



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 8, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:092](#) MAPC Minutes: September 24, 2024

Attachments: [9.24.24 MAPC Minutes](#)

4. Miscellaneous Items

[COM-24:049](#) Sidewalk In Lieu: 3109 Dr. Martin Luther King Jr. Drive

McAlister Engineering, PLLC, on behalf of Nomad's Pit Stop Inc., is requesting MAPC approval to pay a sidewalk in lieu payment of \$25,808.36 for 401 linear feet along Dr. Martin Luther King Jr. Drive. The current rate is \$96.54 per square yard.

Attachments: [Sidewalk Waiver Letter](#)
[Site Plan](#)

5. Preliminary Subdivisions

[PP-24-15](#) Preliminary Subdivision: Greensborough Heights Phase II

Associated Engineering, on behalf of JTown Development Group LLC, is requesting preliminary subdivision approval for Greensborough Heights Phase II; 40 lots on 12.4 acres. This site is located at Greensboro Road and Chancery Lane and located within a, TC-O, town center overlay district.

Attachments: [22120-005 - RECORD PLAT - 2024-09-23](#)
[22120-SDP-RP2 - TREE REMOVAL PLAN](#)
[Application Greensborough Heights Phase II](#)
[Staff Report](#)

6. Final Subdivisions

[PP-24-16](#) Final Subdivision: Southwest Village Phase I

Mark Morris Homes is requesting final subdivision approval for Southwest Village Phase I; 64 lots on 27.7 acres. This site is located south of Flemon Road and north of Adam Drive and is zoned, R-1, single family medium density.

Attachments: [SOUTHWEST VILLAGE PHS 1 FINAL SIGNED](#)
[Southwest Village Phase 1 - Final Plat App.](#)
[Staff Report](#)

7. Conditional Use

8. Rezoning

RZ-24-15

Rezoning: 2800 & 2809 Greensboro Road

Hammerhead Contracting & Development LLC is requesting a rezoning from R-1, single family medium density, to TC-O, town center overlay. This rezoning is for 33.28 acres and is located at 2800 & 2809 Greensboro Road.

This site will be added to the existing Greensborough Village development.

Attachments: [2800-2809 Greensboro Road Rezoning Application](#)
[2800-2809 GreensboroRd Rezoning Plat](#)
[Updated - 2800-2809 Greensboro Rd-OpenSpaceMap-092624](#)
[CertifiedMailReceipts](#)
[Deed-2024R-011826](#)
[RezoningSignPictures](#)
[Staff Summary](#)
[Original Pattern Book for Greensborough Village Town Center](#)

9. Staff Comments

10. Adjournment