



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, May 27, 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; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

**Absent** 1 - Paul Ford

### 3. Approval of Minutes

[MIN-25:043](#) Minutes: April 22, 2025 MAPC Minutes

**Attachments:** [4.22.25 MAPC Minutes](#)

**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

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

[PP-25-01](#) Final Subdivision: Gladiolus Business Park

Crafton Tull is requesting MAPC Final Subdivision Approval for 6 lots on 25.7 acres located at Elmhurst Drive and Parker Road. The site is zoned C-3, general commercial district.

**Attachments:** [Gladiolus Plat](#)  
[Staff Report](#)

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

**Jeremy Bevill (Proponent):** Jeremy Bevill, Civil Engineer with Crafton Tull.

We're asking for final plat acceptance. The project is under construction. We provided a performance bond to the city a couple of weeks ago and I think that's been approved by the engineering and city attorney's office.

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

Derrel Smith (City Planner): Yes, sir we do. We reviewed it and this subdivision does comply with all the requirements of the final subdivision plan. According to chapter 113 of the subdivisions of the city of Jonesboro Code of Ordinances. It complies with purposes, standards, and criteria for subdivision design and site protection, setbacks, and minimum square footage requirements are properly depicted and satisfied by the applicant if required in the C-3 general commercial district.

Lonnie Roberts: Okay, commissioners have any questions at this point? No motions yet, I do have someone from the public who would like to give some comments. If you would state your name for the record, so we know who you are.

Patti Lak (Proponent): Okay, Patti Lak 4108 Forest Hill Road. It's nice to see all you guys, you must have had a good three day weekend. Yay on that. Thank you Jeremy for saying that about, because I know that I drive by there everyday and I know that there's work being done on it already. So, that was brought to my attention. I know that in the newspaper article and I know when we were listening to this, is that in the newspaper article, it says that the project has a stipulation that the exterior of the storage complex that's going to go on the south end of the acreage must have the appearance of a retail outlet. I want to let you guys know, it's not only a storage unit but, when I was looking at this all the other storage units that this company has, they also have a U-Haul business. U-Haul businesses they sell tape, they sell boxes, and so that was not mentioned because I went back through the tapes. That was not mentioned anytime during the approval of this that there was going to be a U-Haul business here. So, once again, it is a retail store. Hopefully it's going to look like a retail outlet but my concern right there is once again, the traffic there is once again, the traffic, that's a windy road right there and now, we're going to have people driving in and out of Elmhurst with medium, small, and big-sized U-Hauls. I know you guys can't do anything about it, but it was something that when I looked into it, we are going to have U-Haul trucks there. So, that might be something about the appearance of the outsides that we don't see the U-Hauls. I only made two copies and I'll give you guys this right here, the other day I was pulling on Harrisburg Road onto Parker Road, making a left hand turn and there was an 18 wheeler that was wanting to turn left on Elmhurst, onto this property. It was stopped and in this picture, it shows cars coming in all directions trying to spread out. So, that 18 wheeler could pull into Elmhurst. That probably wasn't the first time that it was done. It's going to happen again and again. So, I hope that the city can address that area because it's going to be even more congested and especially when we add U-Haul trucks to it. Then, also to on the pamphlets right here is that, you'll be able to see, I go to the Neighborhood Walmart and right there where the gasoline station is and I know that all of you have said that you've been by this area, is that I was pulling out trying to get into that street there and there's 5 or 6 cars wanting to turn left onto Harrisburg Road from that gasoline station. So, I'll let you look at this.

Lonnie Roberts: Just curious, Michael is it illegal for that 18 wheeler to make a left turn there? Isn't it?

Michael Morris (City Engineer): No, I mean, it's ARDOT has allowed that to happen so.

Lonnie Roberts: Okay.

Patti Lak: You know, it's really going to be, you know, I remember when over there on Church, making that a one way, you can turn and all that and I know it's not against the law, but it's going to be a problem on there. But you can see right there with the Walmart, you've got 5 or 6 people. That street, I called up ARDOT last week and I asked him when the Harrisburg project is going to be started. I know that if you've been there, there's lots of telephone poles and I learned about that where they've taken a lot of them away. That project is not out for bid until January of 2026. That project has been on the board for almost 8 years now. So, on that situation where that street is, right there by Walmart is that people are still going to want to turn to the left right there and now they're going to have to cross over two lanes and a center turn lane. So, I hope the city can address this situation. And then the last thing is that I know that in the stipulation with this development that the road is going to go through Gladiola Drive and all that and when I was talking to ARDOT they said that no one has talked to them about that. Now, I know it's down the future but I know that just taking that little turn lane and stuff like that but just letting them know because that's going to be a situation there too because that is going to be crossing over 3 lanes. So, I know I can't do anything about it but I want to make you guys aware that, that's going to be a real issue especially when I saw that 18 wheeler even though it's not illegal, there's going to be accidents happening and then all on Harrisburg Road right there. So, I hope that we can address that as a city and make that safer for citizens. So, thank you.

Lonnie Roberts: Thank you, for your comments. Commissioners have any questions at this time of the applicant or city staff?

Jeff Steiling (Commission): I had one question, Steiling. Um the intersection there at, this is labeled Pike Road. So where Elmhurst kind of teases into the Neighborhood Market. And then, to the west on Pike Road. That seems like that intersection is kind of offset right there, and I'm wondering is that going to cause a traffic issue as you're coming up and down Elmhurst and Hollow Pine Street, that seems like an awkward little intersection that we're creating there and I'm wondering if there's anything that can be done at this point to kind of clean that up a little bit. Or is anybody even worried about that? Am I the only one that's seeing something there?

Michael Morris: I don't think so, it's a local street and the offset for local streets is 125 feet and think this exceeds that. So, it meets the codes.

Jeff Steiling: But this doesn't offset, not 125 feet. Pike Road and that turn into Walmart is offset maybe 10 feet.

Michael Morris: Well, I'm looking at Elmhurst Drive itself and so, between the center line of Knotty Pine Street and Elmhurst, I'm just kind of scaling off where it says Pike Road and it's got dimension underneath it at 136. So, I'm saying that's about the same distance.

Jeff Steiling: Yeah, but I'm looking at it in the east, west direction. You're looking at it in the north, south direction.

Lonnie Roberts: I see what you're saying it is about a 10 foot, maybe 15.

Jeremy Bevill: I think that part of that is that you're looking at the right of way dedication. So, the right of way looks to be offset but the actual road is kind of in the center of that right away. So, it's not offset on our design plans. But the right of way itself is, I can visually see it, you know, and it appears to be offset. We're working in the restraints of the land ownership.

Unable to transcribe

Michael Morris: I think, I know what you're seeing now, you're looking at the label right away not the actual curb and gutter of the street.

Jeff Steiling: So, I guess my question then would be, how are we really supposed to evaluate a final plat if we don't know where the roads and curbs really are?

Michael Morris: We look at those for construction purposes. We permit the rest of it. It still goes through us for engineering for, they submit a full set of documents of construction plans through us. Profile, retention, all of this still has to go to the city.

Jeremy Bevill: What Mr. Morris is saying is that full plans, sidewalks, curb and gutter, center line of the street, the drainage, infrastructure, they review every bit of that, and it's been submitted and it's currently under construction.

Michael Morris: If you go to the aerial I think you would see, that's already kind of still in there. Yeah, see and of course the GIS doesn't have the lot lines or the green lines are actually over where it's at, it's supposed to be shifted down, but there's a shift in the property right there. So, that's just the way the property lines are connected. But you should be able to come off Harrisburg Road, come down Elmhurst and then head straight west to that intersection. I figure that we will put some stop signs or something, and make that into a two direction or a four-way stop.

Jeremy Bevill: It'll be a T intersection. If you look at the south portion.

Michael Morris: Yeah, two T's is what you'll have.

Jeremy Bevill: We're going to remove that south portion and curb and gutter along the south edge of the road.

Lonnie Roberts: Did that answer your question? Anyone else have any questions? Are we ready to make a motion?

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . 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

## **7. Conditional Use**

## **8. Rezoning**

## **9. Staff Comments**

## **10. Adjournment**