



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, December 14, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-21:107 MINUTES: MAPC Minutes from November 9, 2021 meeting.

Attachments: [MAPC Minutes from November 9, 2021](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

PP-21-27 PRELIMINARY SUBDIVISION APPROVAL: Jackson's Apple Hills
Jeremy Bevell of Fisher Arnold is requesting MAPC Preliminary Subdivision Approval for Jackson's Apple Hills Subdivision for 66 lots on 19.1 acres +/- for property zoned R-1 Single Family Residential District. This subdivision will be located off of Jonathon Drive.

Attachments: [Jackson's Apple Hills Subdivision - Plans](#)

[Aerial View](#)

[Jackson's Apple Hills Subdivision - Staff Report](#)

6. Final Subdivisions

7. Conditional Use

CU-21-05 CONDITIONAL USE: 2701 Paula Drive
River Advertising, LLC, on behalf of John and Deborah White, is requesting MAPC Approval for a Conditional Use to replace four static billboards with two digital billboards on the property located at 2701 Paula Drive. This property is currently zoned C-3, General Commercial.

Attachments: [Application](#)
[Narrative](#)
[Site Plan](#)
[Aerial View](#)
[Photo - Location](#)
[Adjoining Property Owner Notification](#)
[Certified Mail Receipt](#)
[Staff Summary - 2701 Paula Drive](#)
[Photo-Current View from West](#)
[Photo-Current View from East](#)

Legislative History

10/26/21	Metropolitan Area Planning Commission	Denied
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CU-21-07 CONDITIONAL USE: 2150 West Washington Avenue

John Easley of Associated Engineering, LLC on behalf of TTJD Investments, LLC located at 3108 Woodsprings Road is requesting Conditional Use approval to construct storage units (mini-storages) on the property located at 2150 West Washington Avenue. The property is currently zoned C-3, General Commercial District, and requires Conditional Use approval by the MAPC before this can be allowed.

Attachments: [Application](#)
[Letter of Intent](#)
[Conceptual Site Plan](#)
[Adjacent Properties](#)
[Property Owner Notification](#)
[Certified Mail Receipts](#)
[Financial Docs](#)
[2150 W Washington - Staff Summary](#)

8. Rezonings

RZ 21-15 REZONING: 5005 E Nettleton Avenue
Corey Hutson is requesting a Rezoning from R-3, Multi-Family High Density District, to C-3, General Commercial District, for 0.40 +/- acres of land located at 5005 E Nettleton Avenue.

Attachments: [Corrected Application](#)
[Application](#)
[Site Location](#)
[5005 E Nettleton - Rezoning Plat](#)
[Sign Photos](#)
[Certified Mail Receipts](#)
[Returned Notification Form](#)
[5005 E Nettleton - Staff Summary](#)

RZ 21-16 REZONING: 1510 and 1604 Woodsprings Road
Mike Cameron is requesting a Rezoning from C-4, Neighborhood Commercial District, to RS-6, Single-Family Residential District, six units per acre, for 2.35 +/- acres of land located at 1510 and 1604 Woodsprings Road. This is a single parcel of land that currently has two address points.

Attachments: [Application](#)
[Rezoning Plat](#)
[Proposed Site Plan](#)
[Photos of Signs](#)
[Sign Relocation](#)
[Property Notification List](#)
[Certified Mail Receipts](#)
[Financial Docs](#)
[1510 and 1604 Woodsprings Road - Staff Summary](#)

RZ 21-17 REZONING: Neil Circle
George Hamman of Civilogic, LLC on behalf of Herbert and Sharon Stallings is requesting a Rezoning from I-2, General Industrial District, to I-1, Limited Industrial District, for 0.43 +/- acres of land located between 3200 Neil Circle and 3217 Neil Circle.

Attachments: [Application](#)
[Rezoning Plat](#)
[Notification List](#)
[Certified Mail Receipt](#)
[Neil Circle - Staff Summary](#)

RZ 21-18 REZONING: Bettie Drive
Terra Verde, LLC, on behalf of Watkins Living Trust, is requesting a Rezoning from R-1, Single Family Residential District, to PD-R, Planned Development - Residential for Single Family Attached, for 29.82 +/- acres of land located south of Bettie Drive and West of North Church Street.

Attachments: [Application](#)
[Boundary Sketch](#)
[Boundary Survey](#)
[Site Plan](#)
[Sample Floor Plans, Elevations](#)
[Material Book](#)
[Material Brochure](#)
[List of Neighbors](#)
[Neighborhood Meeting Flyer 12.3.2021](#)
[Traffic Study Report](#)
[Utility Information](#)
[Bettie Drive - Staff Summary](#)

9. Staff Comments

10. Adjournment