



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, July 12, 2016

5:30 PM

Municipal Center

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-16:089](#) Approval of the MAPC Meeting Minutes for June 28, 2016.

**Attachments:** [MAPC Meeting Minutes June 28, 2016](#)

### 4. Preliminary Subdivisions

[PP-16-15](#) Concept Review: 4500 East Johnson - Lamar Advertising

Danny Rainwater on behalf of Lamar Advertising requests MAPC Conceptual Review of the property located at 4500 East Johnson to waive condition # 3 (Off-Premise advertisement shall be prohibited on the subject site) of Ordinance 12:023 passed and approved on May 1st, 2012 that rezoned the property from R-1 to C-3 LUO. The property identified conforms as a legal locations to erect an outdoor off-premise sign on East Johnson Avenue based on the current ordinances and Highway Department Regulations. Lamar wants to build a high quality 10'6" x 36' display on a steel mono-pole. A convenience store is going to be constructed on this property. Lamar is requesting a removal of the LUO Stipulation that obtains to the off premise sign.

**Attachments:** [Letter](#)

[Ordinance](#)

[Legislation Details \(With Text\)](#)

[Aerial View of Site](#)

[Billboard Site 4500 East Johnson Additional View](#)

[PP-16-19](#) Plat Review: 6215 S. Caraway - Frontage Requirements

Doug Moore, of M2 Surveying on behalf of Larry Cain requests MAPC to wave a reduction of the minimum 60 ft lot frontage requirement and reduced it to 15 + / - foot widths for both lots 2 and 3 making it a 30 ft ingress / egress easement with utility.

**Attachments:** [Larry Cain Hill Replat](#)

[Aerial View from Google](#)

[Aerial View](#)

## 5. Final Subdivisions

**PP-16-17** Final Subdivision: Barrington Park Phase 9 (13 Single Family Lots on 5.9 acres)

Carlos Wood of Wood Engineering on behalf of Jim Abel requests MAPC Final Subdivision Approval of Barrington Park Phase 9, 13 lots on 5.9 acres, located at the end of Annadale Drive, South of Phase 7 and West of Phase 8. This property is zoned R-1 Single Family Residential.

**Attachments:** [Staff Report](#)  
[Application](#)  
[Plat](#)  
[Aerial View of Location](#)  
[Aerial View of Subdivision](#)

5. **PP-16-18** Final Subdivision: Merrell Estates Phase 5 (34 Single Family Lots on 9.92 Acres)

Carlos Wood of Woods Engineering on behalf of Merrell Estates Development, LLC requests MAPC Approval of a Final Subdivision review for Merrell Estates Phase 5 located west of Merrell Estates Phase 2, North of Merrell Estates Phase 4 off Southwest Drive and Hwy 49 South on 9.92 acres with 34 lots. This is all R-1 Single Family Residential.

**Attachments:** [Staff Report](#)  
[Application](#)  
[Plat](#)  
[Aerial View of Location](#)  
[Aerial View of Subdivision](#)

**PP-16-16** Final Subdivision: Twin Oaks (34 Single Family Lots on 10.9 Acres)

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC consideration of a Final Subdivision Review for Twin Oaks located west of South Culberhouse at the intersection of Savannah Circle / Drive. This property is zoned R-1 Single Family Residential.

**Attachments:** [Staff Report](#)  
[Application](#)  
[Plat](#)  
[Aerial View of the Site](#)  
[Overall view of Surroundings](#)

## 6. Conditional Use

**CU-16-12** Conditional Use: CU 16-12: 913 Locust Street

Barbara Harris is requesting MAPC approval of a Conditional Use for an in-home Family Daycare for the purpose of caring for 8 children or less within an R-1 Single Family District located at 913 Locust Street.

**Attachments:** [Application](#)  
[Staff Summary](#)  
[Aerial Map](#)  
[Adjoining Property Owner Signed Returned Forms](#)  
[Opposition Letter](#)  
[Adjoining Property Owners Letters](#)  
[Cooper Addition Plat](#)  
[Receipt](#)  
[USPS Receipts](#)  
[USPS Returned Cards from Post Office](#)

**CU-16-13** Conditional Use: CU 16-13: 1020 Airport Road

NEA First Assembly of God, Inc is requesting MAPC approval of a Conditional Use for a church to be located at 1020 Airport Road within an R-1 Single Family District.

**Attachments:** [Application](#)  
[Letter from Architect](#)  
[Staff Summary](#)  
[Site Plan of Church](#)  
[First NEA Plat of Survey](#)  
[Aerial View of Location](#)  
[USPS Returned Cards from Adjoining Property Owners](#)  
[Adjoining Property Owner Notification - Returned Signed](#)  
[Receipt](#)  
[Receipt - Sign](#)

## **7. Rezoning**

**RZ-16-14** Rezoning / Annexation: RZ 16-14: South Side of Macedonia Road and Joins Sage Meadows Development on two sides

Womack, Phelps, Puryear, Mayfield & McNeil, Attorneys for petitioner Winters, LLC are requesting MAPC approval of an Annexation of property containing approximately 20 acres more or less and a rezoning from County Land to RS-7 Single Family Residential District; minimum 6,222 square foot lot requirement, located on South side of Macedonia Road and joins Sage Meadows Development on two sides.

**Attachments:** [Application](#)  
[Staff Summary](#)  
[Attorney Letter](#)  
[Letter from Fire Chief](#)  
[Fire Questionnaire](#)  
[Fire Hydrant Information](#)  
[Sage Meadows Property Owners Association Letter](#)  
[Brookland School Letter](#)  
[Letters](#)  
[Petition for Annex from County](#)  
[Question Response](#)  
[Rezoning Plat](#)  
[Preliminary plat of Site](#)  
[Warranty Deed](#)  
[Receipt](#)  
[Aerial View of Property](#)  
[Aerial View of Surrounding Properties](#)  
[Aerial Google View](#)

**RZ-16-15** Rezoning: RZ 16-15: 2100 E. Johnson and 108 / 110 Snyder

Josh Olsen is requesting MAPC approval of a Rezoning from C-3 General Commercial District to RS-8 Single Family Residential District - minimum 5,445 square foot lot required, for .52 acres more or less of land located at 2100 E. Johnson, 108 and 110 Snyder.

NOTE: This is going to be pulled and put on the MAPC Meeting dated Tuesday, July 26, 2016. Applicant called and requested due to being out of town and not being able to make the meeting.

**Attachments:** [Application](#)  
[Staff Summary](#)  
[Aerial View of Location](#)  
[Aerial View of Surrounding Properties](#)  
[Aerial View](#)  
[Zoning Map](#)

**8. Staff Comments**

**9. Adjournment**