

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – CU 23-03, Woodsprings Rd, East of Big Lots**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on March 28, 2023***

**REQUEST:** Applicant proposes a Conditional Use to allow for a storage complex within C-3, general commercial zoning.

**APPLICANT OWNER:** Chad Fisher, Olive Branch, MS  
 Focal Point Investments, Olive Branch, MS

**LOCATION:** Parcel # 01-143252-00100, Woodsprings Rd.

**SITE DESCRIPTION:** Tract Size: 9.89 +/- Acres  
 Frontage: Approx. 497' along Woodsprings Rd.  
 Approx. 60' along Alexander Dr.  
 Topography: Flat Lot.  
 Existing Development: Vacant

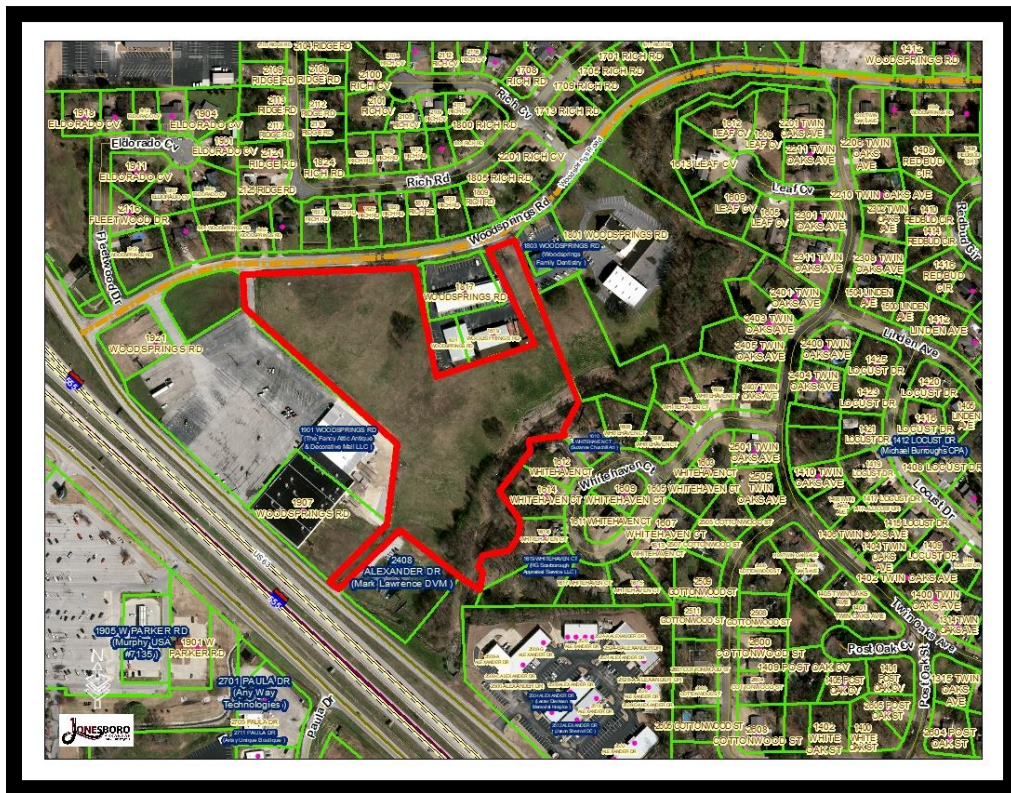
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Residential
South:	R-1	Residential
East:	C-3	Commercial
West:	C-3	Commercial

**HISTORY:** Vacant

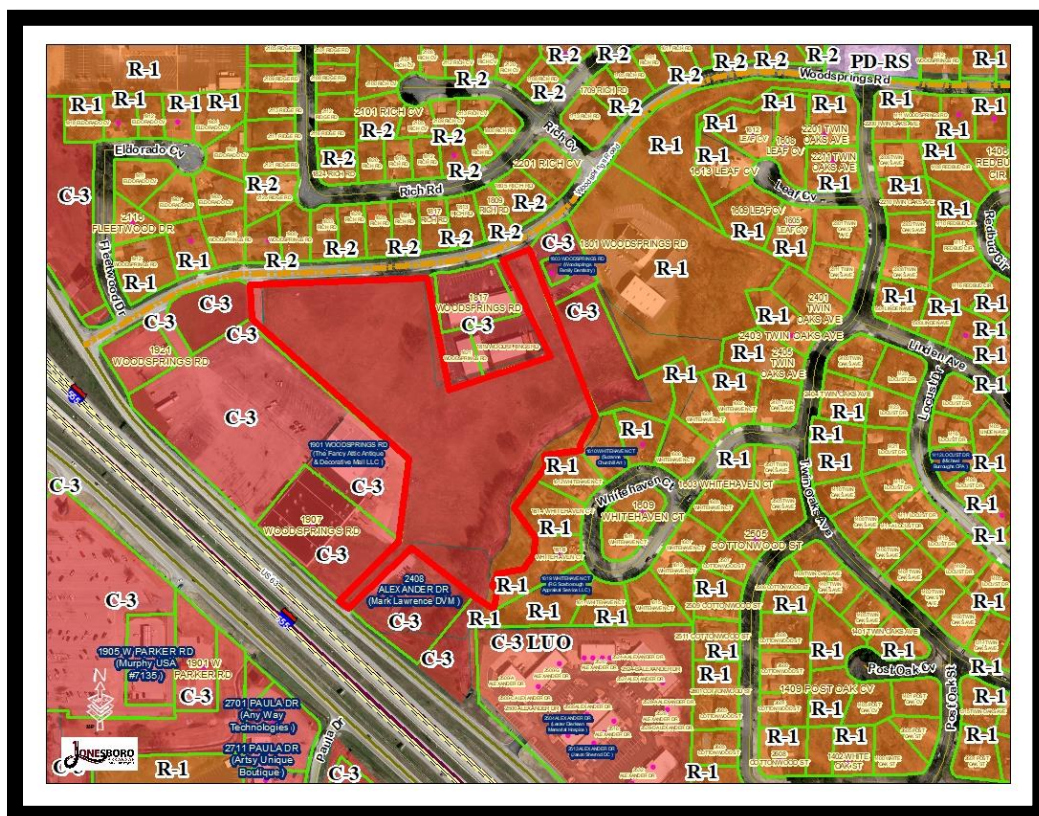
**Zoning Code Analysis:**

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific **conditional use** location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



Aerial View



Zoning Map

**Applicant's Proposal:**

The applicant would like to build a storage complex with the current C-3, general commercial zoning. The proposed use must be approved under the Conditional Use process under the functions of the MAPC.

*Warehouse, residential storage (miniwarehouse)* means an enclosed storage facility containing independent, separate units or cubicles that are intended to be leased to persons exclusively for dead storage of their household goods or personal property. The active utilization of any storage space or cubicle within such a storage area for a retail or wholesale business operation is expressly prohibited.

**Conclusion:**

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Planning Staff recommends the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits, licenses, and inspections required locally and statewide be applied for and obtained by the applicant.
2. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
3. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
4. The site shall comply with all overlay district guidelines.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU-23-03 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.