



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, May 11, 2021

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-21:037](#) MINUTES: MAPC Minutes from April 13, 2021 MAPC Meeting

Attachments: [MAPC Minutes from April 20th, 2021 MAPC Meeting](#)

4. Miscellaneous Items

[SP-21-02](#) SITE PLAN REVIEW: Highland Drive and Great Dane - East Side

Jeremy Bevill of Fisher Arnold on behalf of 42 Real Estate are requesting a Site Plan review of a new proposed facility located on the east side of Great Dane and south side of Highland Drive that will be in the "I-2" General Industrial District that also lies in the Overlay District. The Development exceeds the 75,000 square. footage thru requiring MAPC Site Plan Approval and Square Footage Approval for the building being at 315,000 square footage.

Attachments: [Site Plan Review](#)
[Aerial View of Location](#)

5. Preliminary Subdivisions

[PP-21-08](#) PRELIMINARY SUBDIVISION APPROVAL: Eden Hills Estate Phase III

Mark Morris of Mark Morris Construction is requesting MAPC Preliminary Subdivision Approval for Eden Hills Estates Phase II for 32 lots on 12.41 acres +/- for property zoned R-1 Single Family Residential District located north of Peachtree Avenue and west of Pebblewood Drive that is a continuants of Eden Hills Estate of Phase I and II.

Attachments: [Application](#)
[Plans](#)
[Aerial View of Location](#)

[PP-21-09](#) PRELIMINARY SUBDIVISION APPROVAL: Harrison Hills

Bob Harrison is requesting MAPC Preliminary Subdivision Approval for Harrison Hills for 11 lots for 4.04 acres +/- for property zoned R-1 Single Family Residential District located South of Neely Road and North of Neely Lane.

Attachments: [Application](#)
 [Plans](#)
 [Aerial View of Location](#)

PP-21-10 PRELIMINARY SUBDIVISION APPROVAL: Jackson Cove Residential Subdivision

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 30 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: [Application](#)
 [Plat](#)
 [Plans](#)
 [Homeowners Association Docs](#)
 [Aerial View of Location](#)

6. Final Subdivisions

7. Conditional Use

8. Rezoning

RZ-21-07 REZONING: 7201 E Highland Drive

Joshua Neely of Ridge Surveying on behalf of Jeremy Baltz are requesting MAPC Approval for a Rezoning from "R-1" Single Family Residential District to "C-3" General Commercial Limited Industrial District Limited Use Overlay for 17.33 +/- acres of land located at 7201 E Highland Drive that is also located in the Overlay District.

Attachments: [Application](#)
 [Staff Summary](#)
 [Rezoning Plat](#)
 [Deed](#)
 [Pictures of Area](#)
 [USPS Receipts](#)

9. Staff Comments

10. Adjournment