenyi. Kyle Hoyt's with me here and we are representing Southeastern Freight Lines for a new terminal at Industrial Drive. We're happy to answer any questions that you may have.

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

**Derrel Smith (City Planner):** Yes sir, we do. Again, it does meet all the requirements for a rezoning so we would recommend approval with the following requirements, that the proposed site, shall satisfy 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 input regarding the request? If not, I'll open up for commissioners, comments or questions for the applicant or the city staff? Anyone ready for a motion?

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

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

**Absent:** 1 - Paul Ford

**9. Staff Comments**

**10. Adjournment**