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MAPC MINUTES
SEPTEMBER 10, 1987

The Metropolitan Area Planning Commission met Thursday, September 10, 1987 at 7:00 p.m. in the Council Chambers, 314 W. Washington. The requests considered were as follows:

MEMBERS PRESENT: Mr. Harris, Mr. Sloan, Mr. Lamberth, Mr. Blalock, Mr. Vance, Mr. Lusby, Mr. McCracken

MEMBERS ABSENT: Mr. McDonald, Mr. Smock

The minutes of the August 13, 1987 meeting were approved as written.

#1 Mr. Vance made a motion to approve a rezoning request by Methodist Hospital from R-2 to C -5 of Lot C of Spurlock 2nd Addition. The property is located east of Middlefield. The motion was seconded by Mr. Lamberth. Those voting aye were Mr. Sloan, Mr. Blalock, Mr. Harris, Mr. Lamberth, and Mr. Vance. Mr. Lusby was abstained. MOTION APPROVED.

#2 Jerry Easley and others request a zoning classification of R-2, C-3 and Agricultural. The property described as part of Section 24, T14N, R4E, part of the west half of Section 19, T 14N, R4E and part of the SW 1/4, SW 1/4 of Section 13, T14N, R4E and located north of Hwy 18 E.

Mr. Lamberth made a motion to approve this request with the following recommendations to the City Council:

- 1) that the street on the east side be given a name that is approved by the Fire Dept. and that 60' total right-of-way be shown
- 2) That the appropriate City officials look at the private drive on the south side of the property to determine the accessibility of the properties to the rear, at present there is no street dedication.
- 3) That the island being created adjacent to this property at the southwest corner be included in This annexation if possible but not to make annexation contingent upon the island coming in.

- 4) Look at the Jonesboro 2000 Plan that designates a major arterial being located in this general location and that more right-of-way would be required than is presently shown
- 5) Add the following stipulations as requested by the Fire Department:
 - a) No less than 6" main and branch line
 - b) Fire hydrants at the Fire Department's recommendation as to location
 - c) Street names approved by the Fire Department. Where names are in conflict with existing City streets

The motion was seconded by Mr. Vance. Those voting aye were Mr. Blalock, Mr. Sloan, Mr. Vance, Mr. Lamberth, and Mr. Harris. Those voting no were Mr. Lusby. MOTION APPROVED.

#3 David L. Doyle and others request a zoning of R-2 for a part of Mardis Third Addition containing 23.43 acres, more or less, and for adjacent tracts containing 42.56 acres, more or less and located west of Highway 1-B and south of Highway 63 Bypass.

Mr. Lamberth made a motion to approve this request with the recommendations to the City Council as follows:

- 1) that the street be named on the east side and approved by the Fire Dept. and that 60' total right-of-way dedication for this street
- 2) That 30' of right-of-way be shown on the south side of property, and to also look at the Jonesboro 2000 Plan designating a major arterial on Craighead Forest Road
- 3) To look at a possible problem cited by City Water & light with extending services to two lots beyond one of the lots that are not included in this annexation
- 4) Add the following stipulations as requested by the Fire Department:
 - a) No less than 6" main and branch lines
 - b) fire Hydrants at the Fire Department's recommendation as to location
 - c) Street names approved by the Fire Department where names are in conflict with existing City streets

The motion was seconded by Mr. Sloan. Those voting aye were Mr. Vance, Mr. Sloan, Mr. Lamberth, Mr. Harris, and Mr. Blalock. Those voting no were Mr. Lusby. MOTION APPROVED.

#4 Tommy Rankin requests final approval of Southmeadow Subdivision. This project contains 37 lots on 10.65 acres and is located east of Medallion Drive.

Mr. Vance made a motion to approve this request with the stipulation that the Type B curb and gutter indicated on page 5 be excluded from the plan. Mr. Blalock seconded the motion. All members present voting aye. MOTION APPROVED.

#5 Tom Covington and others requests final approval of Country Manor Second Addition and a replat of Lots 2B and 3B of Country Manor Subdivision. This project contains 29 lots on 38.9 acres and located north of Elkhorn Lane.

Mr. Lamberth made a motion to approve this request with the stipulation that the cul-de-sac on Elkhorn Lane be changed to a 50' radius and with a recommendation to the property owners that they look at street name changes at this time. Mr. Lusby seconded the motion. All members present voting aye. MOTION APPROVED.

#6 Mr. and Mrs. Alan Patteson requests preliminary approval of Lands End Estates containing 3 lots on 7.23 acres and located north of Windover Heights.

Mr. Lamberth made a motion to approve subject to Fire Department approval of a street name change from Lands End Cove to Lands End. Mr. Vance seconded the motion. All members present voting aye. MOTION APPROVED.

#7 Jack Poling requests preliminary approval of Outback Subdivision containing 9 lots of 20.0 acres and located west of Culberhouse and south of Craighead Forest Road.

Mr. Sloan made a motion to approve this request subject to the lot with no lot designation being shown as Lot 1 on the plat and that 20' additional right-of-way be granted on the north side in accordance with the designation of the Jonesboro 2000 Plan calling for a major arterial on Craighead Forest Road. The motion was seconded by Mr. Lamberth. All members present voting aye. MOTION APPROVED.

#8 David Cossey request a replat of Lots 3, 4 and part of Lot 5 of Block 2 of Meyers Addition, located north of Word Avenue and west of Liberty Street.

Mr. Lamberth made a motion to approve this request subject to 30' of right-of-way being shown on both Word Avenue and Liberty Street. The motion was seconded by Mr. Lusby. All members present voting aye. MOTION APPROVED.

#9 Ron Roberts's requests a replat of Lots 1, 2, and 3 of Gwyndale Subdivision located east of Stadium Blvd. and south of Baswell Avenue.

A motion was made by Mr. Lamberth to approve this request subject to 10' additional right-of-way being granted on the northern portion of the property for a total of 60' from the centerline for the entire length of the property. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED.

#10 Mr. Lamberth made a motion to approve a replat request by Dr. James Schrantz of Lots 4, 12, 13 and 16 of Upper Duckswater Subdivision located west of Highway 226. The motion was seconded by Mr. Lusby. All members present voting aye. MOTION APPROVED.

#11 Floyd Vuncannon requests a replat of Lots 22 and 23, Block A of Noble Acres Addition to the City of Jonesboro located north of Nettleton Avenue and east of Tony Street.

Mr. Lamberth made a motion to approve this request subject to the property owners signing the plat before recording. Mr. Lusby seconded the motion. All members present voting aye. MOTION APPROVED.

In other business:

The commissioners discussed utilization of the ordinance dealing with parks being designated in various subdivisions when plans are presented to the Commission. The legality of the ordinance was questioned and proper procedure for using the ordinance was also a major concern.

Joe Tomlinson, City Inspector, presented to the Commission an ordinance that is planned to go before City Council that specifically names C-3 zoning uses. Corrections and/or amendments were being sought prior to submission to the City Council.

Meeting adjourned at 9:15 p.m.