



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, December 10, 2019

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-19:113](#) MINUTES: MAPC Meeting - Tuesday, November 12, 2019

Attachments: [Meeting Minutes from November 12, 2019 MAPC Meeting](#)

### 4. Miscellaneous Items

[SP-19-06](#) SITE PLAN REVIEW: 5111 Krueger Drive

John Szopinski of Forcum Lannom Contractors, LLC on behalf of Kenney Manufacturing is requesting Site Plan Review and Approval for a new proposed Warehouse Addition to their existing facility located at 5111 Krueger Drive that will be in the I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thru requiring MAPC Site Plan Approval and Square Footage Approval. Total Square Footage is 132,260 sq. ft.

Attachments: [Plans](#)  
[Aerial View of Location](#)

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

[PP-19-27](#) FINAL SUBDIVISION: Fair Park Crossing

George Hamman of Civilogic on behalf of Fair Park Crossing, LLC is requesting MAPC Final Subdivision Approval of four lots that include 5.14 acres +/- located at 2411, 2415, 2419, 2423 Race Street that is within the C-2 Downtown Fringe Commercial District that is going thru a rezoning request for C-3 General Commercial District.

Attachments: [Plat](#)  
[Aerial View](#)

### 7. Conditional Use

**CU-19-13**      CONDITIONAL USE: 406 Scott Street

Perry Walker, Sr. of Deliverance Family Worship Center is requesting MAPC Approval for a Conditional Use to allow a Daycare in the Deliverance Family Worship Center Church. Daycares are allowed in an R-2A Zoning Classification, with a Conditional Use Permit, which is required within Section 14.20.01 of the old code ordinances. This is located at 406 Scott Street.

**Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Aerial View](#)  
                          [USPS Receipt](#)  
                          [Returned Property Owner Signature](#)

**CU-19-14**      CONDITIONAL USE: 3111 Rhonda Drive # B

John Travis is requesting MAPC Approval for a Conditional Use to have a temporary meeting place for a small church plant for no more than one year within an R-1 Single Family Medium District, which is required to have a Conditional Use Permit within Section 14.20.19 of the code. This is located at 3111 # B Rhonda Drive.

**Attachments:**    [Application](#)  
                          [Staff Summary](#)  
                          [Plat](#)  
                          [Property Owners Signatures](#)  
                          [USPS Receipts](#)

**8. Rezoning**

**RZ-19-18**      REZONING: 2750 Browns Lane lot adjacent south of 2606 Browns Lane

Eric Burch of Burch Homes, LLC is requesting MAPC Approval for a Rezoning from C-3 General Commercial District to CR-1 Commercial Residence Mixed Use District for 1.11 Acres +/- of land located at 2750 Browns Lane adjacent south of 2606 Browns Lane.

**Attachments:**    [Application](#)  
                          [Application Answers](#)  
                          [Staff Summary](#)  
                          [Rezoning Replat](#)  
                          [Replat](#)  
                          [Warranty Deed](#)  
                          [School Email](#)

**RZ-19-19**      REZONING: 600 East Oak, 908 Rains Street, 904 Rains Street and 902 Rains Street

Adam Bodeker of The Perkins Law Firm on behalf of TMS Lasers, LLC and EyeLife Properties, LLC are requesting MAPC Approval for Rezoning from R-2 Multi Family Low Density District to C-1 Downtown Core Commercial District for 1.08 Acres +/- of land located at 600 E Oak Road, 908 Rains Street, 904 Rains Street and 902 Rains Street.

**Attachments:**   [Application](#)  
[Staff Summary](#)  
[Rezoning Plat](#)  
[Letter to Tracy McGaha](#)  
[USPS Receipts](#)  
[Warranty Deed](#)  
[Warranty Deed 2](#)  
[Warranty Deed 3](#)  
[Warranty Deed 4](#)  
[Warranty Deed 5](#)  
[School Email](#)  
[Property Owner Signatures](#)

**RZ-19-20**

REZONING: 3420 Old Greensboro Road

Carlos Wood of Wood Engineering on behalf of C & O Enterprises, LLC is requesting MAPC Approval for Rezoning from C-3 General Commercial District to PD-RS 8 Units per acre for 1.84 Acres +/- of land located at 3420 Old Greensboro Road.

**Attachments:**   [Application](#)  
[Staff Summary](#)  
[Rezoning Plat](#)  
[Conceptual Layout](#)  
[Elevations](#)  
[Map](#)  
[Property Owner Notification Letter](#)  
[Property Owner Notification List](#)  
[USPS Receipts](#)  
[School Email](#)

**RZ-19-21**

REZONING: 5201 Stadium Blvd

Carlos Wood of Wood Engineering on behalf of C & O Enterprises, LLC is requesting MAPC Approval for Rezoning from C-3 General Commercial District to PD-RS 8 Units per acre for 2.96 Acres +/- of land located at 5201 Stadium Blvd.

THIS HAS BEEN PULLED BY THE APPLICANT.

**Attachments:**   [Application](#)  
[Staff Summary](#)  
[Rezoning Plat](#)  
[Map](#)  
[Concept Layout](#)  
[Property Owner Notification List](#)  
[Deed](#)  
[Returned Sign Property Owner](#)  
[USPS Receipts](#)  
[School Email](#)

## **9. Staff Comments**

**COM-19:079**   MASTER STREET PLAN: Master Street Plan Revised from 2017

The Master Street Plan Committee request MAPC review and approval of the Land Use Document to be recommended to City Council for Final Adoption.

THIS HAS BEEN PULLED.

**Attachments:**   [2019 MSP UPDATE - DRAFT](#)

**COM-19:080**   SCHEDULE: MAPC 2020 Public Meeting Schedule

Requesting that the MAPC approve the 2020 MAPC Public Meeting Schedule.

**Attachments:**   [MAPC Public Hearing Schedule 2020](#)

## **10. Adjournment**