



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, March 14, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

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

Absent 1 - Kevin Bailey

2. Roll Call

3. Approval of minutes

[MIN-23:025](#)

MINUTES: MAPC Minutes Feb. 28, 2023

Attachments: [MAPC Minutes 2-28-23](#)

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; Jim Little; Dennis Zolper; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 1 - Kevin Bailey

4. Miscellaneous Items

[COM-23:010](#)

SIDEWALK IN LIEU FEE: 3021 MLK Jr. Drive

Associated Engineering, LLC, on behalf of Caliarka Petro, LLC, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$27,128.90 for 542 linear feet along Stadium Blvd. The current rate is \$75.08 per square yard.

Attachments: [Request Letter](#)
[Site Plan](#)

John Easley – Associated Engineering: “We are putting in a new TA Express truck center at the corner of Martin Luther King Blvd and CW Post. It’s part of the highway department and MLK improvements they’ll be doing sidewalks along MLK. This is an in lieu requests for the sidewalks on MLK.”

Derrel Smith – Staff: “We reviewed it. There is an actual ARDot job number and they’ve already led that job. We will get sidewalks when it’s finished, so we would recommend accept the in fee in lieu and use it elsewhere.

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

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

Absent: 1 - Kevin Bailey

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-23-02](#)

CONDITIONAL USE: 608 Eason Avenue

DP Family Ventures, LLC is requesting conditional use approval for an accessory dwelling unit at 608 Eason Ave. This property is located within the R-2, multi-family low density district.

Attachments: [Application](#)
[Site Plan](#)
[Notification Letters](#)
[Staff Summary](#)

Derrel Smith – Staff: “City code says that an accessory dwelling unit means a separate living quarters within or adjacent to a single-family residence for the exclusive independent occupancy of no more than two persons who are related by blood, marriage, adoption or other legal relationship to the owner of the residence. The dwelling unit space shall contain no more than three habitable rooms such as living, sleeping or sitting activities in addition to bath and kitchen spaces. The dwelling unit space shall be accessible only from within the main quarters and not have a separate exterior entrance. That’s the definition by code.”

Lonnie Roberts - Commission: “So, does this application meet the criteria?”

Smith: “Reading that, it can’t have an exterior entrance. The way this is shown, it has its own entrance off of Eason St, so I’m not sure if it meets the definition of accessory dwelling unit.”

Snodgrass: “It doesn’t. It was probably an oversight on my part in the description.”

Dennis Zolper - Commission: “Mr. Chairman, would this be more likely to be handled at the Variance Board.”

Smith: “They are the only ones allowed to override a city code and I think if you allow this you would be overriding a city code.”

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that this matter be Approved. The motion FAILED with the following vote. (This item will go to BZA)

Nay: 7 - Jimmy Cooper; Jim Little; Dennis Zolper; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 1 - Kevin Bailey

8. Rezoning

9. Staff Comments

10. Adjournment