



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, April 22, 2025

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; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

**Absent** 2 - Kevin Bailey and Paul Ford

### 3. Approval of minutes

[MIN-25:036](#) Minutes: April 8, 2025 MAPC Minutes

**Attachments:** [4.8.25 MAPC Minutes](#)

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

**Aye:** 6 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

**Absent:** 2 - Kevin Bailey and Paul Ford

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

[CU-25-05](#) Reconsideration of a Conditional Use Request: 5500 Stadium Boulevard

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](#)  
                              [Certified Mail Receipts 2](#)  
                              [Plat](#)  
                              [Sign Posted](#)  
                              [Site Layout](#)  
                              [Staff Summary](#)

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

Jim Heatherly (Proponent): Yes sir, my name is Jim Heatherly and this is Russ Fletcher. And we are here, it says a towing and repair yard, but it's not actually a towing and repair yard. It's a scrap yard, for when you pick a tow up and you drop it. There's no working on it, we don't double stack them up. We don't have any kind of salvage, and we don't have entrance where you can just walk in. It's got a private gate, with locked, you know and all. It's just a little bit different it's rent property. We rent property all about Jonesboro. I wanted to move my business over here but I always rented the buildings before I could get it.

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Jim Heatherly: The last several years I've been renting property at Little Rock and it's been good to us, but Jonesboro has too. And we live in Jonesboro. I did miss the meeting, the first one on the 25th day of March. I was at the doctor's and they kept me all day. Anyway, Russ has been with me for approximately 20 years and he can tell you more about what we do than I can. He knows a little more about it. He'll be the one to take my place but, that's all we do is rent property but, most of our customers have been with us in excess of 10 years. A lot of them are large companies and he can tell you something about some of those.

Russ Fletcher (Proponent): I'm Russ Fletcher, as Mr. Jim mentioned, I've been with him about 20, 21 years. We rent to customers not only in Jonesboro but Little Rock, North Little Rock, and Jacksonville, Arkansas. The property on Stadium Boulevard we're wanting to rent to Melissa Higginbottoms of Neat's Towing. She's a witted business owner, operating the business in Jonesboro 24 hours a day. When her husband passed away 2 and half years ago, she could have chosen to, welfare, not work, or sit at home, she chose to keep the business open. And they approached us for this facility, when it came open. Her husband had talked to Mr. Jim two years before and said, hey, if that came open, became available, we'd like to talk to you about it and that's what happened, why we're in this position now. This is basically just used, to pick up a tow, and haul it into the yard. They try to keep them there 30 days or less. Last month, they moved approximately 26 cars off the property so they don't plan on them staying long. It's not a place where they're going to stack vehicles, it's not a salvage yard. It's not a walk up and buy a part off of it. It's a locked facility unless they're entering or leaving the property. It's basically a holding yard only, they hold them for insurance, police department, something like that might be the only time they exceed the 30 day period, and when that happens they don't know how long they're going to be there. We bought this property sometime in the 80's and ever since we've owned it, it's always been a holding yard, so to speak, or freight terminal where they've always had trucks and trailers, an 18-wheeler business in there before we bought it, it was consolidated freight way, so you're talking about 50 plus years it's always had vehicles of some sort sitting on it. What is do is we rent to customers of all shapes and sizes, one of our customers is United Rentals the United States largest rental company, the second largest is Sunbelt Rentals, SRS Group that

was just bought out by Home Depot, we have a Pool Supply and a Pipe Supply, (see video for full list, time stamp 5:45-7:10), and I mention all of these just to let you know, we've had one customer that's been with us over forty years, a lot of these have been with us over ten years, and when you're dealing with customers of this caliber you're doing something right. To keep them 10, 20 years, we're not always looking for tenants because we take care of our businesses, we take care of our properties. This shows our willingness to do the right thing not only in Jonesboro but in the other cities we operate in. So, we're just asking for this to be a storage holding yard. For wrecks that they pick up and help the city and the state and so forth. Until they are moved out hopefully within 30 days.

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

Derrel Smith (City Planner): One moment.

Lonnie Roberts: Anyone here to give public comments on this case? Okay, you ready for staff comments?

Derrel Smith: Yes, we reviewed this and these are the conditions that we would recommend if approved, that upon issuance of conditional use approval all other local, and statewide permits and inspections be applied for and obtained. The site shall comply with all overlay district requirements, the interior of any salvage operation or wreckage shall be screened from view by fencing, and the site shall not receive vehicles in the public right of way, no vehicles can be stacked, no vehicles can stay on the property for longer than 30 days without being moved.

Lonnie Roberts: Commissioners do you have questions or comments?

Dennis Zolper (Commission): Mr. Chairman, Dennis Zolper, with those stipulations I think that's sufficient, my concern was more than 30 days has been addressed, they have to handle that issue after the cars have been at that location for 30 days, which means, I don't know what they do with them, but they can't keep them there. I guess my question is, in a roundabout way, where do they go?

Jim Heatherly: Well, they would have to go to a salvage place, the state requires them and we live by the state, and they tell you, if it's something that has a motor in it, you may have to hold it till it's looked at and inspected. But that would be the only reason it sits there, they do not sit there for a couple of months to a year or something like that. But they won't get double stacked, they won't get worked on, or parts to them, they just go to a scrap yard wherever that may be.

Monroe Pointer (Commission): Monroe, the vehicles that are out there now are we saying we've had that many accidents to have the amount of vehicles we have out there now?

Jim Heatherly: Yes sir, now they have big trailers at the site but those have been there for 40, 50 years. They have to dock there, sometimes you have a trailer load that you have to reload or do something else with, trade it with a different trailer. That's what they're doing there and we got a special place where they hold them. It's not a business yard for anything other than towing.

Monroe Pointer: And I guess my other concern is when I drove by there the other day, I can clearly see that they're not double-stacked, but there are a lot of vehicles back there now, currently.

Jim Heatherly: Yes sir, we got quite a few in the past 30 days.

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Jim Heatherly: It may be that the police department has to hold them because of DWI or a storm something, like we just had.

Unable to transcribe

Stephanie Nelson (Commission): Nelson here, you mentioned Monroe that you can clearly see, and that's not something I ever wanna clearly see, especially that kind of visibility for our area. So that's, if there was a solid wall, it'd be a different story for me.

Derrel Smith: One of the conditions is that you cannot see the vehicles from the road. That's going to be one of the conditions on this conditional use.

Monroe Pointer: So, with the conditional use if we passed it, was put on there, does that mean they would have to do something different than what they're doing now?

Derrel Smith: That's correct.

Monroe Pointer: So, what's stopping them from doing what they are doing now, that we can see the vehicles now, then if we approve it and say they have change something?

Derrel Smith: They don't have a certificate of occupancy for that location, so code enforcement can go and have them moved.

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Russ Fletcher: My question is this, we have a 6 foot fence with the netting that goes around, what is sufficient? Is there a code that says it has to be 8 foot, 10 foot, what is the code on that?

Derrel Smith: Six foot is fine as far as the height but from the pictures, you can see the cars behind that netting. You're gonna have to put something so you can't see inside the fence, whether it be wood, some kind of metal slats, something so you can't see inside there.

Jim Heatherly: We have one across the road from us that has the netting, and one north of us.

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Jim Heatherly: From the hill you can possibly see it because of the way its there, and from the road. But it's not something that's double stacked.

Russ Fletcher: The place across the street, is that Arkansas Auto Dealers exchange. They got maybe a 3 foot, 2 rail pipe fence around their property and the property that does have a fence is just a clear chain link fence. It's basically the same thing, it's a storage, holding yard for vehicles that are going to be sold but if you go by and look at the back parts of the property they have burnouts and wrecks that's been there well over 30 days. Same way with Alert Towing on Colony, they don't even have a fence.

Derrel Smith: If those businesses were to come in here today, and try to open, they would have the same requirements. Or they might not even be able to be there because they might not be in the correct zoning. But, they're grandfathered in until something happens. Until a change is made. But, you're coming in new so you're asking for a conditional use permit and these are the conditions we're asking for to allow you to be there.

Jim Heatherly: Yeah we want to do everything that's supposed to be done. To get the permits set up and the work done that we need. But it's not a retail sales or anything like that.

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Carol Duncan (City Attorney): And I think that's what Mr. Smith is saying, the big trucks are pre-existing use, the only reason their allowed to be there is because they've been there for 40 years and if you remove them and under this you may have to remove them, they can't come back. Big trucks wouldn't be able to come back under this conditional use. Does that make sense they wouldn't be able to be there under this conditional use.

Jim Heatherly: I don't understand, you're talking about grandfathered in, but it's been a construction company since, it first came to Jonesboro.

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Carol Duncan: And that's what I mean it's pre-existing, so we can't make you change a pre-existing use but if you come to the city and request a change, of a pre-existing use you have to then use the code that's in effect at that time.

Lonnie Roberts: So, is it currently used as a trucking terminal?

Carol Duncan: I think so.

Lonnie Roberts: Is it currently being used a trucking terminal right now?

Jim Heatherly: No sir, it's a construction company they have to have the trucks there to transfer rigs. But we do take care of our properties and try to make them look presentable. I've been doing business in Jonesboro a long time and I've never had any problems.

Dennis Zolper: Zolper again, follow up on Monroe, Mr. Heatherly there's already cars out there. That have been there an excessive amount over 30 days. Might be months, which appear to me to be a salvage yard, not a towing station. What are you going to do with those?

Jim Heatherly: Those will be sold too.

Dennis Zolper: When?

Russ Fletcher: According to Ms. Higginbottom, she's the one who owns the business, she was gonna be here but her son just had a kidney transplant Saturday he'd been on the list, so they're in Little Rock at the hospital but according to her the only vehicles that are there past the 30 days are those that are held for insurance reasons, somebody died, the police have them held up for whatever reason but other than that, she said they moved 26 this past month out of there. That were not being held for those requirements.

Dennis Zolper: Thank you.

Lonnie Roberts: Any further questions?

Jim Little (Commission): I have one, how many cars are there right now?

Jim Heatherly: I have no idea, I don't get into the lot.

Jim Little: Are there like hundreds of cars?

Jim Heatherly: No Sir. There may be 35 or 30.

Jim Little: Okay, and is there anyway to check on the 30 days? The city isn't going to send somebody out there.

Carol Duncan: Code Enforcement can go and check.

Russ Fletcher: They have all the records they could need two doors down they have files and they can tell you every vehicle there and why it's there, when it was picked up, who towed it in, what time, but she's not here.

Jim Heatherly: You have to file those reports with the state. Every time they pick up a car.

Jim Little: That's all I got.

Lonnie Roberts: Thanks. I guess I have one more question about the big trucks, so do you take big trucks at this location?

Jim Heatherly: I mean, we take big trucks or cars when we have too that's part of the business. You can't discriminate, you gotta get them in and off the street. So, we have to bring them in and that's what the yard is for.

Monroe Pointer: I have one last question then, why are we seeking for a conditional use if we're already using it for what is being requested, why not just continue to use it with the old grandfathered in deal because if you do it through conditional use all these conditions well be placed on it. Sounds to me like you're going to have to change a lot. For one, you have to deal with the visibility, you have to look at the 30 days, but what's the need for the conditional use if you're already using it as it is?

Jim Heatherly: To be honest with you, I don't know either.

Derrel Smith: It's change of use, it was a freight terminal that went inactive, and it was zoned C-3 so they had to go through the process of getting it rezoned, to I-2. Any salvage, wreckage yard is conditional only in I-2, they're

not allowed in C-3 anymore. That was a change several years ago in the scheduled uses. So, that's the reason they're here before you, they got the zoning changed and it's not allowed by right in any zone now, it's only conditional in I-2 now.

Lonnie Roberts: If it's grandfathered it can operate till it changes business structure or owners.

Derrel Smith: Like the ones across the street, are probably C-3.

Monroe Pointer: I thought this was the same one that was on the agenda a few months ago that we changed the condition of.

Derrel Smith: You reconsidered the use,

Monroe Pointer: We rezoned it, now we're saying we need a conditional for the rezoning that we did?

Derrel Smith: Right. Because it's only allowed conditionally in I-2 that's the only zone that these are allowed in now. That was changed around 5 years ago.

Carol Duncan: Yes, this body rezoned it and so did City Council to I-2 they're just back now seeking the conditional use.

Lonnie Roberts: It wouldn't be allowed in C-3 even with conditional use.

Dennis Zolper: Mr. Chairman, I make a motion that we approve this request with all the conditions that were stated, by our planning director.

Lonnie Roberts: I have a motion on the floor, do I hear a second?

Carol Duncan: Can I make a slight suggestion before you second? So, I heard that one of the conditions that staff put on was no car can be there more than 30 days. I heard them say that there are circumstances where cars have to be there more than 30 days. I feel like maybe there needs to be a procedure put in place for, I mean, are you guys saying some of these cars are ones police have towed for a criminal incident or they can't stay there after 30 days they have to go somewhere else or is there going to be some type of procedure where they can request an extension on that or I don't know, it can't come to something like this that would take too long right? But put in place a procedure where code enforcement can grant a limited extension, if it's just a week or two? I don't know, I'm just trying to anticipate a problem that's going to happen.

Russ Fletcher: According to my knowledge of it, we have the same facility in Little Rock and according to what Ms. Higginbottom said while we were in her office, file cabinets everywhere, the state police can come in there at any given day, and say hey I need to see your files, so they open them up and he goes through and they have so many days and that's where the 30 days came in and if that car's been there past the 30 days to my knowledge, she has to tell them why. Now where it states on there towed in by Jonesboro police due to homicide, DWI, insurance hold, stolen, whatever. But the other ones towed in because they abandoned them on the street, then they come and get them, but they have to put it in the paper for so many days and do this for so many days and I don't know all that you know, but that's where your 30 days came in.

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Dennis Zolper: I understand what your concern is, what do we do if there is a vehicle that is being legally required to be stored there more than 30 days, you know how do we get that communication?

Carol Duncan: I think you could say that no vehicles can be held there over 30 days without Code Enforcement approval. Then they can look at those parameters and see why.

Dennis Zolper: I would accept that amendment.

Jeff Steiling (Commission): Steiling, has a comment before we continue as well, it sounds like we're setting Code Enforcement up to be pretty busy I mean we have to go out there and check on cars for 30 days, every so often, we have

to inspect their fence to make sure you can't see through the fence because you can't see the cars, to me, I'm not sure the city has the resources to provide that service to protect the city against this, so I'm having trouble getting that straight in my mind, how that's really gonna happen, and if it can't then what do we really have out there?

Russ Fletcher: Can I make a comment on that? We have an answer to Mr. Pointer's question, why don't we just operate as we were, this list of tenants we have that includes four other cities, we always try to do the correct thing, the correct thing was to go hey we're changing, we could have just started putting wrecked cars on the property and then dealt with it as it come, right? So, we try to do the right thing as a company, we're a small company for employees, as far as fencing we knew it had to be fenced we spent over 20,000 dollars thus far fencing it to what we thought was correct. Putting the netting up to what we thought was correct. The height Mr. Smith said was plenty, we can come in and put panels or whatever but we still only got 6 foot.

Jeff Steiling: I would just like to state I have no problem with the business that you guys run, I think that you probably have a very respectable business, you seem to have great tenants on a lot of properties, but you are renting this property and I don't know if you have control over how these people run their business. So, we're having to make a judgement call not on how you're going to rent the property to them, but how they're going to run their business once they move in there. So, I'm not sure, there's two layers there that I'm seeing and I don't know if you can really control too much of our biggest concerns.

Russ Fletcher: I think as far as resources are concerned like you mentioned, with Code Enforcement, the State Police already control that, I don't know the officer they can give you his name and so forth, but I mean they go to the car lots new and used, wrecking yards, they have officers that's what they do is control that. I know that for a fact.

Monroe Pointer: And my last comment would be, I am one vote and from what I see it's not the concern of the 30 days really, it's more of what you see when you're driving into Jonesboro, so your saying that your property is, I guess that would be on the east side of Highway 1, and the other property on the west side of Highway 1, looks just like you're property, I'm thinking you have to drive through a salvage yard to get into Jonesboro regardless if we approve this or not, or if we approve this then there's two large salvage yards that you have to drive through to get to Jonesboro. So again that's my only concern is what it's going to look like when you're driving into Jonesboro. But I'm only one voice.

Unable to transcribe

Jim Heatherly: We have very little frontage on that road that belongs to us,.

Carol Duncan: I'm trying to look up who inspects that and are you saying that the lot itself the storage facility is getting inspected, or is it getting inspected because it's a towing company? Because I know towing companies are heavily regulated and inspected by State Police and JPD.

Russ Fletcher: I don't know, I can't answer that because I'm not there, but I do know that she was showing us all the files the other day, and I assume at that point that he'd go and see.

Carol Duncan: So, would it be her towing company only storing vehicles on this location?

Russ Fletcher: Yes.

Carol Duncan: Or could another towing company store vehicles there? That may be where the regulation comes in, because I know that towing companies themselves are very highly regulated by the state of Arkansas. There's a towing board in Little Rock they send people out to inspect their records like

he's talking about.

Jeff Steiling: To your question I don't know if they have control over that, she may have partnership with other towing companies and they can store there. We don't know how she runs her business.

Carol Duncan: Although other towing companies would be subject to inspections, I don't know that is my question.

Jim Heatherly: She only has her company, and we can have some control ourselves because we still own the property. I mean we do have that on file, we're not selling to them.

Dennis Zolper: Jeff, I could see where you could structure your lease to the person who is actually going to operate the towing and storage facility that would be in compliance with what we're suggesting now. That doesn't mean they're going to do that but at least we have something on the record for what their supposed to do.

Russ Fletcher: I know our facility in Little Rock is because I'm across the street everyday at my company Blue Hill Towing, and of course as a landlord you have repertoire with your tenants. I go by there and they have an auction every thirty days, I can't think of the name but they have people coming and going, and when I'm in Little Rock I'll drive by and say hey man what happened to that? Why is that still here? And you know, by doing that you're letting them know, I've seen this vehicle sitting here for a while, without saying I'm getting into your business.

Monroe Pointer: Carol, can I ask him what that address is for the Blue Hill Towing in Little Rock so I can see what that looks like, is that okay?

Russ Fletcher: It would be 2871 D and that's on Zuber Road in Little Rock.

Monroe Pointer: I'm going to go to Google Maps and see what that looks like from street view.

Russ Fletcher: I think that's it down towards the bottom in the corner, but it's not showing a towing company, that's an old photo.

Commission: Is that out in the industrial park?

Russ Fletcher: That's what they call the Little Rock port, there's 50 or 60 acres there and where the red dot is, is ours, across the street is ours, we got 526 on Ruse, Little Rock, Jacksonville, there it is right there.

Monroe Pointer: So, you can see my concern and that's not coming into Jonesboro. This is out in an industrial park area.

Lonnie Roberts: So, any other questions from commissioners? We have a motion on the floor, will you restate your motion?

Carol Duncan: I think that it was just with the stipulations and the added stipulation.

Lonnie Roberts: Should we restate the stipulations?

Derrel Smith: It would be no vehicle can stay on the property for longer than 30 days without being moved or without approval from code enforcement.

Dennis Zolper: I'll accept that.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . The motion FAILED with the following vote.

**Nay:** 6 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

**Absent:** 2 - Kevin Bailey and Paul Ford

## 8. Rezonings

[RZ-25-02](#)

Rezoning: 3305 Dan Avenue

Campbell Family Trust is requesting a rezoning from R-1, single family medium density district to C-3 LUO, general commercial district with a limited use overlay. This request is for 6.78 acres located at 3305 Dan Avenue.

**Attachments:**     [Updated Application \(3.31.25\)](#)  
                                 [Plat](#)  
                                 [Certified mail receipts](#)  
                                 [Rezoning Signs Posted](#)  
                                 [Staff Summary](#)

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

**Travis Fisher (Proponent):** Travis Fisher, Horizon Land Surveying. We're representing the owner Campbell Family Trust, to rezone this property from R-1 to C-3 LUO at 3305 Dan Avenue.

**Lonnie Roberts:** Okay, anything to add to that? Alright, city planner, staff comments?

**Derrel Smith:** Yes sir, we reviewed it and we would recommend approval with the following conditions, 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. 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. Any change of use shall be subject to the planning department approval in the future. The site shall comply with all overlay district standards and the limited use overlay shall prohibit cemeteries, communication towers, adult entertainment, homeless shelters, medical marijuana dispensaries, and billboard advertisement.

**Lonnie Roberts:** Okay, and with this being a rezoning request is there anybody here to give public comments regarding the request? If not, I'll open up for commissioners, comments or questions?

**Dennis Zolper (Commission):** Dennis Zolper, make a motion to approve with the conditions.

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

**Aye:** 6 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

**Absent:** 2 - Kevin Bailey and Paul Ford

**9. Staff Comments**

**10. Adjournment**