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MAPC MINUTES
MAY 8, 1986

The Metropolitan Area Planning Commission met Thursday, May 8, 1986 in the Council Chambers, 314 W. Washington, Jonesboro, AR. The meeting was called to order at 7:00 p.m. by Chairman Johnny White III. The requests considered are as follows.

MEMBERS PRESENT: Rosalie Barber, Jerry Orr, Lloyd McCracken, Richard Lusby, John Sloan, Johnny White, III.

MEMBERS ABSENT: Gene Vance, Herbert Blalock, Jimmy Hunt

ASSISTING: Pat Parsons, Greg Moody, Brian Wadley, Joe Tomlinson

#1 Spring Hill, Roy Milner, requests a zoning classification of Residential Two (R-2) for Tract I and street easement for Tract II. Subject zoning request is submitted under the provisions of City Council #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the proposed annexation would have on the City accepting said land. The property is described as follows: Tract I - a part of the Northwest Quarter, Southeast Quarter and a part of the Southwest Quarter, Northeast Quarter of Section 23, Township 14 North, Range 3 east, Tract II - street easement - the northeast corner of the north half, Southeast Quarter of Section 23, Township 14 North, Range 3 East, Tract I contains 2.034 acres, more or less, and Tract II contains .457 acres, more or less. The general location of this property is south of Holy Cross Cemetery and west of Loberg Lane.

A motion to approve this request was made by Ms. Barber and seconded by Mr. Orr. All members present voting aye. MOTION APPROVED.

#2 J. T. Barr requests a zoning classification of Residential Two (R-2). Subject zoning requests is submitted under the provisions of City Ordinance # 1473. The MAPC is asked to prepare a written statement as to what effect if proposed annexation would have on the City accepting said land. The property is described as follows:

the north 225 feet of Lot 4, Terrace Apartments 2nd replat of a part of College Place Subdivision and lots 161-168 of College Place Subdivision, Jonesboro Ar. The development covers 2.22 acres, more or less. The general location of this property is east of State and west of Melrose Street.

A motion to approve this request was made by Mr. McCracken subject to 5' additional right-of-way being granted on State Street and the drop inlet being repaired as directed by the City Engineer on State Street. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED.

#3 Marvin and Wanda Cliff request a replat of Lot 10 and a part of Lot 11, of Block B of Oakhurst Addition. The general location of this property is east of Puryear and north of Monroe.

A motion to approve this request was made by Mr. Lusby and seconded by Mr. McCracken. All members present voting aye. MOTION APPROVED.

#4 Paul and Kay Pickle requests preliminary approval of plans for Clear View Estates, a subdivision located on a part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 13 North, Range 3 East, Craighead County, Arkansas. The development covers 36.87 acres, more or less, and will have 39 lots. The general location of this property is north of U.S. Highway 49.

Mr. Sloan made a motion to approve this request. The motion was seconded by Mr. Lusby. All members present voting aye. MOTION APPROVED.

#5 John White, Jr., Ronnie White, David Conrad requests final approval of plans for Fox Meadow Village Second Addition, a subdivision located on a part of the Northwest Quarter of the Northwest Quarter of Section 4, Township 13 North, Range 4 East. The development covers 22.06 acres, more or less, is zoned Residential Two (R-2) and will have 42 lots. The general location of this property is north of Fox Meadow Lane and east of Caraway Road.

A motion to approve this request was made by Mr. McCracken and seconded by Mr. Orr. All members present voting aye. All members present voting aye. MOTION APPROVED.

#6 Billy Welsh requests a replat of Lot 6 and the west half of Lot 7 of B. H. Berger's Subdivision, a part of Blocks 1, 2 and 3 of East End Addition. The general location of this property is south of Aggie Road.

Mr. McCracken made a motion to approve this request. Mr. Sloan seconded the motion. Those voting aye were Mr. Sloan, Mr. Lusby and Mr. McCracken. Those voting no were Mr. Orr and Ms. Barber. MOTION APPROVED.

#7 Billy Welsh requests approval of site development plans for College Square to be located on Lot 6 and the west half of Lot 7 of B. H. Berger's Subdivision. The general location of this property is south of Aggie Road.

Mr. McCracken made a motion to approve this request subject to either of the two following stipulations being met at the developer's option: the developer contact the adjacent property owners and reach an agreement to close and abandon the southern 220' of the existing but undeveloped easement for the extension of "E" Street as shown on the site development plans. Absent the above agreement and with City Council approval we direct the developer to grant an additional 10' easement along the east side of the southern 240' of "E" Street and move the buildings to comply with the building setback requirements of 20', with said revisions approved by the building inspector prior to issuance of a building permit. A further part of this motion is a statement that the commission feels that 20' building setback requirement is a hardship on the developer due to the fact that it is

the exception that the remaining “E” Street will not be developed and that if it is developed that “E” Street would still be a dead end street ending at the rear of the property. The motion was seconded by Mr. Sloan. Those voting aye were Mr. Lusby, Mr. McCracken and Mr. Sloan. Those voting no were Mr. Orr and Ms. Barber. MOTION APPROVED.

#8 James McDaniel, Jr. Requests preliminary approval of plans for McDaniel Subdivision III, a subdivision located on the Southeast Quarter of the Southeast Quarter of Section 27, Township 14 North, Range 3 East, Craighead County, Ar. The development covers 19.9 acres, more or less, and will have 22 lots. The general location of this property is southeast of Arkansas Hwy 226.

Mr. Orr made a motion to approve this request subject to the street name being changed from Ridgetop Blvd. to Park Hill Blvd. Ms. Barber seconded the motion. All members present voting aye. MOTION APPROVED.

#9 Steve Griffin and Wanda Boyd requests a replat of Lot 6, Block B, Water tree II. The general location of this property is east of Leawood Court.

A motion to approve this request was made by Mr. Lusby subject to the adjacent buildings being shown on the building permit. Mr. Orr seconded the motion. All members present voting aye. MOTION APPROVED.

#10 David Conrad request a replat of Lot 1 of David Conrad’s replat of Merryman’s replat of Lots 2, 3 and 4 of Block A of White Plaza. The general location of this property is north of Conrad Drive and west of Caraway Road.

Mr. McCracken made a motion to approve this request subject to the drawing being revised to show the 20’ drainage easement of the north side of the property. Mr. Sloan seconded the motion. All members present voting aye. MOTION APPROVED.

#11 Leon Smith requests a replat of Lots 5 and 6 of Block 3 of R .L. Hayes Second Addition. The general location of this property is east of North Church.

A motion to approve this request was made by Mr. Orr and seconded by Mr. Lusby. All members present voting aye. MOTION APPROVED.

#12 Mr. and Mrs. James Moore and Mr. and Mrs. W.B. Lacy, Jr. Request a replat of Lots 35 and 36, Rosewood Estates. The general location of this property is east of Rosewood Circle.

A motion to approve this request was made by Mr. Sloan and seconded by Mr. Orr. All members present voting aye. MOTION APPROVED.