



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, November 8, 2022

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-22:100](#) MINUTES: MAPC Meeting Minutes October 25, 2022

Attachments: [October 25, 2022 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-22-15](#) PRELIMINARY SUBDIVISION APPROVAL: Jackson Cove Residential Subdivision

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 23 lots on 8.84 acres of land that is west of Greensboro Road that is located in an R-1 Single Family Residential District.

Attachments: [Staff Report](#)
[Location](#)
[Updated Plat](#)
[Letter of Concern](#)

[PP-22-16](#) PRELIMINARY SUBDIVISION APPROVAL: Greensborough Village Residential - Phase I

John Easley of Associated Engineering is requesting MAPC Preliminary Subdivision Approval for Greensborough Village Residential Phase 1 for one lot and roadway infrastructure for townhomes that is located in the TCO Town Center Overlay District.

- Attachments:** [Staff Report Greensbrough Village Phase 1](#)
[22120 - JTown - Canera Drive East System](#)
[22120 - JTown - Canera Drive West System](#)
[22120-004 - Phase Sketch](#)
[22120-SDP-RP1 - COMPLETE 1](#)
[22120-SDP-RP1 - COMPLETE 2](#)
[22120-SDP-RP1 - COMPLETE 3](#)
[22120-SDP-RP1 - COMPLETE 4](#)
[22120-SDP-RP1 - COMPLETE 5](#)
[22120-SDP-RP1 - COMPLETE 6](#)
[22120-SDP-RP1 - COMPLETE 7](#)
[22120-SDP-RP1 - COMPLETE 8](#)
[22120-SDP-RP1 - COMPLETE 9](#)
[22120-SDP-RP1 - COMPLETE 10](#)
[22120-SDP-RP1 - COMPLETE 11](#)
[22120-SDP-RP1 - COMPLETE 12](#)
[22120-SDP-RP1 - COMPLETE 13](#)
[22120-SDP-RP1 - COMPLETE 14](#)
[22120-SDP-RP1 - COMPLETE 15](#)

6. Final Subdivisions

PP-22-14 FINAL SUBDIVISION: Barrington Park Subdivision, Phase X

Jeremy Bevill of Fisher Arnold is requesting MAPC Final Subdivision Approval for Barrington Park Subdivision, Phase X for 16 lots on 7.2 +/- acres for property zoned R-1, Single-Family Medium Density District, located off of Annadale Drive.

- Attachments:** [Final Plat](#)
[Staff Report](#)
[Drainage Report](#)

7. Conditional Use

CU-22-02 CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.

Attachments: [Application](#)
[Cert. Mail](#)
[Site Plan](#)
[Letter of Concern](#)
[Staff Summary](#)

Legislative History

9/27/22	Metropolitan Area Planning Commission	Tabled
10/11/22	Metropolitan Area Planning Commission	Tabled
10/25/22	Metropolitan Area Planning Commission	Tabled

8. Rezoning

RZ-22-16 REZONING: East Highland

James Gramling on behalf of Sai Real Estate, LLC, is requesting a rezoning from I-1 LUO, Limited Industrial District Limited Use Overlay, to C-3, General Commercial District. This rezoning is for 3.27+/- acres located at 5307 East Highland Drive.

Attachments: [Updated Application](#)
[Certified Mail Receipts](#)
[Rezoning Plat](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment