



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, June 9, 2020

5:30 PM

Municipal Center

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-20:047](#) MINUTES: MAPC Minutes - May 26, 2020

Attachments: [MAPC Minutes from May 26, 2020](#)

4. Miscellaneous Items

[COM-20:024](#) SITE APPROVAL: 1114 E. Washington Avenue

George Hamman of Civilogic on behalf of Artis Scott are requesting MAPC Approval of the existing driveway and parking to be allowed to remain in place and not abandoning the inlet concept, and remove or revise the existing driveway to flow into the street as requested change from the Engineering Department. This is located in a R-2 Multi-Family Low Density District.

THIS HAS BEEN WITHDRAWN BY THE APPLICANT.

Attachments: [Letter](#)
[Plans](#)
[Revised Plot Plan](#)
[Summary of Events](#)
[Grading Plan](#)
[Parking Lot Drain View from the South](#)
[Parking Lot Drain View from the North](#)

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-20-11](#) FINAL SUBDIVISION: Prospect Village Phase 1

Mark Morris, P.E. of MCCM Construction, Inc. requests MAPC Approval of a Preliminary Subdivision Approval for Prospect Village Phase 1 located East of Airport Road and North

of the Wyattwood Addition and connects into Sandra Lane with 20 proposed lots on 5.65 acres +/- within the R-1 Single Family Residential District.

Attachments: [Application](#)
 [Prospect Village Phase 1 Plat](#)
 [Staff Report](#)
 [Aerial View of Location](#)

PP-20-12

FINAL SUBDIVISION - MINOR PLAT: 2728 N Church

Michael Daniels of Daniels Land Surveying on behalf of Adam Long is requesting MAPC Approval to plat this land that has had a house on this property for over 23 years, but the lot must front upon a public street or road that has a right-of-way not less than 50 feet in width that is required by code to have a structure on the property that is located at 2728 N. Church. This is located within a R-1 Single Family Residential District.

Attachments: [Minor Plat](#)
 [Aerial View of Location](#)

7. Conditional Use

CU-20-06

CONDITIONAL USE: 5410 Harrisburg Road

Kevin Meredith is requesting MAPC Approval for a Conditional Use to extend current Vehicle impound lot / Auto Wrecker Service and add maintenance building for tow vehicles and to have the back fenced in area with chat instead of pavement where vehicles will be stored located at 5410 Harrisburg Road and allowed in the Industrial I-1 Zoning by Conditional Use Only. The proposed use of an auto wrecker service aligns with many permitted I-1 Zoning uses as vehicle repair, vehicle and equipment sales, and mini storages. Temporary storage of inoperable or wrecked motor vehicles will not exceed the time period allowed by City Codes (30 days).

Attachments: [Application](#)
 [Site Development Plans](#)
 [Letter](#)
 [Checklist](#)
 [Adjoining Neighbors Signature](#)
 [Staff Summary](#)
 [Wayne Dover Plat](#)
 [Pictures of location](#)

8. Rezoning

RZ-20-07

REZONING: 5005 E Nettleton

Corey Hutson is requesting MAPC Approval for a Rezoning from "R-3" Multi Family High Density District to "C-1" Downtown Core Commercial District for .40 +/- acres of land located at 5005 E. Nettleton.

THIS HAS BEEN PULLED UNTIL A LATER DATE.

Attachments: [The Big Dog](#)
 [USPS Receipts](#)
 [Signed Notification](#)

9. Staff Comments

RZ-20-06

REZONING: Text Amendment Case: DJDC Districts

Request Proposed DJDC Districts for Public Hearing being Conducted on the next MAPC Meeting - June 23, 2020 at 5:30 with the review and approval of the documents to be recommended to City Council for Final Review and Adoption.

Attachments: [Draft DJRD Document](#)

10. Adjournment