



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, February 28, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

Present 7 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent 2 - Jim Little and Dennis Zolper

2. Roll Call

3. Approval of minutes

[MIN-23:019](#)

MINUTES: February 14th, 2023 MAPC Meeting Minutes

Attachments: [MAPC Minutes 2-14-23](#)

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

Aye: 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-01](#)

PRELIMINARY SUBDIVISION: Harrison Hills Phase 2

McAlister Engineering is requesting MAPC Preliminary Subdivision Approval for Harrison Hills Phase 2 for 11 lots on 3.73 +/- acres. This property is located at Serenity Hill Drive and Rolling Hills Drive and zoned R-1, Single-Family Medium Density District.

Attachments: [Application](#)
[Letters of Opposition](#)
[Letters About Selling Lots](#)
[SubdvPlansRevised2-23](#)
[Staff Report](#)

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, that this matter be Untabled. The motion PASSED unanimously.

Megan McAlister, McAlister Engineering – Proponent: Said she is seeking approval for Harrison Hills Phase 2.

Derrel Smith – Staff: Said it meets all requirements of subdivision code and recommends approval.

Paul Ford – Commission: Said he read the letters of opposition of the subdivision indicating that streets were being closed or easements were being infringed upon. Asked what their response is and if they have read the letters.

McAlister: Said they read the letters and the easements were mistakenly placed on the adjacent neighbors properties thinking it was something they would be interested. She said the easements have since been taken off.

Ford: Confirming the easement issue has been resolved from the complaint.

McAlister: Confirmed.

Ford: Asked about the closing of the streets.

McAlister: Said in 2014 the neighbors agreed to the road closure, but the paperwork wasn't finalized and the abandonment didn't go through. She said they attempted it again since they restarted the subdivision, but they were against it coming forward. She said they agreed with that and they will build the streets.

Ford: Asked if the subdivisions submitted today will not close the streets.

McAlister: Confirmed.

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

6. Final Subdivisions

7. Conditional Use

[CU-23-01](#)

CONDITIONAL USE APPROVAL: 2300 Kellers Chapel Road

Tralan Engineering, on behalf of Tina Coots Living Trust, is requesting conditional use approval for an accessory building with a footprint of approximately 1,600 square feet. The property is located at 2300 Kellers Chapel Rd and zoned R-1, single family medium density district.

Attachments: [Conditional Use Application-Signed](#)
 [Certified Mail Receipts](#)
 [Site Map](#)
 [Staff Summary](#)

Michael Boggs, Tralan Engineering – Proponent: Said they are requesting conditional use on this R-1 property for agricultural use and a new barn.

Derrel Smith - Staff: Recommend approval with the following conditions:

That upon issuance of the Conditional Use Approval, all other permits and

licenses required locally and statewide be applied for and obtained by the applicant.

(No public comments)

A motion was made by Paul Ford, seconded by Stephanie Nelson, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

Recused: 2 - Kevin Bailey and Jeff Steiling

8. Rezonings

[RZ-23-03](#)

REZONING REQUEST: 4902 & 4904 East Highland Drive

Jeremy Bevill of Fisher Arnold is requesting a rezoning from R-1, Single-Family Medium Density District, and C-3, General Commercial District, to CR-1, Commercial Residence Mixed Use District. This request is for 1.84 acres located at 4902 and 4904 E. Highland Drive.

Attachments: [Rezoning Application Signed](#)
[Cover Letter - Rezoning](#)
[Rezoning Plat](#)
[Certified Mail Receipts](#)
[Staff Summary](#)

Jeremy Bevill, Fisher Arnold – Proponent: Said they are requesting the rezoning to CR-1.

Derrel Smith – Staff: Said they would recommend approval with the following conditions:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain 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 Planning Department approval in the future.
4. The site shall comply with all Overlay District requirements.

(No public comments)

Jimmy Cooper - Commission: Asked if this was tabled or not tabled.

Lonnie Roberts, Jr – Commission: Said they tabled the original application indefinitely, and this application is different from the last which is why it wasn't untabled.

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

Aye: 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

9. Staff Comments

10. Adjournment