



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, July 9, 2024

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Jeff Steiling; Paul Ford and Jim Little

**Absent** 2 - Stephanie Nelson and Dennis Zolper

### 3. Approval of minutes

[MIN-24:064](#)

MAPC Minutes: June 11, 2024

**Attachments:** [6.11.24 MAPC Minutes](#)

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

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

**Absent:** 2 - Stephanie Nelson and Dennis Zolper

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

### 8. Rezoning

[RZ-24-11](#)

Rezoning: 5441 East Nettleton Avenue

Pamela Ward is requesting a rezoning from R-1, single family medium density, to C-3, general commercial. This request is for 0.91 acres located at 5441 E. Nettleton Ave.

**Attachments:**     [Application](#)  
                              [Certified Mail Receipt and Letter](#)  
                              [Rezoning Plat](#)  
                              [Rezoning Signs](#)  
                              [Staff Summary](#)

**Lonnie Roberts (Chair):** Do I have the proponent for this item? If you would please come up, state your name for the record.

**Pamela Ward (Proponent):** Pamela Ward.

**Lonnie Roberts:** Anything to add to what I just said?

**Pamela Ward:** No.

**Lonnie Roberts:** Alright. We'll move right along, city planner, do you have staff comments?

**Derrel Smith (City Planner):** Yes, sir we do. We reviewed it, it meets all 6 of the criteria for rezoning. We would recommend approval with the following conditions,

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain 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 planning department approval in the future.
4. The site shall comply with all the overlay district standards.

**Lonnie Roberts:** Okay, about this rezoning request here, is anybody here to make comments on this? Anyone? Okay, I'll open up for commissioner comments and before we discuss this, I will say we confirmed yesterday that the 5.56 acres that encompasses the property is on C-3. With that being said, I will open up for commissioners.

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

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

**Absent:** 2 - Stephanie Nelson and Dennis Zolper

## **9. Staff Comments**

## **10. Adjournment**