



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 13, 2020

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-20:094 MINUTES: MAPC Minutes from September 22nd, 2020 Meeting

Attachments: [MAPC Minutes from September 22th, 2020 Meeting](#)

4. Miscellaneous Items

SP-20-03 SITE PLAN REVIEW: 3200 Nestle Road

Jason MacDonald of Fisher Arnold Engineering on behalf of Camfil is requesting Site Plan Review and Approval for a new proposed facility located at 3200 Nestle Road that will be in I-2 General Industrial District. The Development exceeds the 75,000 sq. ft., thru requiring MAPC Site Plan Approval and Square Footage approval for a 254,000 sq. ft. building.

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

5. Preliminary Subdivisions

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.

THIS HAS BEEN PULLED.

Attachments: [Application](#)
[Creekwood Subdivision - Revised 10.8.20](#)
[Subdivision Plans](#)
[Staff Report](#)
[Letter of Opposition](#)
[Creekwood Sub-division](#)
[Aerial View of Location](#)

Legislative History

8/11/20 Metropolitan Area Planning Commission Tabled

6. Final Subdivisions

PP-20-21 FINAL SUBDIVISION: Southbound Subdivision Phase II

Jeremy Bevill of Fisher Arnold Engineers on behalf of Stephan Southard - SH & B Investments, LLC requests MAPC approval of a Final Subdivision - Southbound Subdivision Phase II located 804 thru 904 Commerce Drive. Property is currently zoned R-2 Low Density Multi-Family with 6 lots on 4.33 acres.

Attachments: [Plat](#)
[Civil Plan Set](#)
[Plans](#)

7. Conditional Use

CU-20-11 CONDITIONAL USE: 2424 E. Matthews, Suites D & E

Kenneth Stallings on behalf of Neil Stallings Properties, LLC is requesting MAPC Approval for a Conditional Use to place a barbershop in two of the rental spaces on this property that is located at 2424 E Matthews, Suites D and E, which is required for Retail Space within Section 117-139 of the Code. This is within an I-1 Limited Industrial District.

Attachments: [Application](#)
[Staff Summary](#)
[Letter](#)
[Location](#)
[PAK MAIL RECEIPTS](#)
[Pictures](#)
[Pictures of Conditional Use Signs](#)

8. Rezoning

RZ-20-16 REZONING: 3216 Moore Road

George Hamman of Civilogic on behalf of John C. Stuckey are requesting MAPC Approval for a Rezoning from "R-1" Single Family Residential District to "I-1" Limited Industrial District for 2.88 +/- acres of land located at 3216 Moore Road.

THIS HAS BEEN PULLED.

Attachments: [Application](#)
[Layout 1](#)
[Layout 2](#)
[Minutes of Community Meeting](#)

RZ-20-18 REZONING: 604 E Highland

Tom Haynes on behalf of Pilgrim Lutheran Church are requesting MAPC Approval for a Rezoning from "R-1" Single Family Residential District to "C-4" Neighborhood Commercial District Limited Use Overlay for 2.05 +/- acres of land located at 604 E Highland Drive.

Attachments: [Application](#)
[Answers to Rezoning Questions](#)
[Staff Summary](#)
[Rezoning Plat](#)
[Minutes from Community Meeting](#)
[Property Owner Notifications](#)
[USPS Receipts](#)
[Warranty Deed for Existing Property](#)
[Sentor and Co Addition](#)
[Signed Notifications](#)

9. Staff Comments

10. Adjournment