



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, March 25, 2025

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 6 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson and Jeff Steiling

Absent 3 - Paul Ford; Jim Little and Dennis Zolper

3. Approval of Minutes

[MIN-25:027](#)

Minutes: February 11, 2025

Attachments: [2.11.25 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: 6 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson and Jeff Steiling

Absent: 3 - Paul Ford; Jim Little and Dennis Zolper

4. Miscellaneous Items

[SP-25-02](#)

Site Plan: 1925 Race Street - Jonesboro Sportsplex

Associated Engineering, LLC is requesting site plan review for the Jonesboro Sportsplex. The proposed structure is approximately 180,125 square feet and located in the R-1, single family medium density zoning district.

Attachments: [Letter](#)

[Site](#)

[Landscape Plan](#)

[Jonesboro Sports Complex - Traffic Impact Analysis Final](#)

[Sports Complex - Traffic Plan](#)

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

John Easley (Proponent): John Easley with Associated Engineering.

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Lonnie Roberts: Okay, City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we have reviewed this, we still have one

more step, that will be a Conditional Use permit. That will be at our next meeting, it has already been scheduled. But, we've reviewed it, we've gone through the entire package and everything's been approved.

Lonnie Roberts: Okay, I'll open up for commissioners, any questions or comments?

Kevin Bailey (Commission): Bailey, I move for approval of the site plan.

Jimmy Cooper (Commission): With stipulation that they get the conditional use approved.

Lonnie Roberts: Yes, add that to your motion?

Kevin Bailey: Yes sir.

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

Aye: 5 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson and Jeff Steiling

Absent: 3 - Paul Ford;Jim Little and Dennis Zolper

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-25-03](#)

Conditional Use: 5500 Stadium Blvd.

Jim Heatherly is requesting conditional use approval for a tow and repair yard at 5500 Stadium. This request is for 6.5 acres located within the I-2, general industrial district.

Attachments: [Application](#)
 [Site Layout](#)
 [Signed Letter](#)
 [Certified Mail Receipts](#)
 [Plat](#)
 [Sign Posted](#)
 [Staff Summary](#)

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

Lee Pollard (Proponent): Lee Pollard, I'm the proponent for this item.

Lonnie Roberts: Do you have anything you would like to add?

Lee Pollard: No.

Lonnie Roberts: Okay, I'll open up to the city planner for the staff comments.

Derrel Smith (City Planner): Yes, sir. We would recommend approval with the following conditions, that the proposed land use and screening of the approached use will be in accordance with provisions of the chapter and upon issuance of conditional use approval, all other required local and statewide permits and inspections must be applied for and obtained, must comply with all requirements of our overlay district. The interior area of any salvage or wrecking operation shall be screened from view by fencing according to ARDOT screening standards.

Lonnie Roberts: Alright, and with this being a conditional use request is there

anyone here from the public to give public comments on this? If not, I'll open up for commissioners, questions or comments for the staff or proponent?

Jeff Steiling (Commission): Steiling, with a question for Derrel, do you know off hand what the ARDOT screening requirements are as a minimum standard?

Derrel Smith: We do. We sent those out to you, I think this morning, but let me see here, I've got it right here, I just have to get to the right page. Fencing shall be of permanent materials and constructed so that it will capable of maintaining the yard for at least 10 years. Fencing shall be high enough to screen all junk cars from view of travel, from the highway, should the junk piles be increased. In height, the fence must also be increased. It shall be extended along the frontage of the junkyard or parallel to the highway and perpendicular to the highway along the sides of the junkyard to a distance so that all junk and wrecked cars will be screened from view of the traveled way of the highway. The fence must be neat in appearance and of uniform color and height, steel signs will not be acceptable as fencing material. If the fence is to be painted, it shall be uniform in color, neatly trimmed, and another color, bright, or loud color will not be acceptable. It is not necessary that the fence be solid. However, the open spaces must be small enough that junk materials is subsequently screened. The fence shall be maintained by the owner or operator, should the fence be damaged or destroyed it must be repaired within 30 days.

Lonnie Roberts: Is that agreeable?

Commission: Yes.

Lonnie Roberts: Okay, commissioners any more questions?

Kevin Bailey (Commission): Bailey, question.

Lonnie Roberts: One moment, Ms. Nelson did you have a question?

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Derrel Smith: It leave that up to a little bit of discretion. It has to last 10 years according to the highway department. So, it could be a wire fence with mesh. It could be a solid fence material such as wood, it's really up to the owner.

Stephanie Nelson (Commission): Okay.

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Derrel Smith: They have 30 days to repair.

Monroe Pointer (Commission): Monroe, I had a question, so I'm looking at number six on there about having to maintain within 30 days. So, in the case that it's not maintained, what happens?

Derrel Smith: We can have Code Enforcement go out. This is an ARDOT requirement since it's a state highway, so ARDOT could also go out. So, they could get visited by both the city and the state to either get it fenced or have some type of enforcement action.

Lonnie Roberts: Anyone else?

Kevin Bailey: Yes, for you, everything in the ARDOT that we're referring to is for a junkyard. You're not proposing a conditional use for a junkyard. You're a towing company is that correct? Okay, can you go back to the microphone and tell us a little more about the business that you're going to be operating there, so we can be clear?

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Commission: How long do you keep the cars stored on the property?

Lee Pollard: I don't know. Unable to transcribe.

Commission: Indefinitely at times?

Lee Pollard: No.

Commission: 30 days? A year?

Lee Pollard: No, Unable to transcribe.

Lonnie Roberts: I think what they're trying to elaborate is that it's not going to

be like a salvage yard?

Lee Pollard: No, it's not a salvage yard, no. I think because I'm on the half STTs. I don't, but I think it's going to be more like a mechanic shop. But it's not a salvage yard no. It's a towing service.

Jeff Steiling (Commission): Can they come back and build a six foot fence without a BZA request?

Derrel Smith: No.

Jeff Steiling: So, they would have to go to them to get a taller fence?

Derrel Smith: They can go to eight because it's an industrial zone. Eight would be the limit if it became an issue.

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Commission: And Derrel if I heard right, from ARDOT this could be a chain link fence with slats put through the webbing.

Derrel Smith: It could be.

Commission: That would meet that requirement. So, there's not a very stringent requirement to meet this ARDOT specification.

Lee Pollard: There is a chain link there right now.

Kevin Bailey (Commission): So, Derrel what kind of conditions might be place on this conditional use to ensure that, I guess I'm having a hard time voting positive for conditional use for a towing company and it not turning into a towing company with 40 wrecked vehicles sitting in it for years or more. What can we do? Can we put in conditions?

Derrel Smith: As an conditional use you could put in conditions as to how long vehicles can stay. You can put in conditions on fencing materials, you could even put conditions on hours of operation. I mean, it's.

Lonnie Roberts: How about, I know we have done this with conditions that allowed chat, could it be re-evaluated or is that too much to keep with? Like a one-year?

Derrel Smith: Well, a conditional use doesn't stay with the property it stays with the owner. So, if there's a change of ownership, the conditional use goes away. But if you wanted to put a time limit on it, I believe you could.

Lonnie Roberts: Just for evaluation purposes, I mean, I don't know, I'm just throwing things out there that we've done in the past.

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Monroe Pointer: Monroe again, I'm looking at, I think it wasn't very long ago, that we changed this to an Industrial zone, correct?

Derrel Smith: That is correct you just rezoned it to 1-2.

Monroe Pointer: And I think I had a concern with it just because I thought. I'm comparing it right now to Strawfloor Road. And that's a towing service and I don't think that's what I would like to see when you come into Jonesboro. That's the current one right now. In my opinion this is what it'll be other than, are you saying ARDOT is the one that's requiring the fencing right?

Lee Pollard: But, it has fencing already.

Monroe Pointer: Right, but you said it's a chain link fence and I think you can see through the chain link fence is what I'm saying.

Jimmy Heatherly: I'm not sure, but I thought they put something up there so you can't see through it.

Monroe Pointer: Well, that's a chain link fence that I'm looking at there. So, that's my only concern is that's what is going to happen.

Lee Pollard: That's not even.

Monroe Pointer: No, that's a comparison.

Lee Pollard: Right, but did you see on mine, I have it where you can't see in?

Monroe Pointer: Okay, I got you. In my opinion we should just make a motion so we can vote on it.

Derrel Smith: I'm looking for a time limit.

Lonnie Roberts: We're looking for what makes a tow yard vs a salvage yard as far as the limit on the time the cars can be at the lot.

Derrel Smith: I'm not reading a time limit in this ordinance from the highway department. The thing I'm seeing as far as time limits are 10 years for erecting a fence, and 30 days for should it become destroyed or damaged and needing to be replaced. Another thing that they do allow is plantings, the highway department allows evergreen plantings along the fence line to work if that was a condition. But Mr. Cooper I'm not seeing a time limit as far as turns salvage to junk.

Jimmy Cooper: Okay.

Jeff Steiling: Derrel, this is Steiling, would you expect that the picture we're looking at there would meet the requirements for ARDOT.

Derrel Smith: I do.

Jeff Steiling: Because in my mind I can still see through that in these pictures. My thing is you're probably right that this meets ARDOT's intentions. But it doesn't meet my expectations for what we should have in the city.

Lonnie Roberts: Are you implying that we should add more requirements or are you saying?

Jeff Steiling: I think I'm ready to vote.

Lonnie Roberts: Okay, commissioners have any other questions? I'll entertain a motion.

A motion was made by Jeff Steiling, seconded by Kevin Bailey, that this matter be Approved . The motion FAILED with the following vote.

Nay: 5 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson and Jeff Steiling

Absent: 3 - Paul Ford;Jim Little and Dennis Zolper

8. Rezoning

9. Staff Comments

10. Adjournment