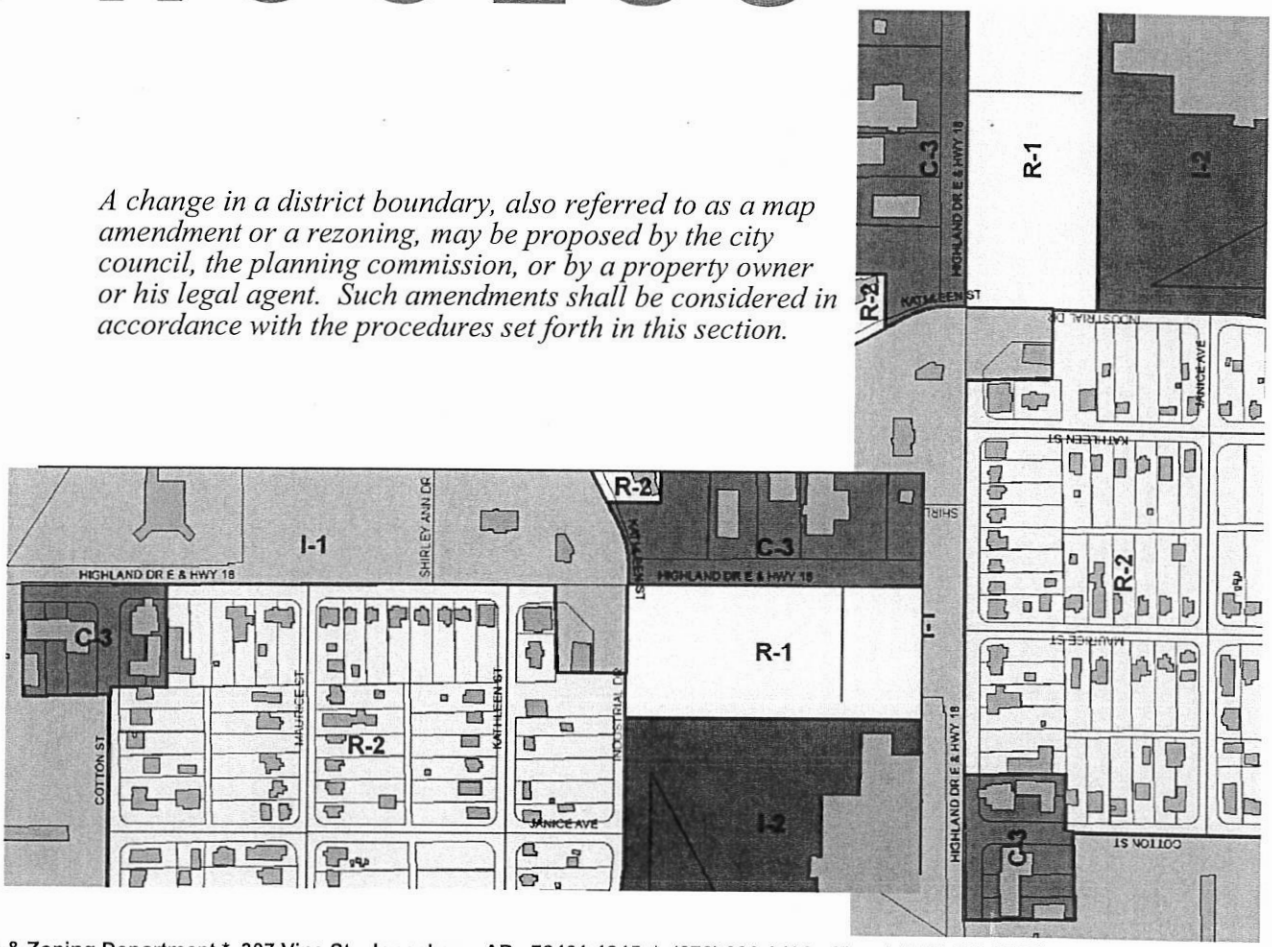
City of Jonesboro ARKANSAS

REZONING PROCESS

A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.



Planning & Zoning Department * 307 Vine St., Jonesboro, AR 72401-1845 * (870) 932-0406 office * (870) 336-3036* www.jonesboro.org

Amendments & Rezonings

14.44.05 Amendments. Two (2) types of amendments to this zoning ordinance are recognized; one being a revision in the textual provisions of the ordinance, and the other being a change of boundary in a zoning district.

(a) Amendment to Text. Amendments to the text may be initiated by the planning commission, the city council, or by the mayor. Proposed amendments shall be processed in accordance with the procedures set forth in this section.

(1) Notice. The City Planner shall be responsible for scheduling a public hearing before the planning commission. He shall prepare the content of a public notice, and ensure that the notice is published in a newspaper of general circulation with the city at least fifteen (15) days before the public hearing.

(2) Hearing and Recommendation by the Planning Commission. The planning commission shall conduct a public hearing on the proposed amendment, hearing both the proponents and opponents, if any. Following the public hearing, the commission shall determine its recommendation(s) regarding the proposed amendment, and make such known to the city council.

(3) Action by the City Council. After receiving the recommendation of the planning commission, the city council may approve the amendment as submitted; may approved a revised version they deem appropriate; refer it back to the planning commission for further study and consideration; table it; or deny it. If the city council action does not take place with six (6) months after the planning commissions public hearing, the amendment process must begin anew.

(b) Change in District Boundary. A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.

(1) Application Submittal. A complete application for change in district boundary or map amendment, hereafter referred to as a rezoning, shall be submitted to the city planner in a form established by him, along with the non-refundable processing fee (see attached fee schedule). Applications shall be filed by the 17th of the month in order to be placed on the planning commission agenda for the subsequent months meeting, which is held on the second Tuesday thereof. No application shall be processed until the city planner determines that the application is complete and the required fee has been paid.

(2) Notice. Promptly upon determining that the application if complete, the city planner shall schedule a public hearing date before the planning commission, notify the applicant of the hearing date, and provide at least

fifteen (15) days notice of the hearing in a newspaper of general circulation in the city. The notice shall indicate the time and place of the public hearing; give the general location and description of the property, such as the street address and acreage involved; describe the nature, scope and purpose of the application; and indicate where additional information about the application can be obtained.

The applicant shall (1) post notice on weatherproof signs provided by the City; (2) place the signs on the property that is the subject of the application at least ten (10) days before the public hearing; and (3) ensure that the signs remain continuously posted until a final decision is made by the city council. At least one (1) sign shall be posted by the applicant for each one hundred and fifty feet (150') of street frontage, up to a maximum of five (5) signs. Signs shall be placed along each abutting street in a manner that makes them clearly visible to neighboring residents, and passers-by. There shall be a minimum of one (1) sign along each abutting street.

(3) Hearing and Recommendation by the Planning Commission. The planning commission shall hold a public hearing on the proposed rezoning. At the conclusion of the hearing, and after deliberation, the commission shall recommend approval as submitted; may recommend approval of less area and/or of a lesser intense, but like classification than what was applied for; table with cause, not to exceed one time for consideration at the next meeting; or deny the application, and submit an accurate written summary of the proceedings to the city council.

(4) Hearing and Action by the City Council. After the planning commission recommends approval of an application, the applicant shall be responsible for preparing the appropriate ordinance and requesting that the City Clerk place it on the city council's agenda. Agenda item requests and all documentation shall be submitted in a form established by the City Clerk, and be accompanied by a publication fee prescribed by law.

If the planning commission does not recommend approval of an application, the city council may consider the matter after an appeal is filed by the property owner with the City Clerk, and a special public hearing is set and subsequently held. Applicant responsibility with regard filing documents with the City Clerk and paying said fee as described above is also applicable.

In considering an application for approval, whether on appeal or not, the city council may reduce the amount of land area included in the application, but not increase it; and may change the requested classification in whole or in part, to a less intense zoning district classification than was indicated in the planning commissions required public notice.

(5) Approval Criteria. The criteria for approval of a rezoning are set out in this section. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

(a) Consistency of the proposal with the Comprehensive Plan.

(b) Consistency of the proposal with the purpose of this ordinance.

(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;

(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;

(f) Length of time the subject property has remained vacant as zone, as well as its zoning at the time of purchase by the applicant; and

(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical services.

(6) Successive Applications. In the event that the city council denies an application for a rezoning, a similar application shall not be considered by the planning commission for six (6) months from the date of the denial by the city council, unless the planning commission, upon recommendation by the city planner, determines that there is a significant change in the size or scope of the project, or that conditions have changed in the area affected by the proposed rezoning.

14.44.06 Fees. Before any action shall be taken as provided in this ordinance, the applicant shall submit a fee with the application in accordance with the schedule below. Under no condition shall said sum or any part thereof be refunded for failure of said action to be approved by the city. See the attached and most current fee schedule in the appendix section.

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 01-144093-0030

Side of Street: _____ between _____ and _____

Quarter: _____ Section: 09 Township: 14 Range: 04

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: _____

Size of site (square feet and acres): 752,353 / 17.27 acres Street frontage (feet): 133.13 / 44.86

Existing Use of the Site: Raw land

Character and adequacy of adjoining streets: 2 lane street

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic

Use of adjoining properties:

North: Approximately 12 acres of undeveloped land

South: Approximately 8.5 acres of undeveloped land with one single house

East: Approximately 15 acres of undeveloped land

West: A few single family homes with land

Physical characteristics of the site: Wooded raw land

Characteristics of the neighborhood: A few family homes but mainly a lot of undeveloped land

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions* ***in detail:***

(1). How was the property zoned when the current owner purchased it?

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: J. King LLC
Address: 2806 Martinbrook Drive
City, State: Jonesboro, AR ZIP 72401
Telephone: AR
Facsimile: N/A
Signature:

Applicant:
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

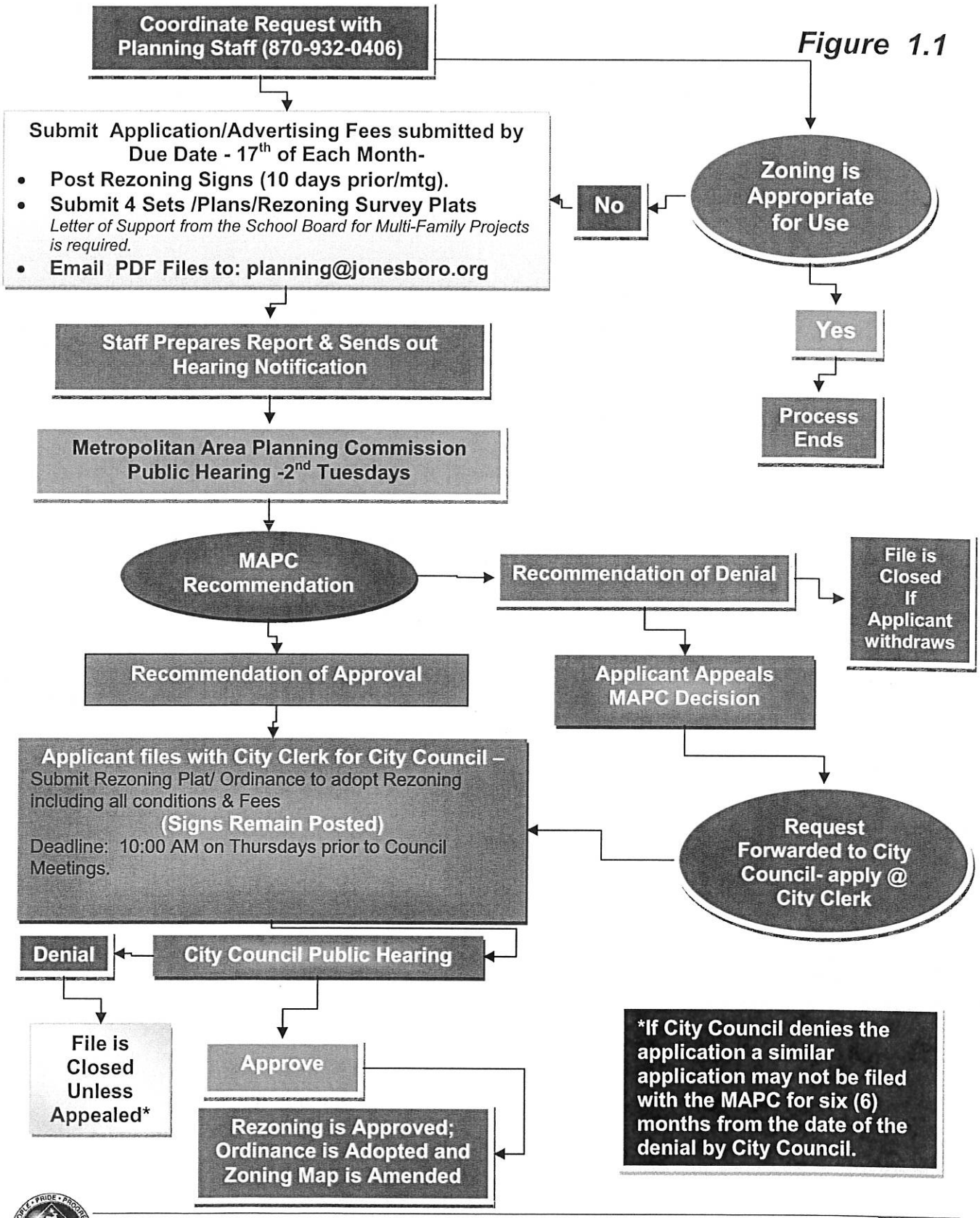
Name: David Tapp
Address: 1000 SWN Drive Suite 101
City, State: Conway, AR ZIP 72032
Telephone: 501-450-0449
Facsimile: N/A
Signature: David Tapp

Deed: *Please attach a copy of the deed for the subject property.*

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Rezoning Process

Figure 1.1



Planning

Single Family Residential Approvals - Planning Review

New Single Family Dwelling (per structure)	$50
New Multiple Family Dwellings (per plan submittal)	$100
Additions to Residential Dwellings (increase in footprint)	$25
Detached Buildings & Other Accessory or Temporary Structure	$25
Alterations or Repairs of Residential Dwelling	$25
Swimming pools (above or below ground)	$25
Walls, fences, decks, antenna towers & satellite dishes	$50
Multi-family Additions	$50
Multi-family Accessory Structures	$50
Multi- family Dwellings 5 units and above	$500

Commercial Building Permits - Planning Review

0 sq ft to 10,000 sq ft Commercial Building Area	$500
10,001 sq ft or more Commercial Building Area	$1,000
Interior alterations/repairs of commercial or industrial structures	$250
Awnings and Canopies	$250
Accessory buildings, walls, fences, decks	$250
Cellular towers/antenna & satellite (new)	$100
Cellular towers/antenna & satellite (existing)	$100
Parking Lots	$100
Landfill and Extractions (land use only)	$1,000
Gravel Mining	$1,000
Change of Use Certificate	$100
Commercial Storage Tanks	$250
Temporary Tents, Trailers & Structures	$250

Rezoning Fees

Base Fee +	$500

Special District Applications

Village Residential Overlay	$500
JMA-O Jonesboro Municipal Airport Overlay District	$500
Planned Development District	
Fee per stage (Preliminary, Final, Modifications)	$500

Board of Zoning Appeals Fees

Residential Appeal - Compatible Non-Conforming Use (BZA)	$200
Commercial Appeal - Compatible Non-Conforming Use (BZA)	$400
Conditional Use (MAPC)	$400

Subdivision Fees

Minor Plats & Replats (Administrative Approvals)

Base Fee	$400

Reviews requiring MAPC Approval

Subdivisions: 0 to 20 acres

Base Fee	$500
Per Lot Fee	$4
Subdivisions: Over 20 to 40 acres	$1,000
Subdivisions: Over 40 acres	$1,500

On/Off Premise Sign Permits

Bill Board Base Fee	$1,000
Construction Base Fee	$100
Ground Sign New Base Fee	$100
Wall & Awning Signs Base Fee	$100
Pole Sign Base Fee	$100
Marquee Sign Base Fee	$100
Monument Sign Base Fee	$100
Promotional Event Signs Base Fee	$100
Banners	$50

Mapping Services

Zoning Research Letter	$500
Zoning Letter (simple)	$50

Additional Fees Not being Charged

Multi-Family Dwelling Review (3rd submittal)	$1,000
Commercial/Industrial Review (3rd submittal)	$1,000

INSPECTIONS & PLANNING

FEES

THE CITY OF
JONESBORO

INSPECTIONS
300 S. Church St.
Jonesboro, AR 72401
870-933-4602

PLANNING
300 S. Church St.
Jonesboro, AR 72401
870-932-0406

www.jonesboro.org

Planning: RES-17-091
Inspections: RES-17-092

Inspections

Swimming Pool Elec Bond	$50
Street Cut Permit	$40
Storm Shelter	$50
Residential Water Meter Permit	$40
Residential Swimming Pool	Project Cost
Residential Storage	Project Cost
Residential Sprinkler Permit	$60
Residential Single Family	Project Cost
Residential Sewer Stubout Permit	$40
Residential Sewer Permit	$40
Residential Sewer Connection & Street Cut	$80
Reinspection Fee	R - $40 C - $100
Residential Plumbing	.05 sq ft
Residential HVAC	.05 sq ft
Residential Gas Test	$40
Residential Electrical	.05 sq ft
Residential Electric Alteration	$50
Residential Building - Duplex	Project Cost
Residential Alterations	$100 min.
Residential Additions	Project Cost
Re-Roofing Permit	R - $100 C - Project Cost
RElectrical Reconnect	$50
Plumbing Changeout	$40
Multi-family Building Permit	Project Cost
Multi Family Plumbing	.06 sq ft
Multi Family HVAC	.06 sq ft
Multi Family Electric	.06 sq ft
Mobile Vending Permit	$40
HVAC C/O VentAHood	$40 C/a $55 C/O & Duct
Grading Permit	Engineering Fee
Fire Sprinkler Permit	$50 - Fire Dept.
Fire Alarm	$50 - Fire Dept.
Fence Permit	Planning Fee
Existing Structure CO	$50
Driveway Permit	Engineering Fee
Demolition Permit	R - $100 C - $250
Communication Tower	Project Cost
Commercial Water Meter Permit	$50
Commercial Temp Power	$55
Commercial Storage	Project Cost
Commercial Sprinkler Permit	$85
Commercial Signs	Project Cost
Commercial Sewer/Stubout	$50
Commercial Sewer Connection & Street Cut	$100
Commercial Plumbing	.07 sq ft
Commercial HVACR	.07 sq ft
Commercial Gas Test	$50
Commercial Electric - Site Trailer	$100
Commercial Electric Reconnect	$55
Commercial Electric Alteration	$55
Commercial Electric	.07 sq ft
Commercial Building Permit	Project Cost
Commercial Alterations	Project Cost
Commercial Additions	Project Cost
Canopy Permit	$50
Backflow Permit	C - $50 R - $40
Temp Pole	$55
Low Voltage	R - $50 C - $100
Temp Co	R - $50 C - $500
Foundation & Footing	040,000 sq ft $50 10,001-+ sq ft $1,000
Tent Permit	$50
Moving Permit	$50
HVAC Duct Only	$40

ENGINEERING & STREET DEPARTMENTS

FEES

THE CITY OF
JONESBORO

www.jonesboro.org

Engineering Dept: RES-17:089
Street Dept: RES-17:088

Engineering Fees

Driveway Permit *(per driveway)* $50
(includes one form inspection & one final inspection)

Driveway Re-Inspection Fee $30

Lane/Traffic Closure Permit:

One Traffic Lane Closure Permit $25

Street Closure (Collector) $100

Street Closure (Arterial) $200

Floodplain Development Permit ..... $100 per acre ($25 min.)

Drainage Alteration/Modification Permit $25
(plus $0.10 per linear ft. of drainage system modification/alteration)

Grading Permit ..... $100 per acre ($50 minimum)

Stormwater Management Plan Permit:

for subdivision ..... $1,000 minimum

additional lots over 10 ..... $100 per lot

for commercial site ..... $350 minimum

additional acres over 3.5 acres ..... $100 per acre

Stormwater Appeal Fee $200

Encroachment Permit $50

Residential Site Permit $25

Street Fees

Street Plate - 1st plate delivered *(up to 60 days)* *$45*
(includes one form inspection & one final inspection)

Each additional street plate delivered *(up to 60 days)* $15

Street Repair $200

Base Asphalt $30

Barricades (contractors - street cuts and repairs) $75/ea

Barricades (block parties, etc.) $10/ea

Cones $5/ea

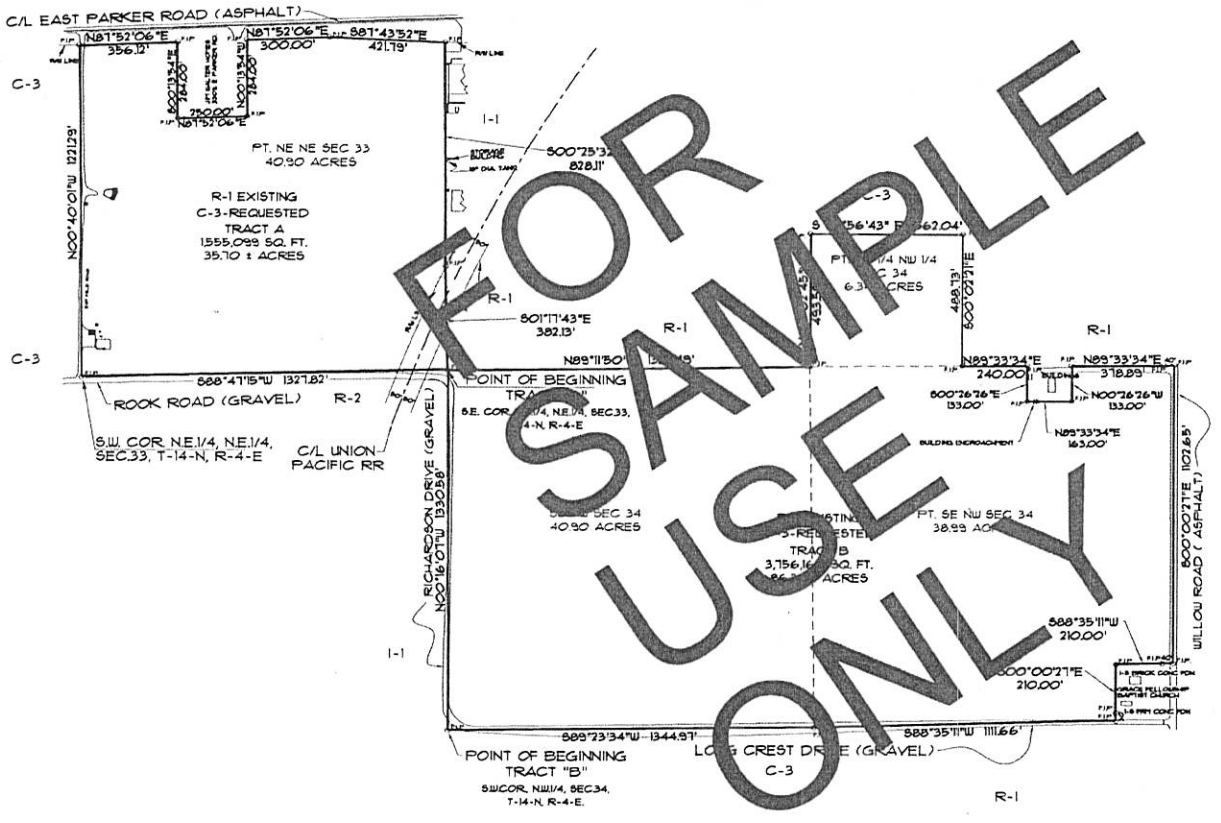
Replacement of Regulatory Sign & Post - *accidents, etc.* $150

Replacement of Street Identifier Sign & Post - *accidents, etc.* $150

New Regulatory Sign & Post for Subdivisions $150

New Street Identifier Sign & Post for Subdivisions $250

Replacement for Damaged Sign Post - *accidents, etc.* $50



FOR SAMPLE USE ONLY

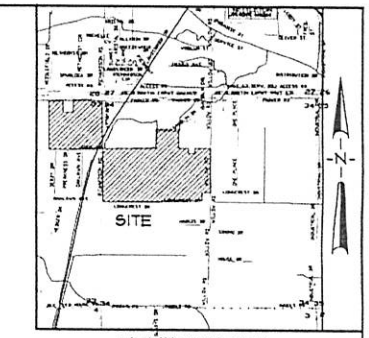
LEGEND

- BOUNDARY LINE
- FOUND IRON PIPE
- SET 1/2" IRON PIPE W/ PLS 7606 CAP

BEARING BASIS: PREVIOUS SURVEY

200' 100' 0' 200' 400'

GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE

DESCRIPTION TRACT A

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°41'01" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, 1321.82 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33; THENCE NORTH 00°40'01" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1221.29 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 63 FRONTAGE ROAD (UNMARKED ROAD); THENCE NORTH 81°52'06" EAST ALONG SAID RIGHT-OF-WAY LINE, 356.12 FEET; THENCE SOUTH 00°13'54" EAST DEPARTING SAID RIGHT-OF-WAY LINE, 200.00 FEET; THENCE NORTH 81°52'06" EAST, 300.00 FEET; THENCE NORTH 00°13'54" WEST, 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63 FRONTAGE ROAD (PARKER ROAD); THENCE ALONG SAID RIGHT-OF-WAY LINE, AS FOLLOWS: NORTH 81°52'06" EAST 300.00 FEET; SOUTH 87°43'52" EAST 421.79 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33; AFORESAID; THENCE ALONG SAID EAST LINE, AS FOLLOWS: SOUTH 00°25'33" EAST 828.11 FEET; SOUTH 01°17'43" EAST 382.13 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1555099 SQ. FT. OR 35.70 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION TRACT B

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°16'07" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID 1330.58 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID; THENCE NORTH 89°23'34" EAST ALONG SAID NORTH LINE, 1328.45 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID; THENCE NORTH 00°10'45" WEST ALONG SAID WEST LINE, 45.84 FEET; THENCE SOUTH 89°34'43" EAST DEPARTING SAID WEST LINE, 961.04 FEET; THENCE SOUTH 00°00'27" EAST 488.73 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID; THENCE NORTH 89°33'34" EAST ALONG SAID NORTH LINE, 240.00 FEET; THENCE SOUTH 00°26'26" EAST DEPARTING SAID NORTH LINE, 133.00 FEET; THENCE NORTH 89°33'34" EAST 163.00 FEET; THENCE NORTH 00°26'26" WEST 133.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID; THENCE NORTH 89°33'34" EAST ALONG SAID NORTH LINE, 378.89 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID; THENCE SOUTH 00°02'17" EAST ALONG SAID EAST LINE, 1107.65 FEET; THENCE SOUTH 88°35'11" WEST DEPARTING SAID EAST LINE, 210.00 FEET; THENCE SOUTH 00°00'27" EAST 210.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID; THENCE SOUTH 88°35'11" WEST ALONG SAID SOUTH LINE 1111.66 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID; THENCE SOUTH 89°23'34" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, AFORESAID, 1344.97 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 3,156,160 SQ.FT OR 72.46 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAD THIS DATE MADE A REZONING PLAT OF THE ABOVE DESCRIBED PROPERTY, AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON, AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

TROY L. SHEETS
PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 996

NOTE: TO BE VALID COPIES MUST HAVE ORIGINAL OF SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS DESCRIBED HEREON AND THAT I REQUEST THE ZONING CHANGE AS NOTED.

ELIZABETH MOORE ET.AL.

SURVEYOR'S NOTES

1. THIS REPLAT IS BASED UPON SURVEYS PREPARED BY TROY L. SHEETS SURVEYING, DATED 07/16/1999 & 07/12/1999.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
109 SOUTH CHURCH STREET • P.O. BOX 1663 • JONESBORO, AR 72403
PH: 870-932-3934
FAX: 870-939-0163

REZONING PLAT FOR ELIZABETH MOORE JONESBORO, ARKANSAS

DRAWN: KMG	CHECKED: PML	DATE: 07/17/06	SHEET
SCALE: 1" = 200'	CAD FILE: 06-93	DWG: 06e334d.DGN	1 OF 1

DATE	REVISIONS	BY

© Copyright 2006 A.E. & T., LLC

CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, , 20 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: David Tapp
DATE: 5/1/26
SUBJECT PROPERTY ADDRESS: 01-144093-0030
DESCRIPTION OF REZONING REQUESTED:

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

Josh King
Printed Name of Property Adjacent Owner

(Signature) Date

2806 Martinbrook Dr. Jonesboro, AR 72401
Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Rezoning Checklist

-Application

-Neighbor notifications sent via certified mail (copy of receipt required)

-Rezoning plat

-Rezoning signs every 150’ of street front property, include photos of sign placement ($200 deposit per sign)

Legislation Text

File #: ORD-20:021, **Version:** 1

AN ORDINANCE TO AMEND SECTION 117.35 REGARDING THE REFUND OF REZONING SIGN DEPOSITS

WHEREAS, Section 117.35 of the Code of the City of Jonesboro, Arkansas, as revised by Ordinance 09:087, indicates that the fee for a rezoning sign is $200 per sign, and that a refund is granted if returned no later than 60 days after final Council action; and,

WHEREAS, there is a need to expedite the return of such signs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

Section 117.35 be amended to provide that a rezoning sign must be returned to the City Planning Department Office no later than seven days after final Council action in order to receive the refund.

PASSED AND APPROVED THIS 21ST DAY OF JULY 2020.