

MAPC Meeting November 12th, 2025

1. Call to order

2. Roll Call

Present (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

3. Approval of minutes

MIN-25:086 MINUTES October 14th, 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 (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

4. Final Subdivisions

PP-25-12 **Frog Pond Final Subdivision 24.81 acres**

The Applicant Travis McAlister is requesting approval of a Final Subdivision Plat for the Frog Pond subdivision on 24.81 Acres.

Kevin Bailey (Chair): Do we have a proponent for the item?

Megan McAlister (Proponent): Good evening, Megan McAlister with McAlister Engineering, seeking approval for a final plat for Frog Pond Subdivision.

Kevin Bailey: Thank you, city planner?

Derrel Smith (City Planner): Yes sir, we have reviewed it. It's zoned R-1, it's 24.81 acres. There are 39 lots. They have met all the requirements of the subdivision code. All improvements are done. Both lifts of asphalt are down and we do have a maintenance bond. So, we would recommend approval.

Kevin Bailey: Okay, commissioner comments? Anybody here ready with a motion?

Jeff Steiling (Commission): Steiling, make a motion to approve.

Paul Ford (Commission): Ford, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezoning

RZ-25-15 **213 N. Main St**

The Applicant Shamim Wilkins is requesting a rezoning from I-1 to C-2 at 213 N. Main St

Kevin Bailey (Chair): Do we have the proponent for the item?

Wade Gay (Proponent): My name is Wade Gay, what we're wanting to do is we have a piece of property, it's a red brick building. We've got it surveyed off, it's not moved the lines or anything like that. Everything out there is industrial and we're wanting to make it C-2 because what we're trying to do, the building already has six parking places, has six doors, and we're wanting to remodel the inside as far as paint and flooring, and add two showers to the two bathrooms inside. We would like to bring it in as a short-term rental property, because of what he does as he does, he brings in contractors and a lot of times they'll bring in crews and they rent from him, basically. They lease the building while they're here in Jonesboro working. The building itself has not had a tenant in five years. It's previously I-1 and we're hoping by making this, it would also give us some different avenues if the rental part of it doesn't pan out on C-2. But we're wanting to help the area, the area down there is kind of depressed in there. It's got a lot of rental, a lot of duplexes, residential, rental properties in that same area, and we have sent out the

designated amount of registered letter. We do have the registered letters. We do have the sign up down there stating that we want to rezone. And basically, I think it would be an improvement on the property itself and the area. I don't think we would have to go into a traffic situation or anything like that to do this.

Kevin Bailey: Okay, thank you, city planner do you have any comments on that one?

Derrel Smith (City Planner): Yes sir, we do. We've reviewed it and it meets all 6 of the criteria for rezoning, 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. That density shall not exceed lot maximums, that the applicant agrees to comply with recommendations for right of way, and that'll be it.

Kevin Bailey: Okay, before we get to commissioner comments, this is a rezoning is there anybody from the public to give comments about this request? I see none, commissioners, questions, comments?

Jim Little (Commission): I have a question, Derrel what does C-2 say about residential?

Derrel Smith: I don't think he's talking about residential, he's not talking about living there but having contractor offices there.

Jim Little: Oh, so nobody would be spending the night at this place?

Wade Gay: There is a possibility that there would be.

Jim Little: Okay.

Wade Gay: I mean, they pull them in from different areas to come to work here.

Jim Little: Kind of like an apartment?

Wade Gay: It could be.

Jim Little: Could be used as an apartment. Okay.

Derrel Smith: More like an extended stay hotel?

Wade Gay: Well, it's not big enough for a hotel.

Derrel Smith: Residential is not going to be allowed in the C-2 zoning. It's not going to be allowed.

Wade Gay: So, it would have to be basically it would just be rental to the contractors?

Derrel Smith: They can have a contractor office there. They can keep equipment there. But they cannot live there.

Carol Duncan (City Attorney): They can't spend the night is what he's saying.

Wade Gay: I got you.

Jeff Steiling (Commission): If they did, they would have to have a sprinkler system as well wouldn't they? And it would be a different occupancy.

Paul Ford (Commission): Is that inconsistent with the intent of this request?

Wade Gay: Well, the intent is to bring contractors to the area. When they build around the areas here, they do have offices and some of them do have places to stay. So, if it has to just be for office purposes, I guess that's the way we would do it.

Kevin Bailey: So, to be clear, what Derrel is saying is that the rezoning request for C-2 does not allow for any overnight stays in the building. Just to be clear that's what we're telling you.

Wade Gay: Okay in the article of what I read, that's why I was looking down, for C-2 it does state that short term rental is allowed.

Kevin Bailey: Give us one second, we're going to.

Jim Little: I think there is something you can ask for that would allow for that, but it's probably not C-2.

Wade Gay: And the reason we did ask for C-2 was because it was recommended. That it would be more versatile. C-2 does show that it can be residential short-term rental, that was what I was looking at.

Kevin Bailey: What is the article from?

Wade Gay: From the city zoning.

Kevin Bailey: From the Jonesboro zoning. Okay.

Wade Gay: Because when I went in talking whether I needed C-3 or C-2 and I was recommended C-2 because of that.

Derrel Smith: So it is, short-term rental is allowed in C-2. It is on the chart.

Wade Gay: Okay, thank you.

Jeff Steiling: There may be some additional building codes with that when it comes to spending the night. I think you will have to have a fire sprinkler.

Derrel Smith: And they'll have to go through that as they go through the remodel process.

Kevin Bailey: So, just be aware that what we're voting on tonight is the rezoning and there's criteria that will come if you try to do what you're thinking about.

Wade Gay: Yes, we understand that.

Kevin Bailey: Okay, any other comments? Is anyone ready with a motion?

Jim Little: Little, I make a motion to approve the rezoning.

Monroe Pointer: Monroe, second.

A motion was made by Jim Little, seconded by Monroe Pointer, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-16

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Do we have the proponent?

Jim Gramling (Proponent): Yes, this is Jim Gramling representing Andy Craft and Ron Craft. This is some property in between Matthews and Washington as our staff report says this is sort of a commercial area out there. We're asking for C-3, the staff report shows that it meets all the criteria. We did have, even though it's not multi-family, we did have a neighborhood meeting. We notified all the neighbors in the area. Nobody showed up so, there wasn't any concern there. I'm happy to answer any questions anybody has.

Paul Ford (Commission): Is this one identical to the next one on the agenda?

Jim Gramling: That's right

Paul Ford: There are two different tracks, of land but it's the exact same request and in the same neighborhood?

Jim Gramling: That's right.

Derrel Smith (City Planner): They join each other.

Paul Ford: Continuous properties, Okay.

Kevin Bailey: City planner?

Derrel Smith: Yes, we reviewed this and it does meet the land use plan. It meets all the criteria. So, we would recommend approval.

Kevin Bailey: Okay, again this is a rezoning request, is there anybody here to give public comments? I see none.

Monroe Pointer: What all goes into C-3 again, I want to look it up again real quick.

Carol Duncan (City Attorney): A lot of things, offices, animal care general, animal limited, auditorium or stadium is a conditional use. Teller machines, are permitted, bank or financial institution, bed and breakfast, car wash, cemetery, church, college. Communication towers are conditional, convenience store, daycare limited, daycare general, adult entertainment is a conditional use, funeral home, golf course, there's almost nothing that's not allowed. You can't have a firing range, you can't have a medical marijuana cultivation center, and you can't have vehicular storage. But almost the whole list is allowed. No industrial other than a couple conditional uses. You can have a farmer's market, that's an agricultural use.

Kevin Bailey: Yes, sir. Come up to the microphone if you would please and state your name and address.

Carol Duncan: No residential uses, if that was the question.

Brad Partee (Public): My name is Brad Partee, I'm one of the elders at Washington Ave, Church of Christ formerly downtown. Don't get nervous I'm not, but I do have a question though and this might not be the right meeting, but are there plans yet as to what will go there?

Kevin Bailey: Sir, we cannot ask that.

Carol Duncan: Legally, we're not allowed to ask. They can volunteer if they want to but we can't ask.

Brad Partee: Okay, I'll just say, just going to commercial we have no issues with that.

Kevin Bailey: Okay, thank you for your comments.

Monroe Pointer (Commission): But changing that from R-1 would basically remove any multi-family from?

Carol Duncan: It would remove all residential from what I can see.

Unable to transcribe

Kevin Bailey: Jim, is this the wooded lots that's just past the church on?

Jim Gramling: That's right.

Paul Ford (Commission): Are these the wooded lots that are west of the Elks or east of the Elks?

Jim Gramling: I believe it's west.

Unable to transcribe

Kevin Bailey: East of the Elk Lodge, west of it is the farmer enterprises, I think.

Monroe Pointer: Just on the backside of those apartments correct? It backs up to those apartments that are right next to the church.

Unable to transcribe

Kevin Bailey: Any other questions or comments commissioners? Anyone ready with a motion?

Paul Ford: Ford, motion to approve.

Jeff Steiling: Steiling, second.

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

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

RZ-25-17

W Matthews/Washington

The Applicant James F. Gramling Jr is requesting a rezoning from R-1 to C-3 at 2000 block of W Matthews/Washington

Kevin Bailey (Chair): Okay, next request is 25-17, same applicant and rezone change. This is next door to the previous.

Jim Gramling (Proponent): That's correct.

Kevin Bailey: Go ahead.

Jim Gramling: I don't have anything to add. This is right next door, so same considerations. Happy to answer any questions.

Kevin Bailey: Okay, city planner?

Derrel Smith: Same as before, it meets all the land use plan, it meets all the rezoning criteria, and we would recommend approval.

Kevin Bailey: Okay, and again rezoning, any comments from the public? Okay. Commissioners? Okay.

Paul Ford (Commission): Ford, motion to approve.

Jim Little (Commission): Little, second.

A motion was made by Paul Ford, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Jeff Steiling, Jim Little, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0):

Absent (4): Dennis Zolper, Jimmy Cooper, Lonnie Roberts, Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.