



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, July 22, 2025

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

3. Approval of Minutes

[MIN-25:063](#)

Minutes: July 8, 2025 MAPC

Attachments: [7.8.25 MAPC Minutes](#)

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, 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; Jim Little and Dennis Zolper

4. Miscellaneous Items

[COM-25:026](#)

Sidewalk In Lieu: 1625 West Parker Road

Ozark Civil Engineering Inc., on behalf of Reliance Health Facility, is requesting approval to pay a sidewalk in lieu payment of \$76,851.36 for 664 square yards along West Parker Road. The current rate is \$115.74 per square yard.

Attachments: [Reliance Health Facility-sidewalk waiver](#)
[Site](#)

Lonnie Roberts (Chair): This was tabled at our last meeting anyone want to make a motion to un-table this?

(Commission): I make a motion

(Commission): Second

Lonnie Roberts: Alright, all those in favor of un-tabling press your aye button.

A motion was made by Dennis Zolper, seconded by Jeff Steiling, that the matter be un-tabled the motion PASSED with an unanimous 'aye' vote.

Lonnie Roberts (Chair): The reason I had to un-table this is because they would like to withdraw, and I had to un-table it so we could take action on that. So, that item has been withdrawn. They're going to put in the sidewalk in.

Withdrawn

[COM-25:028](#)

Sidewalk In Lieu: 907, 911, 915, & 919 Dr. Martin Luther King Jr. Drive

Woodrow Byrd, on behalf of Blue Byrd Rentals, LLC, is requesting approval to pay a sidewalk in lieu payment of \$3,478.20 for 50.5 square yards along Dr. Martin Luther King Jr. Drive. The rate for this project is \$68.78 per square yard.

Attachments: [Blue Byrd Rentals Letter](#)
 [C2 - SITE PLAN](#)

Lonnie Roberts (Chair): Do we have the proponent for this item? Please state your name for the record so we know who you are.

John Moore (Proponent): John Moore.

Lonnie Roberts: Okay, commissioners have any questions for the applicant?

City staff do you have any comments?

Derrel Smith (City Planner): No, sir.

Lonnie Roberts: I'll take a motion.

Paul Ford (Commission): Before we move on can I ask why the withdrawn sidewalk project was a hundred and fifteen dollars a square yard and this one was \$68 a square yard. What's the reasoning for that difference?

Derrel Smith (City Planner): The reason is, the one on Martin Luther King Drive is an actual highway project that their building now and that was their cost to put sidewalk in. So, we used that on that actual job instead of taking the overall average that we normally do.

Lonnie Roberts (Chair): Yeah the first one was just an estimate.

Paul Ford: That first one would be the average?

Derrel Smith: That's the average, yes.

Michael Morris (City Engineer): That first one is the ARdot weighted average for the annual bids. This was an actual bid for Martin Luther King Drive.

Derrel Smith: It was specific to that project.

Lonnie Roberts: So, you're in lieu of fee was approved.

John Moore: Thank you.

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

[COM-25:029](#)

Site Plan: Elmhurst Drive Storage Facility

Davidson Engineering is requesting a MAPC site plan approval for a storage complex located off Elmhurst Drive. The proposed development is 118,592 sq. ft. and located in a C-3, general commercial district. Conditional use approval was granted for this site on February 11th, 2025.

Attachments: [23-104 LSD cover letter](#)
 [Site Plan](#)
 [Full Set](#)

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

Bear Davidson (Proponent): Yes, sir. Bear Davidson here on behalf of the applicant.

Lonnie Roberts: Okay, and City Planner do you have any staff comments on

this one?

Derrel Smith (City Planner): We have started the review process on this and so, what they've submitted does meet the ordinance as far as the site plan and civil approvals and everything.

Lonnie Roberts: Okay, so the reason we're seeing this is because it's greater than 75,000 square feet. So, I know we had some discussion yesterday regarding I guess, the architectural design of the building. Would anybody like to make comments on that commissioners? I'll open up for questions or comments.

Kevin Bailey (Commission): I would just like to state I went back and asked Monica to pull the meeting minutes from when we did the conditional use and we specifically asked questions of is this going to look like a big box store? And we're not going to have 40 to 50 overhead doors in it and you were going to internally load it, the project, and then by chance you submitted the elevations with your site plan review and it's exactly what we said, we didn't want.

Bear Davidson: We did submit revised drawings today Mr. Bailey. I agree, I looked at the meeting minutes as well from both the conditional use appearances. The time it was tabled and the time that it was approved. We talked a lot about the frontage having a retail look but I did, see as well where we talked about the north side that was facing that public right of way, not having overhead doors. So, I had a visit with the architect late last night after the meeting yesterday and we submitted today revised renderings where there are no overhead doors on that east or north facing exterior walls which are the walls that face the public rights of way. Also, I think, Monica did you get the photo realistic rendering I submitted as well. This is from the northeast corner. So, the two public roadways are on the east and north. What you don't see in this rendering though along that north property line, additionally, there are proposed non-color sweet gums, 48 sky pencil hollies, 3 red maples, and 15 boxwoods. It's extremely heavily landscaped between our internal drive and the public right of way. So, on top of the fact that we've eliminated those overhead doors facing north, we've also heavily landscaped between the public right of way and our structure. I think we've addressed those comments. I agree with those comments and think we've addressed them.

Kevin Bailey: I would like to say that my comments in that last meeting that my comments about the big box store look and the not that many door and then the masonry and glass, wasn't specific enough, which probably led you guys not giving us exactly what I felt like I was voting for. But I did vote for it. So, I can't vote against what you have already here. But I don't feel like the overall concept of the building is what I thought I was voting for in the conditional use previously. Does that make sense? I was looking for a project that didn't look like a mini storage. It'd look like a big box retail that was loaded from the inside or from the ends with minimal exterior doors and it would look like a block building with some glass entrances in it. And I need to apologize to y'all if my question wasn't clear enough in the, but I did vote for it. So, there's nothing I can do about that now. But this is not what I felt like I was looking for in the conditional use.

Bear Davidson: Thank you for your comments. Our intent was to address those concerns. This is largely similar in appearance to the Benton Arkansas facility that we worked on about 18 months ago. Been by it several times since then. Sometime we have to work on projects that we're not super pumped about the way they look. That's not one of them, driving by, it's a sharp looking facility. Well landscaped, it has a retail look. This will be largely the same. If it's not what you had in mind at conditional use, I apologize. The goal has been to

put forward what was requested.

Kevin Bailey: I appreciate that, I feel like I've let you guys down with it, by not clarifying my comments back then.

Bear Davidson: I hope if this gets built that you'll feel the same way when it's built driving by like we do in Benton that it's a project to be proud of. It looks sharp and it's well kept so.

Kevin Bailey: That's all I had Lonnie.

Jeff Steiling (Commission): I had a question about the site planning and the parking.

Bear Davidson: Yes?

Jeff Steiling: There are a lot of parking spaces around the building right on the building they appear on the site plan. And I was wondering, some of those look like they would be blocking some of the exits that are coming out of the building. I'm wondering what you do to protect the building when you park that close? Do you have bollards out there, how do you keep cars from hitting the metal panels you have on the side of that building?

Bear Davidson: We do generally have an ample amount of bollards at corners especially exposed corners and in at doorways. Storage is short of a unique business, if people come and go but not in droves, we have way more parking spaces shown than we would actually need. We're just trying to make sure we meet the city's ratio requirements. If there were 10 customers at the side at one time, that would be a whole lot and so, we do want folks to have the ability to pull up to the many number of external doors along the boundaries to unload items and be close to their internal climate controlled units and we want them to do so in an organized manner but if you looked at our site plan, you'd think, good grief why is there so many parking spaces? There's not a need for that. One we want to meet the city's requirements and two to just try and keep people parking in an organized manner along those entry points. Does that answer your question?

Jeff Steiling: It does, it doesn't change my concern but it does answer my question. I guess my concern is that there's no curb, there's no sidewalk, there's no nothing there to kind of protect the building from the vehicles. Both parking in those parallel parking spaces or backing up. And we're already a little concerned about how the building looks. And if it has big dents in it, six months down the road after it's built, it's going to look even worse.

Bear Davidson: A few more things to add, there is curb and gutter along the entire perimeter just to clarify-

Jeff Steilings: Along the outside perimeter not the inside around the building right?

Bear Davidson: Yes sir, that's right and we do have a raised six-inch sidewalk at the front where you would go in if you were to inquire about leasing a space. The reason that there's no curb and gutter around the interior or raised sidewalk is intentional. A lot of times people are carrying a heavy couch or using dollies to roll, so that flush entry is important for access as well. But the offset, the risk is yeah, that someone could potentially bump into the building. So, we do have to use bollards.

Jeff Steilings: I guess my thought would have been that you would come out those doors and have kind of what we think of as a handicap ramp down and that you would have some curb and gutter around the rest of that to protect the building. But that's not what's purposed and I'm guessing Derrel that's not required. But I am concerned about what that building looks like, 6 months or a year because people are going to understand those spots are not all going to be filled at the same time, but people are going to park as close as they can to the door to load and unload their vehicles and that means they are going to be

parking as close to the building as they can get. And I'm just a little concerned about that.

Lonnie Roberts: Commissioners have any other questions?

Paul Ford (Commission): I don't know if I have a question but my comment is, I didn't vote for this approval of this project in the first place and I still have significant reservations about it and then to, comeback with a site plan that is inconsistent with the discussions at the February meeting and only changes in the middle of the night after somebody's raised it at the pre-meeting and that photograph is not technically a part of your submission in your application for approval. All of which just adds to my initial angst to this project.

Carol Duncan (City Attorney): I will say that I think an amendment can be made to include that photograph as a replacement photograph.

Bear Davidson: I'll be glad for that to honest.

Carol Duncan: To show that, that's what they're requesting for the site plan approval. If that's helpful in anyway.

Bear Davidson: Thank you.

Dennis Zolper (Commission): Zolper, I make a motion to approve the project, subject to a new photograph being attached to the application.

Carol Duncan: Can we specify that shows no overhead doors on the public right of way? I think that's essentially the change right?

Commission: That's right.

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

Jimmy Cooper (Commission): Cooper, second.

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that the matter be amended, and the motion was DENIED with the following vote:

Aye (2): Dennis Zolper, Kevin Bailey

Nay (6): Jeff Steiling, Jim Little, Jimmy Cooper, Monroe Pointer, Paul Ford, Stephanie Nelson

Absent (0):

Lonnie Roberts (Chair): Okay, so this site plan has been denied.

Carol Duncan (City Attorney): I thought that vote was on the amendment that was just proposed.

Lonnie Roberts: Was that just for the amendment or did you think you were voting for the site plan?

Unable to transcribe

Carol Duncan: Okay, I took it wrong I thought it was on just the amendment.

Dennis Zolper (Commission): I thought it was too.

Carol Duncan: That was your motion maker.

Lonnie Roberts: So, how do we proceed?

Derrel Smith (City Planner): You have to vote on the amendment first and then vote on the site plan.

Carol Duncan: That's what I understood. Under Robert's Rules of Order, I assumed an amendment was made and you would vote yes or no on the amendment. And then, you would cast a vote on the site plan.

Unable to Transcribe

Carol Duncan: I was saying you can amend the site plan before you vote on it.

Lonnie Roberts: Do you want to call for a revote?

Paul Ford (Commission): What I thought Mr. Zolper's motion was, was to approve the site plan with the amendment of the photograph. So, I thought it was one motion by Mr. Zolper which received the second. So, it to me, there was a motion, the second, and a negative vote. We can't go back and change

the motion.

Carol Duncan: Well, he's saying he thought his motion was to amend the site plan. Which under Robert's Rules of Order would be correct. You would amend the site plan, and then vote on the site plan.

Paul Ford: The minute's will reflect what Mr. Zolper said initially.

Dennis Zolper: Why don't we just make a second motion to approve the existing plan as submitted tonight without an amendment.

Carol Duncan: I think that's what people voted on essentially.

Dennis Zolper: Seems like it was.

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

Aye: 1 - Dennis Zolper

Nay: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Jim Little

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

9. Staff Comments

10. Adjournment