



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, October 22, 2024

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 7 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Jim Little

**Absent** 2 - Lonnie Roberts Jr. and Dennis Zolper

### 3. Approval of minutes

[MIN-24:097](#)

MAPC Minutes: October 8th, 2024

**Attachments:** [10.8.24 MAPC Minutes](#)

**A motion was made by Monroe Pointer, 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; Paul Ford and Jim Little

**Absent:** 2 - Lonnie Roberts Jr. and Dennis Zolper

### 4. Miscellaneous Items

[SP-24-02](#)

Site Plan: 1407 E. Highland

Crafton Tull is requesting site plan approval Fast Pace Urgent Care located at 1407 E. Highland Drive. The proposed structure is approximately 3,700 sq. ft. and located in the C-4, neighborhood commercial zoning district with a limited use overlay. Site plan approval was a condition of the original rezoning for this site.

**Attachments:** [Fast Paced-Jonesboro Civil SITE PLAN](#)  
[Site Location](#)  
[Rezoning Legislation Details](#)

**Kevin Bailey (Chair):** Okay, our first item for tonight is a site plan at 1407 East Highland.

**Jeremy Bevel (Proponent):** Jeremy Bevel Crafton Tull. We prepared the site plans.

**Kevin Bailey:** Okay, City Planner do you have any staff comments?

Derrel Smith (City Planner): Yes sir, the reason you're even seeing this is because as part of the zoning for the C-4 limited use overlay there, one of the requirements is that the site plan come before the Planning Commission. So, normally you don't see a site plan unless it's 75,000 square feet or above. So, we've looked at this, since C-4 is a neighborhood commercial, we've worked with the developers trying to soften this building up from the original submittal. So, we've got a few more windows and awnings and that kind of stuff to soften it and we also have additional landscaping out front to kind of buffer that front parking lot from the street. So, those were what we required before they got here but, with those we would recommend approval.

Kevin Bailey: Okay, commissioners any comments?

A motion was made by Jimmy Cooper, 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; Paul Ford and Jim Little

**Absent:** 2 - Lonnie Roberts Jr. and Dennis Zolper

## 5. Preliminary Subdivisions

## 6. Final Subdivisions

## 7. Conditional Use

## 8. Rezoning

### [RZ-24-16](#)

Rezoning: 6106 Southwest Drive

Crafton Tull on behalf of Blazer Land Holdings, LLC is requesting a rezoning from RS-1, single-family residential district, and I-1, limited industrial district, to RS-8, single-family residential district, and C-3, general commercial. This rezoning request is for 165 acres and is located at 6106 Southwest Drive.

**Attachments:** [Application](#)  
[Certified Mail Receipts](#)  
[Existing Zoning Map](#)  
[Proposed Zoning Map](#)

Kevin Bailey (Chair): Proponent?

Carrol Caldwell (Proponent): I should probably let Jeremy come back up here that other one's so fast, he did pretty good. Carol Caldwell, it's surrounded on three sides by farmland. It's in the county on both sides and the rear. It's zoned RS-1 industrial and commercial. So, we're wanting to do RS-8 so, we don't have to come back as we do it in phases so we can make our density whatever the market kind of dictates. So, we'll be back as soon as the rezoning through City Council on phase one. It's 4.9 houses per acre. There is no multi-family, no apartments, no tricking you, no nothing, no multi-family, just RS-8. Then along the front we've offered the City of Jonesboro, two acres and the building that's there, for free if they'll put a fire station or a police station there. So, we met

with fire chief, police chief, the mayor, Brian was there. So, as we go through the process and we're willing to give it to the city this year. Probably about a million dollars' worth of a piece of property. But it is very important and the city has to have a fire station down in that area. It's very important for a 155 acre residential development to have a police station or a fire station at the front door. So, we're doing it because it's good for that whole area. There's not one there and the city's gotta have one. So, we're willing to give that. That's not a stipulation or anything, that's not a if you don't do this, we won't do that but we're willing to do that. If you want to know, I guess what, the city is saying. You can Brian.

Kevin Bailey: Alright, City Planner?

Derrel Smith (City Planner): Yes sir we reviewed it and we would recommend approval with the following stipulations:

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

Kevin Bailey: Alright, I'll now open up for comments from commissioners but let's not have a motion one way or another till we have public input.

Jimmy Cooper (Commission): Carol, have you agreed to donate this land to the city?

Carol Caldwell: Yeah.

Jimmy Cooper: Have they agreed to take it?

Carol Caldwell: I'd rather let Brian comment, the police chief said he would love to have it. The fire said he'd love to have it, and we're wanting to give it but-

Carol Duncan (City Attorney): Ultimately council would have to approve the donation.

Jimmy Cooper: I know, I understand that. But I just want to make sure everybody's on board that this is where this is going.

Carol Duncan: I'd look to Brian for that.

Kevin Bailey: Brian would you come up?

Brian Richardson (Chief Administrative Officer): Hello, everybody we talked with Mr. Caldwell and Mr. Guerra, out there last week, and with Chief Elliot and Chief Hamrick. And you know of course this conversation sort of started, well over a year ago as far as when we talking about how we were going to deal with the fire response times out in the Valley View area. I don't think that it's a secret to anybody here that, that is growing really fast and you know, part of the initial concerns was that, we would have to locate a fire station first over on Culberhouse and now that we have kind of a thru street there, that's helped alleviate some of that pressure. So, next when you start thinking about how many thousands of rooftops are either established or being built in the Valley View area in near time with a close proximity to a school, we're certainly excited about the offer for the potential free land to construct a fire station on out there and we do think it's a long term benefit for the city. It's not something that's going to get built next year. We'll have an ISO review rating next year and I fully anticipate that they're going to say that we need more response, apparatuses out in this area and probably also in other parts of town. So, we're going to wait for final guidance on that. Obviously, but we fully anticipate that

this is going to be needed and I think logically, you can look out at that area and see how many rooftops are out there in a close proximity to the school and the fact that it's a really busy 4-lane highway and that we would certainly appreciate the opportunity to construct a fire station out there and this would save us on the land purchase and the cost of that so, somebody also pointed out that they would have to come forth to City Council for their approval and Mr. Caldwell is aware that this is not something that we would build next year this is something that would have to go into the long-range fire plan and instituting that and also some additional staffing but we've been kind of working towards that model to go ahead and get some additional fire fighters on staff. We added 12 last year with anticipation that we're going to have at least one new station in the coming years and we know we're probably going to need 2 if not 3.

Kevin Bailey: Thank you Brian.

Monroe Pointer (Commission): While you're up there, I have another question then. So, would this be like an additional fire station because it seemed like we just approved something from a few months ago from Craighead Forest Road, and I think Southwest Drive. There was a talk because we approved right there by the church. It was kind of a big deal. And we talked about a fire station being able to go somewhere in there. Is this, going to be that fire station or additional to that?

Brian Richardson: What that connection road, Southern Hills, made possible is easier access for the Neely Road fire station to respond to Culberhouse. So, that hopefully, it definitely didn't hurt the response time out there. We think that when ISO's study comes in that's going to alleviate a lot of that pressure that was, going to strongly insist that we put a fire station on Culberhouse. We think that issue is going to be resolved with that partnership on that road. So, that should save us the cost of having to build a fire station on Culberhouse which allows us to invest in a station down closer in the Valley View area, and to the school, and all those rooftops down there. So, that's how all that sort of shakes out into the equation here if that makes sense. So, there's not going to be one built most likely on Culberhouse due to that road that's coming through, that's saved us the ability to put one somewhere else.

Jimmy Cooper: My question wasn't and if, when, if you ever, I just wanted to make sure the land is going to be transferred to y'all.

Brian Richardson: Yeah, and like I said there is a process for that and you know, but we'll happily accept it, you know anytime somebody comes forward with a possible donation to the city we're happy to vet it and sometimes it's great and sometimes, maybe not but this seems like an excellent time to improve public safety in the Valley View area.

Jimmy Cooper: Some things kind of get lost in the shuffle and paperwork over the years and I don't want to see that happen if this is a possibility.

Brian Richardson: And I think that would be important in any kind of resolution and transferring the property over, that there's some stipulations on there that ensure that the property is used for its intended need.

Jimmy Cooper: And I'm sure City Attorney you'll take care of that.

Brian Richardson: Anything else?

Kevin Bailey: Thank you, Brian. Any other questions?

Paul Ford (Commission): Can I ask Commissioner Cooper a question?

Kevin Bailey: Yeah.

Paul Ford: Are you suggesting that whatever motion that we vote on, contained the contingency that this property must, whether Ms. Duncan will even say that we can do that. I'm just trying to find out what we may

eventually be, you may ask us to vote on something. Where's the horse and where's the cart? I'm just trying to figure out what your thought process is on.

Jimmy Cooper: My thought process is, if we approve this, do we have a guarantee this happen?

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Carol Caldwell: The building that's there, is in excellent condition, the police chief made the comment that he'd like to use it for a training facility. They don't have to spend any money on it, it is ready to go. We're willing to do that but it helps this subdivision and that's why we're doing it. Now, the city's gotta have something down there and we're being nice. Long story short, it helps us to have it there if it'll go there. If it won't go there, we're not going to give it to them. If the police chief or fire chief could use it, we'll do it. But that's City Council, I don't want it to be a stipulation on a rezoning for houses.

Carol Duncan: And I don't know if it can be.

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Kevin Bailey: Okay, any other questions?

Paul Ford: I have one, explain to me why you need all RS-8 when you seem to be suggesting that you're not going to build to that specification?

Carol Caldwell: This is a 10 year project, I don't know if I'll be back in here in 10 years, the market changes that's why you do phases one at a time. The houses they draw today are not the houses they drew 10 years ago. You don't know what the market is going to be. You can build up to any density you want to within that RS-8, we're starting with a 4.9 but they don't have to come back.

Paul Ford: You're saying 4.9?

Carol Caldwell: Houses per acre, it's not like we're trying to get the density up there right now, 5 years from now we may have to, so we're doing it so we can go down, we can't go up, and no apartments.

Commission: What do you mean you can't go up?

Carol Caldwell: Well, there's nothing higher, you got to have multi-family to go higher. Right Derrel?

Derrel Smith: Yes sir.

Carol Caldwell: To get density higher, you have to go to multi-family.

Paul Ford: My question is why is, it seems illogical to me. To ask for it to all be zoned where you have 5400 square foot lots, and be building them on much larger lots. So why aren't you asking for so many acres to be this zone, and then the next acreage, forgive my pessimism but last week we were in here talking about adding something to town center so we can build more apartments or more density when none of this ever stuff has ever been built in 10 years. They said it was a 10 year program.

Carol Caldwell: We watched that 70,30. I paid attention to that.

Paul Ford: But I'm just saying that it never got built. It just wasn't being developed. So, it just makes me wonder why we don't draw a line if you wanted all that density it makes me concerned that's that what would get built. And so, then my question would be to someone if it was all built on RS-8, how many rooftops can be built on this 165 acres?

Carol Caldwell: Okay, let me ask you a question, you've already approved two other areas right there by that RS-8, so this isn't the first one, it'll be the third one, okay. If we let the planning commission dictate to us what we can build, we'd go broke. We go by the market, I go by what sells, my company has sold 2 million in sales and I gotta know what sales. If I got a herd of house plans, I gotta know what plans sell. So, on lots if I got it, I can do anything I wanted, I could do one house per acre if it was zoned RS-8, right Derrel?

Derrel Smith: It's similar to Sage Meadows, in that it was all R-3.

Carol Duncan: Sage Meadows, was all R-3 but a lot of it was not built to R-3 standards.

Derrel Smith: Almost all of it was not built to R-3 standards.

Carol Caldwell: I'm planning for the future, today. Because the market will change over a 10 year period. So when you look at Phase 1 it will be 4.9 units per acre.

Paul Ford: I appreciate that but could someone tell me how many acres could be built on this at RS-8?

Derrel Smith: Without taking anything out for roads or retention, 1400 units. Unable to transcribe

Paul Ford: So, I know you're a developer but this is called the planning commission and the plan would be, where would all these cars go if there's a 1,000 rooftops there? Coming across Southwest Drive?

Carol Caldwell: Well, it's a 5 lane road, it's a highway.

Kevin Bailey: Guys, to interject this is a rezoning request.

Carol Caldwell: You can argue over the subdivision plan later.

Kevin Bailey: There will be traffic studies for whatever passes or doesn't here tonight so, we're here tonight for the rezoning request. So, let's stay on the rezoning request please.

Jeff Steiling (Commission): Derrel I have a question and I think it's for the rezoning let me know if it's not.

Carol Duncan: I'll let you know.

Jeff Steiling: So, if it's RS-8, and it has setback requirements, but your building to RS 4.9 or whatever that you're bringing to us sometime soon, are you adjusting those setbacks to something more like an RS-6 or RS-4? What I'm really thinking about are the front setbacks. Cause that front setback on a RS-8 is what? 15 feet, if you go to RS-6 that setback is 25, so what I'm thinking about is when you start laying the streets out, how are you going to control consistency especially if you start selling lots to other builders and they say well, that's RS-8 I can build 15 feet to the road, the guy next door says, well this really looks more like RS-6 I'm going to put mine back at 25, and all of a sudden you have no street frontage there, how do you plan to control that? If we just say RS-8 for the whole thing?

Carol Caldwell: I gotta make another comment before I can answer that, so on the front we're taking approximately a 2 acre lot, and we're putting in a swimming pool, a clubhouse, we're going to put a POA that's going to have a private park, for the people that live there, because it's something that's coming, you have to have security, and things for people to do. So, we're doing all that and planning it now, I haven't planned far enough to show you site plans on houses so I can't give you a specific answer right now, on that you can bring that up in the subdivision plan.

Kevin Bailey: You satisfied with that answer Jeff?

Jeff Steiling: Yeah, it's more of a subdivision question than rezoning.

Kevin Bailey: For a different time, any other commissioner comments? Alright, since this is a rezoning request I'll open it up for public comments, anybody out there that would like to speak from the public?

Unable to transcribe

Kevin Bailey: None? Okay, anybody ready with a motion?

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

Aye: 5 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Jim Little

**Nay:** 1 - Paul Ford

**Absent:** 2 - Lonnie Roberts Jr. and Dennis Zolper

**9. Staff Comments**

**10. Adjournment**