



Legislation Details (With Text)

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Minutes for the MAPC meeting on July 8, 1997.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

JULY 8, 1997

MEMBERS PRESENT: Coleman, Little, Damron, Gardner, Pitts, Shaw and Phillips

MEMBERS ABSENT: Finley and Beadles

Minutes of the May and June meetings were approved as prepared.

#1 RZ97-23 Billy Lansford and June and Eldon Gilbert requested approval of rezoning from Residential R-1 to Commercial C-5 for 19.17 acres located on the south side of Highland Drive, east of Metzler Lane.

Jim Lyons, representing the petitioners, spoke to commission members. Mr. Lyons reasoned that with current commercial businesses being located on Highland and it being one of the busiest streets in Jonesboro, eventually all of Highland will be commercial.

Mr. Ralph Waddell spoke representing those opposed to the rezoning. A petition with 176 signatures of persons living in the area was presented. Mr. Waddell gave six reasons why this would be out of character for this area of Highland Drive and why this should be denied. It would be spot zoning, denial of request would be following an established precedent, it would be inconsistent with the Land Use Plan, the "domino effect" would cause all of Highland Drive to become commercial, changing the request from C-3 to C-5 could still allow hospitals, large office buildings, etc., and last, for the well-being of the residents because of traffic increasing.

Ms. Shaw moved to deny the request citing spot zoning and incompatibility with the surrounding area. Mr. Gardner seconded, 6 voted aye, 0 no, REQUEST DENIED.

#2 SP97-19 Kenny Findley requested approval of site plans to have two residences on one lot located at 617

Pinehill Lane.

Mr. Findley plans to build a small guest house type building for his son to use as living quarters. Ms. Shaw moved to approve the request as submitted. Mr. Pitts seconded, 6 voted aye, 0 no, REQUEST APPROVED.

#3 RZ97-29 Ron White requested approval of rezoning from Residential R-1 to Commercial C-3 for Spurlock's First Replat of Spurlock Second Addition. The property is located on the south side of Race Street, east of Middlefield Drive.

Property owner has no specific plans for the property, but possibly office complex.

Mr. Pitts moved to approve with zoning amended to C-4, subject to site plan or master plan being approved by the MAPC prior to development, dedication of 14' additional ROW on Race, Engineer's comments on ditch. Ms. Shaw seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#4 RP97-36 Ron White requested approval of a replat of part of Lot 1 of Spurlock First Replat of Spurlock Second Addition. The property is located on the south side of Race Street, east of Middlefield Drive.

Mr. Gardner moved to approve replat based on the same stipulations as item #3 above. Ms. Shaw seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ97-30 Joe B. Carrier requested approval of rezoning from Residential R-2 to Commercial C-3 for Lots 4, 5 & 6, Block 5 of Matthews Addition. The property is located on the south side of Cate Avenue, east of Vandyne Street.

Mr. Gardner moved to recommend approval of this zoning change to the City Council, seconded by Mr. Damron. Six voted aye, 0 no, REQUEST APPROVED.

#6 RP97-35 Joe B. Carrier requested approval of a replat of Lots 4, 5 & 6, Block 5 of Matthews Addition. The property is located on the south side of Cate Avenue, east of Vandyne Street.

Mr. Gardner moved to approve the replat, seconded by Mr. Damron. Six voted aye, 0 no, REQUEST APPROVED.

#7 PUD97-5 Southbay Partners, Inc. requested final approval of revised plans for an independent retirement residence to include six additional units for a total of 116 residential units. The property is located on the west side of Bernard Street, south of Fowler Avenue.

Discussion centered on requirements not being complied with on the request as previously stipulated.

Ms. Shaw moved to approve subject to full compliance with all stipulations from the previous approvals of this item and if Staff is not totally comfortable then it can be brought back with the full understanding that it be full compliance, and deleting note with mention of the City of Jonesboro on drainage easement, and, owner will obtain drainage easement. Mr. Gardner seconded, 5 voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#8 PP97-12 Bob Harrison requested preliminary approval of plans for Harrison Estates, a subdivision containing 11 lots on 3.4 acres. The property is located on the northwest corner of N. Church Street and Philadelphia Road.

Mr. Pitts moved to give preliminary approval subject to ROW on 141 being 60' from centerline, an overall grading plan, and 15' drainage easement on northeast corner, maybe effecting Lots 6 and 7. Mr. Gardner seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#9 MP97-20 Frankie Dacus requested approval of a minor plat containing four lots on 4.19 acres. The property is located on the east side of Dacus Lane, north of Thomas Green Road.

Mr. Dacus was granted a 4 lot minor plat in March of this year. Ordinance does not allow another minor plat on same property.

Ms. Shaw moved to table the request until they bring a complete subdivision plan for review. Mr. Damron seconded, 6 voted aye, 0 no, REQUEST TABLED.

#10 PP97-13 Phillips Investments requested preliminary approval of plans for Rossland Hills Phase III, a subdivision containing 35 lots of 17.97 acres. The property is located on the east side of Forest Hill Road, and is an extension of Rolling Forrest Drive and Brandywine Drive.

Mr. Pitts moved to approve subject to Engineer's Comments, working out drainage with City Engineer, adjusting the dedicated street ROW, a Street Improvement Agreement on Forest Hill Road and owner's signature on final plans. Ms. Shaw seconded, 5 voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#11 RP97-37 STT, Inc. requested approval of a replat of Lot 1 of Heatherly Industrial Park. The property is located on the northwest corner of Highland Drive and Gulley Road.

Mr. Pitts moved to approve the request as submitted subject to a site plan. Ms. Shaw seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#12 SP97-21 JMS Metal Services requested approval of site plans for 20,720 sf expansion of an existing industry. The property is located on the southwest corner of Commerce Drive and Krueger Drive.

Ms. Shaw moved to approve the request subject to:

1. Paved parking
2. Correct site plan being submitted for staff review
3. Full compliance with Staff Comments
4. No building permit can be issued until floodway issues are settled

Mr. Pitts seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.