



## Legislation Details (With Text)

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**File created:** 6/12/1986    **In control:** Metropolitan Area Planning Commission  
**On agenda:**    **Final action:** 7/10/1986  
**Title:** MAPC MINUTES  
JUNE 12, 1986

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Letter from AHTD concerning Willow Road improvements

Date	Ver.	Action By	Action	Result
7/10/1986	1	Metropolitan Area Planning Commission	Passed	Pass

### MAPC MINUTES JUNE 12, 1986

The Metropolitan Area Planning Commission met Thursday, June 12, 1986 in the Council Chambers, 314 West Washington, Jonesboro, AR. Chairman Johnny White called the meeting to order at 7:00 p.m. The requests considered are as follows:

**MEMBERS PRESENT:** Lloyd McCracken, Gene Vance, John Sloan, Herbert Blalock, Johnny White, III

**MEMBERS ABSENT:** Jimmy Hunt, Rosalie Barber, Richard Lusby, Jerry Orr

**ASSISTING:** Gregg Moody, Brian Wadley, Jeff Gibson, Joe Tomlinson

The minutes of the May 8, 1986 meeting were approved as written.

#1 Bera Barnett, Gene Barnett, Fred H. Barnett, Larry Peterson and Kay Barnett, requests a zoning classification of Agricultural for Tract I and Commercial Three ( C-3 ) for Tract II. Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The property is described as follows: Tract I - a part of the south half of the Northwest Quarter of Section 11, Township 14 North, Range 4 East and Tract II - a part of the south half of the Northwest Quarter of Section 11, Township 14 North, and Range 4 East. The general location of this property is east of Old Paragould Highway.

Mr. Blalock made a motion to approve this request subject to the descriptions providing for a lot designation of Barnett's replat and annexation request before it is recorded. The description should include Lot 1, 2, and 3. The motion was seconded by Mr. McCracken. All members present voting aye. MOTION APPROVED.

#2 Max E. Dacus, Jr. requests a rezoning from Commercial Five (C-5) to Residential Two ( R-2 ) the following described property: a replat of Lots 14-16, Block 6, Wilson's Second Addition, Jonesboro, AR. The general

location of this property is north of Washington Avenue and west of Puryear.

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

#3 Layman Richardson, Pete Parker, Jay Gamblin and Curt Gamblin requests a zoning classification of Residential Three ( R-3 ) for Tract I and Commercial Three ( C-3 ) for Tract II. Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The property is described as follows: Tract I - and Lot 5 of the replat of Lots 17, 20, 21 and 22 of Willow Acres Subdivision. Tract II is less and except Lot 5 of a replat of Lot 17, 20, 21 and 22 of Willow Acres Subdivision. The general location of this property is west of Willow Road.

A motion to approve this request was made by Mr. Sloan with the following stipulations: that the property owners fronting Gamblin Drive and Willow Road put into an escrow account, with the City of Jonesboro, the funds for paving those streets, including curb and gutter, at a future date at such time as either the adjoining property owners across the road are annexed in the case of Gamblin Drive or when future development to the south shall require paving on Willow Road as determined by the City Engineer. The motion was seconded by Mr. McCracken. All members present voting aye. MOTION PASSED.

#4 Gary and Helen Smith request a replat of the South Half of the South west Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East. The general location of this property is north of Race Street and west of Forest Home Church of the Nazarene.

Mr. McCracken made a motion to approve this request subject to an additional 11' of right-of-way being granted on Race Street. Mr. Vance seconded the motion. All members present voting aye. MOTION PASSED.

#5 Three Oaks Racquet Club request approval of site development plans for tennis courts to be located on a part of the South Half of the Southwest Quarter of the Northeast Quarter, Section 29, Township 14 North, and Range 4 East. The general location of this property is north of Race St.

Mr. McCracken made a motion to approve the request subject to the site development being revised to show an additional 11" of right-of-way as granted in item #4 and that the driveway openings by redrawn conforming to the additional right-of-way. This approval is also subject to approval by the Board of Zoning for parking variance. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION PASSED.

#6 Troy Phillips requests a replat of Lot 9, Phillips Addition. The general location of this property is north of Phillips Drive and west of Arkansas Highway No. 1.

A motion to approve this request was made by Mr. Blalock and seconded by Mr. McCracken.

#7 Mr. and Mrs. Elmer Buhrmester, Mr. and Mrs. Robert Black, Ramona Buhrmester, Mr. and Mrs. Raymond Mattix, Mr. and Mrs. Nelson Ladd and Ralph Buhrmester, Jr. request a replat of Lots 7, 8, 9 and 10, Block 2 of Sloan's Subdivision of a part of Lots 1, 2, and 3 of the East End Addition. The general location of this property is south of Aggie Road and east of "E" Street.

A motion to approve this request was made by Mr. McCracken with the following stipulations: that this approval is subject to either the City Council's approval of closing and abandoning the southern 215' of "E" Street as shown on the replat request or if the street is not closed by the City Council that the adjacent property owner, Billy Welsh, agree to dedicate 20' additional right-of-way along the southern 152.56' of "E" Street. The

said 152.56' designates that portion of the street south of the cul-de-sac reaching the Frisco Railroad. Approval is also contingent upon the property owners' signatures being secured on the replat. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION PASSED.

#8 Billy Welsh requests a replat of Lot 5 and the West Half of Lot 7 of B. H. Berger's Subdivision of a part of Blocks 1, 2 and 3 of the East End Addition. The general location of this property is south of Aggie Road and west of "E" Street.

Mr. McCracken made a motion to approve this request subject to the same stipulations in item #7 and also subject to the site development plan being amended to reflect the street improvements that conform to the attached drawing. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION PASSED.

#9 Hillpoint Development requests preliminary approval of plans for Southridge Subdivision, Phase I, a subdivision located on the Southeast Quarter, Section 30, Township 14 North, Range 4 East. The development covers 70 acres, more or less, various zonings at present time and will have 58 lots. The general location of this property is north of Hwy 63 and west of Hwy 1-B.

A motion to approve this request was made by Mr. McCracken subject to the plans being revised to reflect 18" title instead of the 15" title shown. Mr. Sloan seconded the motion. All members present voting aye. MOTION PASSED.

#10 Gilmore Enterprises requests a replat of the east 120' of Lot 3, Block A of Stadium Square. The general location of this property is south of Good Times Avenue and west of Highway 1.

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

#11 Gilmore Enterprises requests approval of site development plans for 2 buildings on 1 lot to be located on the east 120' of Lot 3, Block A of Stadium Square. The general location of this property is south of Good Times Avenue and west of Arkansas Highway 1.

Mr. Vance made a motion to approve this request. The motion was seconded by Mr. Blalock and all members present voting aye. MOTION PASSED.

#12 Mr. and Mrs. James Moore and Mr. and Mrs. Stephen Woodruff request a replat of Lots 9 and 10, Block A of Watertree II, a replat of Blocks K and L of Marlow Acres 7<sup>th</sup> Addition and Lots 16 and 17 of Rosewood Estates. The general location of this property is east of Briar Court and west of Rosewood Circle.

Mr. Vance made a motion to approve this request with Mr. Sloan seconding. All members present voting aye. MOTION PASSED.

#13 Robert Bahn and Danny Pierce request preliminary approval of plans for Windwood Place, Final Phase, a subdivision located on Block A - Northeast Quarter, Northwest Quarter, Section 29, Township North, Range 4 East and Block B - Northeast Quarter, Northwest Quarter, Section 29, Township 14 North, Range 4 East. The development covers 2.97 acres, more or less, is zoned Commercial Three ( C-3 ) and will have 19 lots. The general location of this property is west of Brown's Lane.

Let the record show that this is a request for a replat of Lots 1-9, Block A and Lots 1-10, Block B A motion to

approve the replat was made by Mr. McCracken subject to the developer providing revised site development plans with the addition of the Cul-de-sacs and approval by the City Engineer and the City Inspector prior to recording. Mr. Sloan seconded the motion. All members present voting aye. MOTION PASSED.

#14 Max Dacus, Jr. Requests a replat of Lots 14-16, Block 6 of Wilson's 2<sup>nd</sup> Addition. The general location of this property is north of Washington and west of Puryear.

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

#15 Maxie Stem requests a replat of a part of the Southeast Quarter of the Northeast Quarter and a part of the Southeast Quarter, Section 16, Township 14 North, Range 4 East. The general location of this property is west of Hunter Drive and east of University Heights Addition.

Mr. Vance made a motion to approve this request subject to one ( 1 ) foot of additional right-of-way being granted on Aggie Road. The motion was seconded by Mr. McCracken. All members present voting aye. MOTION PASSED.

#16 Kent Arnold requests a replat of the east 43 feet of Lot 2 and all of Lot 3 and a part of the closed alley all being in Block 8, Meyers Addition. The general location of this property is north of Word and east of Labaume.

Mr. Vance made a motion to table this request because several questions could not be answered and no one present representing this item. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION PASSED - ITEM TABLED.

#17 Max Dacus requests a replat of the east 43 feet of Lot 7 and all of lots 8 and 9 and the west 32 feet of Lot 10 of Stallings First Addition. The general location of this property is north of East Matthews.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Blalock. All members present voting aye. MOTION PASSED.

#18 David and Emily Conrad requests a replat of Lots 4-8 of Conrad's First Addition . The general location of this property is west of East Matthews and north of Kingsbury Drive.

Mr. Sloan made a motion to approve this request with Mr. McCracken seconding. All members present voting aye. MOTION PASSED.

#19 Kent Arnold requests final approval of construction plans for Country Meadow Collection Addition, Phase 2, a Planned Unit Development which is to be located on a part of Lot 12, W.F. Hollingsworth Addition. The development covers 4.109 acres and contains 30 units in 30 buildings, for a density of 7.3 units per acre. The property is zoned Residential Two (R-2). Mr. Vance made a motion to approve this request. With Mr. Blalock seconded and all members present voting aye. MOTION PASSED.

#20 Steve Griffin and Wanda Boyd request that the Commission rescind the vote given to them last month on a replat of Lot 6, Block B, Watertree II. The general location of this property is east of Leawood Court.

Mr. Vance made a motion to approve this request and Mr. Sloan seconded. All members present voting aye. MOTION PASSED.

The meeting was adjourned at 9:30 p.m.