

Preliminary Subdivision: Greensborough Heights Phase II

For consideration by Metropolitan Planning Commission on October 8, 2024.

Applicant/Owner: Associated Engineering, LLC / JTown Development Group LLC
Engineer: Associated Engineering, LLC
Surveyor: Associated Engineering, LLC

Property Location: Greensboro Road and Canera Drive
Total Acres: 12.4
Proposed Lots: 40

Zoning:

District: TC-O, Town Center Overlay
Required Min. TC-O Lot Size: N/A. ft., *Min. Lot Width:* N/A ft.
Proposed Min. Lot Size: 0.11 acres 4,950 sq. ft.
Proposed Max. Lot Size: 5.41 acres 235,647 sq. ft
Special Conditions: N/A
Water/Sanitary Sewerage: Public
Sidewalks: Required
Public Streets: Halle Trail and Berkeley Place
Compliance with Address Policy: Pending

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for preliminary subdivision plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the TC-O, town center overlay.