



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, February 13, 2024

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 Jim Little

Absent 1 - Dennis Zolper

3. Approval of minutes

[MIN-24:012](#) MAPC Minutes from January 23, 2024

Attachments: [1.23.24 MAPC Meeting Minutes](#)

A motion was made by Jeff Steiling, 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 Jim Little

Absent: 1 - Dennis Zolper

4. Miscellaneous Items

[COM-24:005](#) Sidewalk In Lieu: 3921 S. Stadium

Foresite Group, LLC on behalf of Cross Development is requesting MAPC approval to pay the sidewalk in lieu payment of \$17,280.88 for 266.16 linear feet of sidewalk located at 3921 S. Stadium Blvd. The current ARDOT weighted average is \$97.39 per square yard.

Attachments: [2024-01-17 Caliber Collision Sidewalk Request Letter](#)
[2024-01-17 Caliber Collision - Lot 1 Stadium Blvd. - Jonesboro, AR](#)
[Caliber Collision Permit Application](#)

Proponent: I'm present online.

Lonnie Roberts (Chair): Okay, do you have anything to add to that?

Proponent: That pretty much sums it up, the proposed project is a Caliber Collision auto body shop located at that address. Just across from Stadium Boulevard from Old Feed House Road and the sidewalk payment is being requested because in our coordination with ARDOT they've indicated that

Stadium Boulevard is to be widened in that area in the very near future. So, that's the basis of the request.

Lonnie Roberts: Alright, city planner do you have the staff comments on this?

Derrel Smith (City Planner): Yes, we reviewed it, and we would recommend that we accept the fee.

Lonnie Roberts: General comments some of the things that were said yesterday, is there is a work order from the Arkansas Department of Transportation.

Derrel Smith: We got the job number and everything so.

Lonnie Roberts: Okay, commissioners any questions?

A motion was made by Jimmy Cooper, seconded by Jim Little, 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 Jim Little

Absent: 1 - Dennis Zolper

5. Preliminary Subdivisions

[PP-24-02](#)

Preliminary Subdivision: Whitetail Crossing Phase II

Mark Morris is requesting preliminary subdivision approval for Whitetail Crossing Phase II; 18.6 acres and 85 lots. This property is located south of Deerfield Drive and zoned RS-8, single-family residential district.

Attachments: [WHITETAIL PHS 2 PRELIM-Revised](#)
[Application Whitetail Crossing Phase 2 - Prelim](#)
[Staff Report](#)
[Plans](#)

Mark Morris (Proponent): Good afternoon, my name is Mark Morris and we are seeking preliminary approval on 85 lots. This is our second phase of Whitetail.

Lonnie Roberts (Chair): City planner do you have staff comments on this one?

Derrel Smith (City Planner): Yes, sir. We reviewed it and it does meet all the requirements of the subdivision codes. We would recommend approval.

Lonnie Roberts: Alright, I'll open up for commissioners any questions for the applicant or the city staff?

A motion was made by Monroe Pointer, seconded by Paul Ford, 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 Jim Little

Absent: 1 - Dennis Zolper

6. Final Subdivisions

7. Conditional Use

[CU-24-02](#)

Conditional Use: 702 N. Church Street

Wood Engineering is requesting conditional use approval for a general day care at 702 N. Church St. The property is zoned R-3, multi-family high-density district. The request is on behalf of Felicia Miller and Alice Evans.

Attachments: [Conditional Use App](#)
 [702 CHURCH ST-SP-1](#)
 [Certified Mail](#)
 [Notification Letter](#)
 [Notifiation Map](#)
 [Rezoning Signs](#)
 [Clark Replat](#)
 [Staff Summary](#)

Carlos Wood (Proponent): Carlos Wood, and I'm representing the developers. They own the daycare on the west side of Church Street at this same intersection, and they are outgrowing their facility and they want to put another facility on this corner.

Lonnie Roberts (Chair): Okay, city planner do you have staff comments on this one?

Derrel Smith (City Planner): Yes, sir. We reviewed it and we would recommend approval with the following stipulations that upon the issuance of conditional use:

1. All of the required local and statewide permits and inspections must be applied for and obtained.

2. The site shall comply with all the requirements of the overlay district.

Lonnie Roberts: Alright, and so this is a conditional use, I'm going to open up for discussion, is there anyone here to give public comments to speak about the conditional use at 702 North Church Street? If not, I'll open up for commissioners. Commissioners questions or comments?

Paul Ford (Commission): Is this an intent to make two facilities or to abandon or no longer use the current one and move into a larger facility or?

Carlos Wood: No sir, they're going to need both facilities. The lot won't support a larger building.

A motion was made by Paul Ford, seconded by Kevin Bailey, 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 Jim Little

Absent: 1 - Dennis Zolper

8. Rezoning

RZ-24-02

Rezoning: 5709 E. Nettleton Avenue

Crafton Tull on behalf of C3, LLC is requesting a rezoning from R-1, single-family medium density district, to I-1, limited industrial district. This request is for 0.55 acres located at 5709 E. Nettleton Ave.

Attachments: [23903500-Rezoning Application](#)
[Receipts](#)
[Rezoning Plat](#)
[Rezoning Sign](#)
[CWL Signed Notification](#)
[Staff Summary](#)

Jeremy Bevill (Proponent): Jeremy Bevill engineer with Crafton Tull. We're asking for this rezoning to I-1 from R-1, it's adjacent to existing I-1 just north of the subject tract, existing industrial zoning shaded in blue and south of us is commercial C-3, across the highway, that portion of Nettleton is a state highway, across there is I-2 heavier industrial use.

Lonnie Roberts: City planner, any staff comments on this one?

Derrel Smith (City Planner): Yes we reviewed it, it meets all 6 of the criteria to rezone a property, so we would recommend approval with the following conditions:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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 the overlay district standards.

Lonnie Roberts: Alright and so with this request is there anyone her to give public input regarding his rezoning request? If not, I'll open up for commissioners. Questions or comments from anyone?

A motion was made by Jimmy Cooper, seconded by Jim Little, 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 Jim Little

Absent: 1 - Dennis Zolper

9. Staff Comments

Kevin Bailey (Commission): One question, with this sidewalk in lieu of fee that we approved tonight, Michael we've asked in the past for you guys to provide us with a list of your sidewalks that you've been applying the, in way in lieu of fees toward, I don't think we ever got that.

Lonnie Roberts: Priority list?

Kevin Bailey: Yeah, priority list.

Michael Morris (City Engineer): Our office 22 or 23, we done around Annie Camp School which is Wimbledon and all that area, that's as much as we've had, we spent. I'd have to pull it out, but I can bring that amount and where we spent that money and how much we have left if y'all would like that next meeting.

Kevin Bailey: Yeah, I think we'd like to see that.

Michael Morris: I can do that.

Kevin Bailey: That's all I had.

10. Adjournment