



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, July 23, 2024

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 5 - Lonnie Roberts Jr.;Kevin Bailey;Stephanie Nelson;Jeff Steiling and Dennis Zolper

**Absent** 4 - Jimmy Cooper;Monroe Pointer;Paul Ford and Jim Little

### 3. Approval of Minutes

[MIN-24:070](#) MAPC Minutes - July 9, 2024

**Attachments:** [7.09.24 MAPC Minutes](#)

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

**Aye:** 4 - Kevin Bailey;Stephanie Nelson;Jeff Steiling and Dennis Zolper

**Absent:** 4 - Jimmy Cooper;Monroe Pointer;Paul Ford and Jim Little

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-24-11](#) Preliminary Subdivision - Pacific Grove Phase 3

Mark Morris is requesting preliminary subdivision approval for 76 lots on 29.4 acres. Located at Pacific Rd and Dr. MLK Jr. Dr, this property is zoned R-1, single family medium density.

**Attachments:** [Application](#)  
[PACIFIC GROVE PH3 PRELIMINARY](#)  
[Staff Report](#)

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

**Mark Morris (Proponent):** Yes sir, my name is Mark Morris and I am the owner. We are seeking preliminary approval on this development and I can answer any questions you might have.

Lonnie Roberts: Okay, Miss Monica do you have the staff comments on this one?

Monica Percy (Planner): I do, we reviewed it and it does meet all our criteria, so we would recommend approval.

Lonnie Roberts: Alright, commissioners you've been given the plat, anybody have any questions?

Jeff Steiling (Commission): I had a question. Mark on the south side, the bottom of the page lots 4 through 11. The top of the page 37 through 44. They seem to show the same dimensions as the lots that are in the center of the page in Block G yet proportionally they don't look the same. I was wondering, they're 60 by 133 and a half. And those others are dimensioned the same as well, but they certainly don't look as wide. The proportions look different and so I wondered which ones are correct.

All: It could be the scaling is off, so it looks stretched out.

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Lonnie Roberts: You think it's just scaling?

Mark Morris: I agree, maybe whenever they made a PDF of it. It may have stretched wide and stretched tall. We don't key those numbers in it's just automatically generated through AutoCAD.

Commission: And we can get that checked for sure?

Mark Morris: This is just a preliminary plat, not a final plat.

Jeff Steiling: Yeah but one of the main criteria is that its 6000 square feet right? And 60- foot minimum width. So if the ones that look smaller are not really 60, then several of those lots are out of compliance.

Lonnie Roberts: I think he's saying they are, they would have to be 60 with the way your program fills it in?

Mark Morris: Yeah we don't change the numbers of it.

Lonnie Roberts: It's just the way the scaling was on the print out. Is that what it is?

Jeff Steiling: I get it but computers mess up sometimes.

Lonnie Roberts: I agree.

Jeff Steiling: I mean, we have a drafting program too and it needs to be confirmed. I'm just pointing out that there's something that doesn't look right there and that needs to be confirmed.

Dennis Zolper (Commission): Dennis Zolper, why don't we approve it, subject it to approval, is it engineering?

Commission: Staff.

Dennis Zolper: Subject to staff approval.

Lonnie Roberts: Good with that Jeff?

Jeff Steiling: Yep.

Stephanie Nelson (Commission): Could say that ensuring that the lots meet the minimum required size.

Jeff Steiling: Another question I had was about the common space. That T space, what do you envision that being used for?

Mark Morris: So, they typically do the mailbox that's like a group mailbox and it's better when it's not on somebody's lot. So, we thought that would be the best spot. It could be a good place to walk a dog or throw a ball. The one behind the common space, between the lots will be a drainage easement. But just the top part, it was leftover land. So, instead of dividing it evenly among the lots, we figured it could be some green space.

Jeff Steiling: So, that likely is the back of those lots. So, then who is responsible for mowing that?

Mark Morris: The POA.

Jeff Steiling: Okay. Then you have common area 2, down at the far bottom right.

Mark Morris: That's a detention area.

Jeff Steiling: That's detention also, okay. Is this not accessible from that? Is there some kind of access easement or will there be so somebody can drive in there and mow that? Because right now there's 4 properties blocking access to that.

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Mark Morris: It's all connected.

Jeff Steiling: Is that all owned by the same POA?

Mark Morris: Yes.

Jeff Steiling: Okay.

Mark Morris: It will be when they accept it.

Lonnie Roberts: Anybody else? Are we ready to motion?

A motion was made by Dennis Zolper, seconded by Stephanie Nelson, that this matter be Approved subject to staff verifying the lot dimensions on the plat. The motion PASSED with the following vote.

**Aye:** 5 - Lonnie Roberts Jr.;Kevin Bailey;Stephanie Nelson;Jeff Steiling and Dennis Zolper

**Absent:** 4 - Jimmy Cooper;Monroe Pointer;Paul Ford and Jim Little

## 6. Final Subdivisions

## 7. Conditional Use

## 8. Rezoning

**RZ-23-16** Rezoning: 1006 Warren Street

Carrington Moorehouse 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.

\*\*The applicant has requested this item be deferred and will be required to renotify all property owners within 200 feet of the subject property once the new meeting date is decided.

**Attachments:** Full Application  
23102-2 Plat  
Current zoning  
Nix Tile Company\_20231025\_103516  
Nix Tile Company\_20231025\_103826  
Rendering  
Warren Street Apartment Concept  
Rezoning Sign  
Staff Summary

Lonnie Roberts (Chair): For the next item which would be RZ-24-16 rezoning for 1006 Warren Street. This item has been decided to go back for reapplication. So, we will not be hearing this item tonight.

**9. Staff Comments**

**10. Adjournment**