



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, June 11, 2019

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-19:058 MINUTES: May 28, 2019

Meeting Minutes from Tuesday, May 28, 2019.

Attachments: [Meeting Minutes from May 28, 2019.pdf](#)

4. Miscellaneous Items

COM-19:038 MINOR PLAT APPROVAL: 716 North Patrick Street

George Hamman of Civilogic on behalf of owner Southern Properties of Arkansas is requesting plat approval to construct a single parcel with one single family home. This plan creates three additional lots for a total of four lots. This is within an R-1 Single Family Residential District.

Attachments: [Request Preliminary and Final Letter.pdf](#)

[Howard Hills Plans.pdf](#)

[Hydrology Report.pdf](#)

[SWPPP.pdf](#)

[Aerial View of Location.pdf](#)

SP-19-02 PRELIMINARY SITE PLAN REVIEW: Thorn Street Duplex Project

Jeremy Bevill of Fisher Arnold on behalf of Mary Louise Simmons is requesting MAPC Approval of a preliminary site plan for the lot widths and required setbacks for this project that do not meet the minimum requirements. This is within an R-2 Multi Family Low Density District.

THIS HAS BEEN PULLED.

Attachments: [Application.pdf](#)
[Site Plan Concept.pdf](#)
[Ordinance 13-040 - 5% within Compliance.pdf](#)
[Lot Width at Setback.pdf](#)
[Duplex typical.pdf](#)
[Duplex L Shape.pdf](#)
[3D Rendering.pdf](#)

5. Preliminary Subdivisions

PP-19-11 PRELIMINARY SUBDIVISION APPROVAL: Wolf Meadows Phase 3

Josh Hurd of McAlister Engineering on behalf of WMPOF, LLC is requesting MAPC Preliminary Subdivision Approval for 54 proposed lots on 12.11 acres +/- located on the south side of Aggie Road and west of Prospect Farms Subdivision within the RS-8 Single Family Residential District: minimum 5,445 ft. lot required.

Attachments: [Application.pdf](#)
[Staff Report.pdf](#)
[Wolf Meadow Phase 3 Plans.pdf](#)
[Wolf Meadows and Prospect Farms Connection.pdf](#)
[Aerial View of Location.pdf](#)
[Legislation Sidewalk Details.pdf](#)
[Ordinance.pdf](#)
[All Phases of Wolf Meadows.pdf](#)

6. Final Subdivisions

PP-19-10 REPLAT APPROVAL: CENTRE PARK ADDITION REPLAT

John Easley of Associated Engineering on behalf of Centreline, LLC is requesting a MAPC Approval for 1, 2 and 3 that was lot 5 of Centre Park Addition Replat. It does meet all requirements, but due to three lots it requires MAPC Approval. This is within C-3 General Commercial District.

Attachments: [Centre Park Addition Replat.pdf](#)

7. Conditional Use

CU-19-05 CONDITIONAL USE: 621 Gordon Street

Jonathan Harris is requesting MAPC Approval for a Conditional Use to have an Automotive Repair Shop within an I-1 Limited Industrial District. This is located at 621 Gordon Street.

Attachments: [Application.pdf](#)
[Staff Report.pdf](#)
[Picutres of Area.pdf](#)
[USPS Receipts.pdf](#)

CU-19-06 CONDITIONAL USE: 1409 E. Parker Road

Danny Rainwater of Lamar Advertising of Jonesboro is requesting MAPC Approval for a Conditional Use for off-premise existing billboard signage going to LED Digital Face on both sides located within a C-3 General Commercial District. This is located at 1409 E. Parker Road.

Attachments: [Application.pdf](#)
[Letter.pdf](#)
[Staff Summary.pdf](#)
[Plat of Survey.pdf](#)
[Billboard Plans.PDF](#)
[Current and Purposed Pictures.pdf](#)
[Easement Information.pdf](#)
[Aerial View of Billboard.pdf](#)

8. Rezonings

RZ-19-07 REZONING: 5410 Harrisburg Road

Joshua Hurd of McAlister Engineering on behalf of owner Kevin Meredith is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to I-1 Limited Industrial District for 10.498 Acres +/- of land located at 5410 Harrisburg Road.

Attachments: [Application.pdf](#)
[Staff Summary.pdf](#)
[Rezoning Plat.pdf](#)
[Plat.pdf](#)
[Picture of Rezoning Sign.pdf](#)

RZ-19-08 REZONING: 5403 E Nettleton - Fred Street - Part of Block D of Dudley's Subdivision

Jerry Stephens is requesting MAPC Approval for a Rezoning from C-3 General Commercial District to RS-7 Single Family Residential District with minimum 6,222 sq. ft. lot required for .77 acres +/- of land located on Fred Street - Part of Block D of Dudley's Subdivision.

THIS HAS BEEN PULLED UNTIL THE NEXT MEETING.

Attachments: [Application.pdf](#)
[Lynn Turner Block D Replat.pdf](#)
[Rezoning Plat.pdf](#)
[Property Owners.pdf](#)

RZ-19-09

REZONING: 5307 E. Highland Drive

SAI Real Estate, LLC is requesting MAPC Approval for a Rezoning from AG-1 Agricultural District to I-1 Limited Industrial District for 12.90 Acres +/- of land located at 5307 E. Highland Drive.

Attachments: [Application.pdf](#)
[Staff Summary.pdf](#)
[Rezoning Plat.pdf](#)
[Warranty Deed.pdf](#)
[People 200 FT .pdf](#)
[Receipts and Green Cards.pdf](#)
[Pictures of Rezoning Sign.pdf](#)

9. Staff Comments

10. Adjournment