



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, June 10, 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; Paul Ford and Dennis Zolper

Absent 1 - Jim Little

3. Approval of Minutes

[MIN-25:049](#)

MAPC Minutes: May 27, 2025

Attachments: [5.27.25 MAPC Minutes](#)

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

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

Absent: 1 - Jim Little

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-25-02](#)

Preliminary Subdivision: Pacific Landing Phase 1

Fisher Arnold is requesting preliminary subdivision approval for Pacific Landing Phase 1; 105 lots on 33.04 acres. This site is located at Pacific Road and Kathleen Street in the, R-1, single family medium density district.

Attachments: [PRELIMINARY PLAT](#)
[Pacific Landing Civil Sheets](#)
[Staff Report](#)

Lonnie Roberts (Chair): Do we have the proponent for this item?
Garrett Dunnam (Proponent): Good evening, Garrett Dunnam for the Fisher Arnold, 3121 Galloway Court. We are seeking preliminary plat approval. I had a meeting yesterday, and the pre-meeting went well. Showing sidewalks and

lot sizes accurately. There was a discussion with fire as far as the second access. The two roads that go to Pacific don't meet the separation requirement for the size of the parcel that we're starting with. So, there is now control going to the west that will be phase two. We will develop that will give the second access to satisfy the fire code.

Lonnie Roberts: Okay. City Planner, do you have staff comments on this one?

Derrel Smith (City Planner): Yes, sir we do. We reviewed it and it does meet the subdivision requirements for preliminary subdivision per lap. We would recommend approval with a couple of stipulations that at the phase line on Thrasher Drive between phase 1 and 2 that they install a speed table. And then at the intersection of Thrasher Drive and Mary Grace Drive that they install raised crosswalks in the intersection. They also need a road that would maintain an eighty thousand pound firetruck all the way over to Kathleen.

Garret Dunham: Yes sir, that will be constructed with phase one.

Derrel Smith: All this will be phase one.

Lonnie Roberts: Speed bumps and pedestrian, you got that too.

Garret Dunham: So, the speed table will be in phase 1. I just want to ask for clarification so the street, it'll stop at the baseline but the request is the speed table is constructed in the phase one?

Derrel Smith: Phase one, yes. And also that the raised crosswalks will be-

Garret Dunham: Yes, sir.

Lonnie Roberts: Thank you, okay commissioners questions for the city staff or the proponent?

Dennis Zolper (Commission): Zolper, make a motion to approve the request with Derrel's stipulations. 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;Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

6. Final Subdivisions

[PP-25-03](#)

Final Subdivision: Stevenson's Replat

Brandon Wood Engineering & Surveying is requesting final subdivision approval for Stevenson's Replat; 3 lots on 0.33 acres. This site is located at 1233 Flint Street in the, NBT, neighborhood transitional district.

Attachments: [Stevenson Replat Lot 1 Burns Subd](#)
 [Staff Report](#)

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

Brandon Wood (Proponent): Brandon Wood, I'm the surveyor representing the owner. We're requesting final replat to convert one lot into three lots.

Lonnie Roberts: Okay, city planner any comments?

Derrel Smith (City Planner): Yes, we reviewed this, this is also in the downtown Jonesboro Redevelopment District. So, that's the reason the lot sizes can fluctuate the way they do. But we would recommend approval because it does comply with all the requirements of the final subdivision plan of chapter 1, 13 and so we would recommend approval for that.

Lonnie Roberts: Okay, commissioners have questions on this replat?

Kevin Bailey (Commission): Lonnie, I have a comment, yesterday we talked about it and all three of these structures do have separate utility services already. And so, it's not.

Brandon Wood: As far as we know, I do know 100% with the water meters, it's kind of hard to, I mean, they have all their utilities going to City Water and Light's utilities. So, I don't know of anything unusual. It's a very old neighborhood. I know, water, sewer, and electric but I don't know about gas and stuff.

Kevin Bailey: So, how would we confirm that, that has to be? Could we make that as an stipulation that the utilities are separate or do we have any?

Derrel Smith: They'll have to be separated once their individual lots anyway.

Lonnie Roberts: They'd have to be don't they?

Brandon Wood: I would think so, they all have their own meters and electric meters.

Lonnie Roberts: That would be caught at the permitting phase for sure.

Brandon Wood: They're addressed separately.

Kevin Bailey: I may be making something out of nothing but just to be sure that the utilities are all separated. That we're not dividing three lots with shared utilities.

Brandon Wood: I don't think so.

Lonnie Roberts: Anyone else?

Brandon Wood: City Water and Light has reviewed the, we provided them the above ground utilities and they reviewed them. We gave them a utility plan.

Lonnie Roberts: There have been cases where lots were separated but they didn't have separate utilities and that wasn't caught until later. So, that's definitely a legitimate concern I would say.

Monroe Pointer: So, would it be best to make that stipulation that Kevin was talking about? It sounds like that to me.

Derrel Smith: It wouldn't hurt.

Lonnie Roberts: Is anybody ready for a motion? Any other questions?

Kevin Bailey: I make a motion to approve with that stipulation that the utilities are separated into three lots, if you will.

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

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

Absent: 1 - Jim Little

7. Conditional Use

8. Rezoning

[RZ-25-09](#)

Rezoning: 4700 Industrial Drive

McAlister Engineering is seeking a rezoning on behalf of Dale Koehn for 4.9 acres located at 4700 Industrial Drive. The current zoning is R-1, single family medium density district and the requested zoning is I-2, general industrial district.

Attachments: [Application](#)
 [Certified Mail](#)
 [Deed](#)
 [Rezoning Plat](#)
 [Rezoning Signs](#)
 [Staff Summary](#)

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

Megan McAlister (Proponent): Megan McAlister with McAlister Engineering on behalf of Koehn Contracting.

Dale Koehn (Owner): And I'm Dale Koehn the owner.

Lonnie Roberts: City Planner do you have staff comments on this?

Derrel Smith (City Planner): Yes, sir we do. If you look at the approval criteria you'll notice that they're not all green check marks but the reason for that is, because even though that area is kind of industrial already, there is no sewer service to the area. So, when they did the last land use plan they just left that as a rural area because you couldn't get sewer to it at the time. This lot doesn't need sewer. So, it does fit with the area and we are going to recommend approval with the following guidelines, 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.

Lonnie Roberts: Alright, with this being a rezoning request is there anyone here from the public who would like to add comments or ask questions regarding this rezoning? If not, I'll open up for commissioners questions or comments.

Paul Ford (Commission): What was your comment about the sewer? That it has sewer now or it doesn't?

Derrel Smith: It still does not, but this lot shouldn't need sewer as large as it is. It can operate on septic.

Paul Ford: I assume it's on septic now?

Derrel Smith: I'm sure it is.

Paul Ford: But with 5 acres it should be perked easy, depending on what's going to be used for there and their water use needs.

Derrel Smith: It shouldn't be a huge water usage. From what I understand it's not going to be a big water user.

Lonnie Roberts: Monroe you had a question?

Monroe Pointer (Commission): Yeah, so you said that's the only one in this area? Because it looks like everything on here is already.

Derrel Smith: No, it's the only one that's zoned I-2 but there's industrial uses going on in the area right now. City Water and Light has property in the area. I think they've got some kind of plan out in that area. Across the street there's more of an industrial use but they're all R-1, I mean they've probably been there forever and so they're considered a legal non-conforming use until they try to make a change.

Monroe Pointer: They would have to go through the same process?

Derrel Smith: They would have to go through the same process yes.

Lonnie Roberts: Any other questions? Commissioners?

A motion was made by Paul Ford, 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;Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

9. Staff Comments

10. Adjournment