



City of Jonesboro

300 South Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, April 22, 2014

3:00 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-14:040](#) Approval of the MAPC Meeting Minutes for April 8, 2014.

Attachments: [MeetingMinutesApril 8 2014MAPC](#)

Special Presentation- To Joe Tomlinson, Former Planning Commissioner

4. Site Plan Reviews

[SP-14-09](#) Site Plan Review: Driveway Modification- 3406 S. Culberhouse Dr.

Michael Goad, M-L Goad Builders requests MAPC approval of a Site Plan Approval to add a secondary driveway to property located at 3406 Culberhouse. New Driveway will be accessed off Fox Run Dr. Site is the former Food Bank Facility, now rezoned as C-4 L.U.O. for Indoor Climate Controlled Storage.

Attachments: [Aerial View Drive Location](#)
[Previously Approved Proposal For Indoor Storage](#)
[Ordinance 11_042](#)

[SP-14-10](#) Site Plan Review: Everyday Chef, LLC: 2945 Parkwood Dr.

Everyday Chef, LLC requests MAPC approval of a Final Site Plan for a Lot that was previously approved as a replat (Everyday Addition, Lot 1), formerly a part of Floyred Commons Commercial Subdivision, located on the Old Craighead Fairgrounds property located off Red Wolf Blvd. & Parkwood Drive.

Attachments: [Everyday Chef Site Plans](#)

5. Subdivisions

[PP-14-05](#) Plat Approval: Subdivision Ordinance Waivers Requested

Sherri Bennett, Representative for Tonya Grissom and Jason Runsick will appear before the MAPC seeking the following:

Waivers of City of Jonesboro Subdivision Ordinances, Section 113-80 and Section 113-113 regarding the two unplatted lots located at the terminus of Wineland St. (Located on the southside of Casey Springs Rd.) owned by: Tonya & Bentley Grissom (4.44 acres) and Jason & Melanie Runsick (25.72 acres).

-Applicants request a waiver of this requirement of lot frontage but dedicate 30 ft. from center line of future road.

-Applicants request a waiver of the street improvement standards for road specifications, curb and gutter due to a hardship presented on a street that was previously annexed and never dedicated nor improved.

Attachments: [Memo of Intent Bennett](#)
[Wineland Aerial View](#)
[Runsick Property Survey](#)
[Grissom Property Survey](#)
[Wilbanks Minor Plat](#)
[Code of Ordinances Subdivisions](#)

PP-14-04 PP 14-04 Preliminary Subdivision Review

Nix Development, LLC requests MAPC approval for a Preliminary Plan Review for Jamestown Ph.-IV Residential Subdivision, 14 lots to be located just north of Phase II of Jamestown Manor Subdivision and Williamsburg Dr., off the north extension of Fredericksburg Dr.

Attachments: [JAMESTOWN PH IV](#)
[Report Jamestown Manor Phase IV](#)

6. Rezoning

RZ 14-06 Rezoning Case: RZ 14-06

RZ 14-06: Jack Elam - Elam Enterprises, Inc. is requesting MAPC approval of a Rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial District L.U.O. for 1.98 acres of land located at 1802 Commerce Drive.

Attachments: [Rezoning Application](#)
[Rezoning Plat](#)
[Staff Summary RZ14 06 1802 Commerce Rezoning MAPC](#)
[Exhibit A Annexation ORD](#)
[ORDORD-87_1423](#)

7. Staff Comments

COM-14:028 Approval of MAPC Bylaws.

Legislative History

3/11/14	Metropolitan Area Planning Commission	Tabled
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8. Adjournment