



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, February 11, 2025

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Jim Little

**Absent** 1 - Dennis Zolper

### 3. Approval of minutes

[MIN-25:006](#)

MAPC Minutes: January 14th, 2025

**Attachments:** [1.14.25 MAPC Minutes](#)

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

**Aye:** 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Jim Little

**Absent:** 1 - Dennis Zolper

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

[CU-25-02](#)

Conditional Use: Elmhurst Drive Storage Facility

Glenwood Limited Partnership is requesting a conditional use approval for a climate-controlled storage facility at Elmhurst Dr. and west of 3319 Harrisburg Rd. This request is for 6.35 acres located within the C-3, general commercial zoning district.

**Attachments:** [23-104 CONDITIONAL USE Submittal 1.17.2025](#)  
[23-104 Conditional Use Site Plan 1.29.2025](#)  
[CERTIFIED MAIL RECIEPTS](#)  
[SIGN POSTING](#)  
[Staff Summary](#)

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

Bear Davidson (Proponent): Yes, sir. Bear Davidson with Davidson's Engineering on behalf of the applicant. This is a site you all are familiar with, we were here last month with a different layout but as you can see in front of you tonight. We got a layout that is basically identical to what was approved in February last year with conditional use. We heard some feedback last month, there was some concerns with the building layout we were presenting at that time which was about a 60,000-square-foot climate controlled facility and then more traditional type storage at the rear. So, back in front of you tonight, this is the same site but we're going back to an entirely enclosed, single structure climate control facility with a retail type look. Just as a reminder, this is essentially what was before you last February and approved with conditions, some of which were extension of Elmhurst Drive which required an extensive traffic study as well and a plat. Jeremy with Crafton Tull is here tonight. As you all know that plat was approved. I believe in December of '24. Mr. Gasway is here with us tonight as well. There's questions for those gentlemen but a lot of time, resources, and money was spent to meet those conditions from the approval last February this is essentially in our opinion, as identical site plan just with the shift that was associated with the extension of the roadway that was required as condition of that approval. I'll be glad to try to answers if you have them.

Lonnie Roberts: Do we have a question immediately? I'm going to re-ask for questions after city comments. I guess that's it for now, I'll ask Miss Monica in the absence of Derrel to give us staff comments, please.

Monica Percy (Planner): If approved, planning staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. Any large-scale commercial development of over 75,000 square feet of gross floor area shall receive site plan approval by the MAPC.
3. Subdivision improvements for Gladiolus Business Park shall be completed before a building permit is issued for this project.
4. The site shall have at least 50 feet of public street frontage.

Lonnie Roberts: Okay, and this is a conditional use request. I'm going to have to open up for public comments. Is there anyone here to give public comments? How many of you guys would like to speak?

Patti Lack (Public): I think it's just me, Lonnie.

Lonnie Roberts: If you would introduce yourself.

Patti Lack: Patti Lack, 4108 Forest Hill Road. First, I have to say to you guys, I don't even know why we're here tonight. Because in the rules and regulations of the MAPC Commission, it states if the Planning Commission disapproves or denies a Conditional Use application, no application for such use or similar use shall be permitted involving any part of the same property for a period of 6 months. It hasn't even been a month since you guys looked at their last plan. So, if we uphold or you uphold the rules, the ordinance regulations of which you should be abiding by, we shouldn't be here right now. It should be 6 months from, I believe it was January the 14th. I know that I heard that there

should be significant changes. Well, what they did is they just went back to their original building that they had. As far as square footage it's a little bit less than what it was back a year ago. If you look at that and it's on the same acreage. So, as far as changes, but that's what the 6 months is meant for is for them to look, to work with the city, to make changes in the correct way. In that 6 month period. Not in a month's period, in 6 months. Yesterday, I went to the pre-meeting and I asked why we got a different design a month ago from a large building to a smaller building with four, 5 separate units there. The gentleman and I have to tell them right now I have nothing against them. So, I hope you feel like I don't have anything against you guys but I heard on that, that it was kind of a better fit for Jonesboro. What does that mean? Because when he was here last month, he was pretty proud of the big buildings that they put in different cities and now you look at Jonesboro, and it's like you know what? They all get steak and they get cube steak on that. That answer just didn't seem fair, so I'm a little disappointed in how they were looking at Jonesboro. I know it's probably a little cost of money too. The second question that I asked yesterday because it had not been answered was how many units are going to be in this building that's being proposed here because on that design thing, it says that there needs to be one parking spot per five units or one parking spot per thousand feet and that's what the city requires from what my understanding is and so that means there's going to be 119 parking spaces for, are you ready for this? 903 storage units in that building. So, in December, we had the preliminary plan for the 25 acres to the east side of it and I just asked Michael whether Elmhurst Drive is a city street right now. As of today, it's not. So, if you put this storage unit right here on this property right now, the preliminary plan for that 25 units was to have the road to go through Gladiolas. It's not a requirement for these storage units. So, when the storage units get built, they don't have to put a street through there yet. So, now, you're going to have 903 storage units. You're going to have the other businesses there, and then yesterday, I decided, I want to see how many customers Walmart has. During a week day, they said that they have 1200 customers a day and during the weekends they have 1500. So, when you look at the entrances and exits, if we do not put that street through on this, because it's not required, there is only going to be one way you can turn left and that's on Elmhurst and two ways to turn right, you can turn right on Parker Road, and then you're going to turn right on Harrisburg Road when it is widened. So there's going to be two ways to turn right, one way to turn left. If we don't do anything else, but that street's not required to be put through to Gladiolas. I talk to ARdot because if you guys remember that Derrel said, maybe what we can do is talk to ARdot and see how we can make that better, make it safer, make it good for the developer. I talked to them yesterday, they said no one has talked to them, but then I thought, well they don't have to because we're not putting a street through for this building right here. They're required to put the street through for the other property there. If you guys remember, I showed you that now there's sixty one accidents in that small little area in the last 2 years. That's sixty one more than what we have to have. I know that Kevin, you asked yesterday about the percentage of 75%, 68% of what we're required to on that. So, as of right now, this doesn't even conform to what we are required to. So, if you guys approve this tonight, is that then they have to go to BZA and get that variance required and then come to you. So, as of today, this isn't even meeting the requirements that we are so strict and we have the ordinances for. There's a huge problem, traffic wise, and in that area. Harrisburg Road is supposed to be taken for bid, mid 2,026. I ask you guys, we really need to get

that road expanded. We need to, as a city, we need to work with this developer to make sure that we do things right for them and we do things right for the citizens instead of just putting this together and saying, this is what we want. I know that the people who I've asked to come and I had to tell you, I have about a dozen people that could not be here because of the weather and I think you guys know that too. So, I'm not in objection to this but what I'm asking you guys is let's get Harrisburg Road completed. Let's get working with ARdot in the city to get Elmhurst a little bit safer right now, instead of just putting this out there just because. But the main thing is, is that we needed to wait 60 days. And it's not even been a month-

Lonnie Roberts: You mean 6 months.

Patti Lack: I mean, 6 months sorry bout that. 6 months on that. And that's what our ordinance and our regulation says that we needed to wait. So, I hope you turn this down and have them come back and work with the city. And let's get this right and develop that area in the right way. So, thank you.

Lonnie Roberts: Thanks for your comments. Commissioners have any questions at this time of the developer or city staff?

Kevin Bailey (Commission): Michael, yesterday in the pre-meeting, I think you clarified that the subdivision that's been approved or subdivision plats have been approved. That road and those improvements will have to be done and the first layer of asphalt will have to be done on this road before this permit can be issued for this project. Is that correct?

Michael Morris (City Engineer): That is correct.

Kevin Bailey: Okay. So, the road will go in first before this project can even be permitted, Miss Patty, and that's what we talked about yesterday. So, I just want to make sure that we're clear on that. And then the coverage that I mentioned yesterday, is allowed in C-3, 60% total coverage and you were at 75% yesterday?

Bear Davidson: We were incorrect on our coverage. We had miss calculated, we were just using the area that from the detention pond to the front, that 6 point acres that we're asking for this conditional use is on. But the acres that they're purchasing that's under contract is lot 9 of the plat that you all approved in December. It's 9 point some odd acres. We've corrected that on what's in front of you. Our lot coverage is well under it's 49.6 %.

Kevin Bailey: Okay, thank you.

Bear Davidson: And just as a reminder we had to come back before you all before anything site plan related. We feel married to this site plan. We're sticking with it, but I think there is substantial additional review regarding the site plan with you all at MAPC if this is approved and we submit for a site plan.

Monroe Pointer (Commission): I have a question for somebody on the city staff, if they could because if I'm not mistaken, we did go back and I think this question kind of got answered yesterday. I don't know if it was in walking or in passing about the fact that it is back before 6 months and I thought that we had some kind of an explanation but I think they may be owed that same explanation. So, how did this come back to us? I mean, for me, it came back because it was on the agenda. So, I can't dictate what's on the agenda but I do think she had a good point.

Monica Pearcy: We had talked to our City Attorney Carol and she had decided that there was a significant enough change for the site for it to come back before you guys.

Monroe Pointer: So, this was brought before the city's attorney?

Monica Pearcy: It was.

Paul Ford (Commission): Monica, if I'm hearing you correctly, is Ms. Duncan's

interpretation of the rules that the 6 month time period to come back is a subjective determination as to when you can come back as opposed to an objective determination of same developer, same basic site plan, come back. It's just-

Monica Pearcy: As long as there's significant enough changes determined by her, then it can come back before the 6 month period.

Paul Ford: How many stories is this building or do you know yet?

Bear Davidson: Yes sir, it'll be just one story.

Paul Ford: Okay and as this site plan looks, is it one-way traffic around the building?

Bear Davidson: Not necessarily, no sir. We've got 22 feet from and those parallel parks are 12 foot wide. So, wider than a vehicle but even with them being striped at 12 feet, there's an additional 22 feet of width, but just from the other, so to answer your question first, no, it would be two-way traffic around the building, but based on the 10 odd other sites that my you storage, that is the name of the company, has around the state. It's unusual to have more than four, five, customers on site at a time, traffic passing each other even though it's two ways, is not a common occurrence.

Paul Ford: Is Ms. Lack right there's 900 units in this?

Bear Davidson: Based on the current plan yes, there's 900.

Paul Ford: But there's only 4 or 5 cars there at a time?

Bear Davidson: Yes sir, and I can speak from experience the site in Searcy, shares a parking lot with the church I attend and I don't know if I've ever seen more than two cars at a time. It's not quite the size but it's close to it. People don't go to their storage unit on a daily basis. It's a couple times a year experience for most folks.

Paul Ford: Are all of the doors for these 900 something units on the exterior? Or are they inside?

Bear Davidson: Mostly internal, there's exterior main doors at the front. Then at the midpoint, I'm comparing this to the Benton site that we built last year. It's largely the same floor plan, and at the rear, and then at a few locations around the perimeter, some overhead doors as well, that would allow someone to back up and move large pieces of furniture in without going through a 3-foot wide main door. But you can't pull through the building in a vehicle. It's just for loading and unloading large items.

Jimmy Cooper (Commission): You're not going to have 50 or 60 overhead doors?

Bear Davidson: No, not 60, if we receive approval on the use tonight, when we have a full set of site plans and architectural, we would bring that information back before you for comment as well. I don't want to misspeak, 60 seems like way more than the other sites we have looked at for them, but I don't have the exact number at this point.

Kevin Bailey (Commission): So, that brings up a question that I have, from when we approved it February of 2024, I believe. We were, I won't say led to believe, we're kind of talked about that is basically going to be a large box store, so to speak in appearance. Masonry, veneers, and glass. And it just looks like a big retail box store?

Bear Davidson: Yes sir.

Kevin Bailey: I guess I would like to know, is that what it's going to look like? Or is it going to not look like that and is it going to have 40 or 50 exterior overhead doors?

Bear Davidson: Well, the last two builds they had constructed was in Bentonville and Springdale and those look like a retail building just like you

described with masonry, glass storefront, not the entire way around, let me be clear. The east of front will be the only area that has a glass storefront. But the intent is to not ask for any variances in this process with regard to Jonesboro's ordinance. We know we have to follow the letter of the law based on the process we've had over the last year so.

Kevin Bailey: Okay, thank you.

Lonnie Roberts: Anyone else have any questions before I open up for public comments again? Ms. Patty did you have something that you wanted to add?

Patti Lack: So, I guess it's unfortunate that we don't have a statement from Carol Duncan of the specific things that she justified having this to be read again. I don't know where there's significant differences other than it's a building that we saw before and they knew that they passed it then and they think that if we put the same building there, we're going to pass it on that way, but once again, you guys, is that I understand that if we work on Elmhurst, Elmhurst has on left turn lane crossing over three lanes of traffic and you have a right hand turn lane that actually turns into Harrisburg Road. I don't know what the traffic study is there. I know Monica sent me the traffic study from the plan that was approved for the other lots right there. I didn't see what that is but once again, at the end of Gladiola, I believe that the healthcare center is going to be expanding in that area also. So, we're going to add more cars. So, if we do not have that road all the way through from this area to Gladiola without or even with Harrisburg then is that you know, once again, it's going to be just a big problem, and even those people in the apartment building, I don't know how many hundreds of apartments are in there. They're going to find out that, you know it's probably safer to go on Elmhurst and take my chance there instead of crossing over Harrisburg Road. I just hope that we can stop for a second, work with ARdot, work with these people, and make it the best that we can versus just putting it together and approving it but once again, we shouldn't be here tonight and it's unfortunate that we don't know the reasoning behind what Carol gave the approval for because I don't know if it's ever been done before.

A motion was made by Jimmy Cooper, seconded by Jim Little, that this matter be Approved with stipulations stated by staff. The motion PASSED with the following vote.

**Aye:** 4 - Jimmy Cooper;Kevin Bailey;Monroe Pointer and Jim Little

**Nay:** 3 - Stephanie Nelson;Jeff Steiling and Paul Ford

**Absent:** 1 - Dennis Zolper

## **8. Rezoning**

## **9. Staff Comments**

## **10. Adjournment**