



CITY OF JONESBORO  
CONDITIONAL USE APPLICATION

Case Number CU-23-03 MAPC Deadline 3/2/2023  
Date Submitted 3/2/2023 MAPC Meeting Date 3/28/2023

OWNER/APPLICANT INFORMATION

Property Owner Focal Point Investments Applicant CHAD FISHER  
Address 8888 Mid South Dr. Address 8888 Mid South Dr. Olive Branch MS  
Phone 901-794-4022 Phone 901-794-4022  
Signature Mayor Oliver Signature Chad Fisher

PARCEL INFORMATION

Address/Location Woodpines Road, East of Big Lot  
Current Zoning C-3 Existing Land Use VACANT  
Adjacent Zoning North R-2 East C-3 South R-1 West C-3

REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

Request For Development of Storage Complex within C-3  
Zoning. Conditional Use Permit Required. Development to be  
High End Storage Buildings, Fencing with Gates, Landscaped Buffer and  
Lighting. Property hits 1-55 Frontage - Overlay District. Required Green  
Space.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fee according to fee schedule.



## *Associated Engineering, LLC*

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

March 2, 2023

Mr. Derrel Smith  
Jonesboro City Planner  
300 South Church Street  
Jonesboro, AR 72401

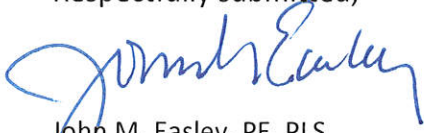
Re: Focal Point Investments Conditional Use  
Woodsprings Road, East of Big Lot

Dear Mr. Smith:

Chad Fisher, Focal Point Investments, LLC is requesting a conditional use permit for property located on Woodsprings Road, east of Big Lot. The property is un-platted and has not been assigned a address. Mr. Fisher is requesting an conditional use permit in order to construct storage units (mini-storages) on the property. Currently, this type of development is not allowed within the C-3 Commercial zoning district. A conditional use permit must in approved by the MAPC for this project to proceed.

The development would be a high-end storage complex with security fencing and controlled entry/exit. The property has frontage along I-555 and falls under the Overlay District requirements. Landscaping would be installed along the perimeter of the property and through out the development. Parking requirements would be met with spaces along the fronts of the buildings.

Respectfully submitted,



John M. Easley, PE, PLS  
Associated Engineering, LLC