



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, November 14, 2023

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-23:108](#) MINUTES: October 24th 2023

Attachments: [10.24.23 MAPC Minutes](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-23-12](#) PRELIMINARY SUBDIVISION: Lake Pointe Estates Phase 3

Mark Morris is requesting preliminary subdivision approval for Lake Pointe Estates Phase 3; 22 lots on 11.52 acres. This property adjoins Lake Pointe Lane and is located in the R-1, single family medium density district

Attachments: [Lake Pointe Phase 3 - Prelim Application](#)  
[lakepoint ph 3](#)  
[Staff Report](#)

### 6. Final Subdivisions

[PP-23-13](#) FINAL SUBDIVISION: Sarah's Crossing Phase 3

Mark Morris is requesting MAPC final subdivision approval for Sarah's Crossing Phase 3 for 22 lots on 6.94 acres. Located at Creekview Drive, this property is zoned R-1, single family medium density district.

Attachments: [Application for Sarah's Crossing Phase 3 Final](#)  
[SARAHCROSSING3\\_FINAL](#)  
[Staff Report](#)

**PP-23-14** FINAL SUBDIVISION: Savannah Hills Phase 4

Michael Boggs of Tralan Engineering is requesting MAPC final subdivision approval for Savannah Hills Phase 4 for 6 lots on 2.60 acres. Located at Lazare Drive, this property is zoned R-2, Multi-Family Low Density District.

**Attachments:** [Savannah Hills Ph-IV](#)  
[H20-098 RECORD PLAT SAVANNAH HILLS PH IV](#)  
[Staff Report](#)

**7. Conditional Use**

**CU-23-11** CONDITIONAL USE: 3380 Moore

Dennis King is requesting conditional use approval for recreation/entertainment, indoor use at 3380 Moore Road. This property is located within the I-1, limited industrial district.

**Attachments:** [Application - King](#)  
[Certified Mail Receipts](#)  
[MOORE RD-3354-SP-1](#)  
[Sign Posted](#)  
[Staff Summary](#)

**8. Rezoning**

**RZ-23-12** REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.

- Attachments:** [New - Rezoning Application](#)  
[New - 15 LOT ZONING-EXISTING](#)  
[New -15 LOT ZONING-PROPOSED](#)  
[New - 15 LOT ZONING-EXISTING EXTENDED](#)  
[New - 15 LOT ZONING-PROPOSED EXTENDED](#)  
[New - 23901300 RZ #2 PLAT](#)  
[New - Exhibit A](#)  
[New - Staff Summary](#)  
[Rezoning App](#)  
[Updated Plat C-4 & C-3 LUO](#)  
[Certified Mail](#)  
[Deed](#)  
[Sign Photos](#)  
[Staff Summary](#)

**Legislative History**

10/24/23	Metropolitan Area Planning Commission	Tabled
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**RZ-23-17** REZONING: 604 E. Highland Drive

Horizon Land Surveying is requesting a rezoning from C-4 LUO, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay. This request is for 2.06 acres located at 604 E. Highland Drive.

- Attachments:** [Signed Rezoning application](#)  
[Rezoning Questionnaire](#)  
[Rez. Cert. Mail Receipts](#)  
[H23-095 - Stonebridge - Brickoven Rezoning plat](#)  
[Rezoning Signs](#)  
[Staff Summary](#)

**RZ-23-18**

REZONING: 3007 Colony Drive

Brandon Wood is requesting a rezoning from R-1, single family medium density , to C-3, general commercial. This request is for 1.93 acres located at 3007 Colony Drive.

**Attachments:**

[Complete Application](#)

[3007Colony-MailReciepts](#)

[3007Colony-OwnerNotificationList](#)

[NotificationMap](#)

[3007 Colony Dr-Rezoning Plat](#)

[3007Colony Sign Picture](#)

[Deed-Bk597Pg192](#)

[Deed-Bk627Pg31](#)

[Staff Summary](#)

**9. Staff Comments**

**10. Adjournment**