



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, August 11, 2020

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-20:070](#) MINUTES: MAPC Minutes - July 28, 2020

Attachments: [MAPC Minutes from July 28, 2020](#)

4. Miscellaneous Items

[COM-20:040](#) SIDEWALK IN LIEU FEE: 5410 Harrisburg Road

Mr. Clarence McAlister of McAlister Engineering on behalf of Kevin Meredith is requesting from MAPC to be able to pay the Sidewalk "In Lieu" Payment of \$6,535.36 along 5410 Harrisburg Road. The total area of sidewalk being requested for is 183.44 feet. The 2020 Rate is \$53.33 per square yard.

Attachments: [Letter](#)
[Site Development Plans](#)
[Pictures of location](#)
[Wayne Dover Plat](#)

[SP-20-02](#) SITE PLAN REVIEW: 2121 Barnhill Road

Christopher Riggins of GSE Engineering on behalf of Colson Group USA is requesting Site Plan Review and Approval for a new proposed facility located at 2121 Barnhill Road that will be in the I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thus requiring MAPC Site Plan Approval and Square Footage Approval for a 184,340 square foot building.

Attachments: [Colson Preliminary Existing Conditions](#)
[Colson Preliminary Site Layout](#)
[Colson Preliminary-Grading](#)
[Pre Elevation Certificate](#)
[Stamped Survey](#)
[Aerial View](#)

5. Preliminary Subdivisions

PP-20-17

PRELIMINARY SUBDIVISION APPROVAL: 3700 E. Johnson Avenue - Tommy's Development Addition

Jeremy Bevill of Fisher Arnold Engineering on behalf of Vision 2000, Inc is requesting MAPC approval of a Preliminary Subdivision Approval for Tommy's Development Addition located at 3700 E. Johnson Avenue for 4 lots on 6.02 acres +/- within the C-3 General Commercial District Limited Use Overlay.

Attachments: [Application](#)
[Staff Report](#)
[Subdivision Plans](#)
[P2052 Projected AM - Map](#)
[P2052 Projected PM - Map](#)
[P2052-Trip-Gen-Sum](#)
[Tommy's Development Preliminary Landscape Plan](#)
[Aerial View of Location](#)
[P2052-Traffic-Study-Report-7-27-2020](#)
[Traffic Impact Study - Addendum](#)

Legislative History

7/14/20	Metropolitan Area Planning Commission	Tabled
7/28/20	Metropolitan Area Planning Commission	Tabled

PP-20-16

PRELIMINARY SUBDIVISION APPROVAL: Creekwood Addition

Jeremy Bevill of Fisher and Arnold on behalf of Jackson Rentals and Investments request MAPC approval of a Preliminary Subdivision for Creekwood Addition being west of Roleson and Quail Drive and North of Covey Drive for 40 lots on 15.25 acres +/- within the R-1 Single Family Residential Zoning District.

Attachments: [Application](#)
[Subdivision Plans](#)
[Staff Report](#)
[Letter of Opposition](#)
[Creekwood Sub-division](#)
[Aerial View of Location](#)

6. Final Subdivisions

7. Conditional Use

CU-20-07

CONDITIONAL USE: 1250 Paragould Road

Smith Communications on behalf of property owner David Abernathy is requesting MAPC Approval for a Conditional Use with the intent to erect a 130 ft. Monopole Wireless Communication Tower. This is located within a C-3 General Commercial Property that requires a Conditional Use to place a communications tower on this property located at 1250 Paragould Road.

Attachments: [Application](#)
[Staff Summary](#)
[Plans](#)
[USPS Receipts](#)
[200 ft Radius Report](#)

8. Rezoning

RZ-20-13

REZONING: 5230 Harrisburg Road

James McLeod of Blue Cloud Development, LLC on behalf of Shirley Marlow via Tanya White are requesting MAPC Approval for a Rezoning from "R-1" Single Family Residential District to "PD-RS" Residential Planned Development for 3.7 +/- acres of land located at 5230 Harrisburg Road.

THIS HAS BEEN PULLED.

Attachments: [Application](#)
[Zoning Questions](#)
[Staff Summary](#)
[Rezoning Plat](#)
[Letter about neighborhood meeting to property owners and Superintendent 7.24.20](#)
[Neighborhood Meeting Presentation 8.4.2020](#)
[Sign In Sheet from Neighborhood Meeting 8.4.2020](#)
[Rezoning Signs and Area Pictures](#)
[USPS Receipts](#)

RZ-20-06

REZONING: Text Amendment Case: DJDC Districts

Request Proposed DJDC Districts for Public Hearing being Conducted with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

Attachments: [DJRD Working Document](#)

9. Staff Comments

10. Adjournment