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METROPOLITAN AREA PLANNING COMMISSION DECEMBER 10, 1991

Chairman Gene Vance introduced and welcomed two new members of the Planning Commission. The new commissioners are Debbie Finley and Wayne Baker. Ms. Finley and Mr. Barker are filling the positions vacated by Robert Bahn and Hervey Aycok.

MEMBER PRESENT: Vance, McCracken, Damron, Little, Finley, Baker

MEMBERS ABSENT: Blalock, Coleman, Patteson

The minutes of the November 12 and November 26, 1991 meetings were approved as prepared.

#1 RZ91-27 Max Dacus, Jr. requested approval of rezoning from R-2 to C-3 for 6.13 acres located on the north side of E. Johnson Avenue between Melrose Street and Russell Drive.

Mr. McCracken made a motion to approve the rezoning request with the statement that the right-of-way is not being addressed on Marshall Street due to the fact that an attempt will be made to close the street, but will be addressed on the replat and site plan. It was further stated that the street improvements on Russell Drive and Melrose Street are being waived at this time, but will also be addressed on the replat and site plan. Concern was also expressed about Word Cove adjoining the property on the north side and this will also be addressed when the property is developed with regard to buffers, setbacks or whatever may be appropriate for the type of development. Mr. McCracken further stipulated that a site plan be submitted and approved by the Planning Commission prior to issuance of a building permit. The motion was second by Ms. Finley. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#2 RP91-44 Max Dacus, Jr. requested approval of Lots A, B, C & D, a replat of part of College Place Subdivision to Jonesboro, Arkansas. The property is located on the north side of Johnson Avenue between Melrose Street and Russell Drive.

Mr. McCracken made a motion to table the replat request until some questions could be addressed concerning the unimproved street not crossing the property and the fact that there is a small tract of land in the middle of this property that is owned by another party. The owner stated that he would try to resolve these and other questions prior to the next meeting. The motion was second by Mr. Little. Voting was 5 in favor, 0 opposed. REQUEST TABLED.

#3 RZ91-28 Max Dacus, Jr. requested approval of rezoning from R-1 to I-1 for 3.45 acres located on the south side of E. Johnson Avenue and Farrville Curve.

A motion to approve the rezoning was made by Mr. Little subject to a site plan being submitted and approved by the Commission prior to development on Lot 1. The motion was seconded by Mr. Baker. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#4 MP91-50 Max Dacus, Jr. requested approval of a two (2) lot minor plat containing 8.0 acres. The property is located on the south side of E. Johnson Avenue at the Farrville Curve.

A motion to approve the request was made by Mr. McCracken and second by Ms. Finley. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#5 RZ91-29 John Pruney requested approval of rezoning from R-2 to C-2 for the west 49.9 feet of Lot 7 and the east 10.1 feet of Lot 11 in Block 3 of the Broadway Addition to the City of Jonesboro. The property is located on the south side of Creath Avenue at the intersection of Baker Street.

It was explained that Mr. Bill's Grocery store occupied this location for several years and was in existence prior to the property being zoned R-2. Its use, as a grocery store which was "grandfathered in", has been discontinued since 1989. The building was partially burned in September of 1990. A request for change to another nonconforming use was denied citing Ordinance #2280 which states that, with approval, nonconforming uses may be changed as long as they are not substantially altered from that which is currently being made of the property and so long as the change of use does not create additional noise problems, traffic problems, air or water pollution problems or cause any other material and incompatible impact when compared to the existing use. It was further stated that permitted uses in any particular zoning district can't be restricted once the zoning has been changed.

Mr. McCracken made a motion to deny the rezoning request based on the fact that the property is totally surrounded on all sides for many blocks by property that is currently zoned residential and is being utilized as residential property, the majority of it single family residential. It was further noted that the property as presented does not comply with the C-2 parking requirements. It was further stated there is no opposition to the planned use, but the use has to be done in an area for which the zoning is appropriate and in this particular area commercial zoning is not appropriate. The motion was second by Mr. Little. Voting was 5 in favor, 0 opposed. REQUEST DENIED.

#6 MP91-51 Mr. & Mrs. Howard Billingsley requested approval of a one (1) lot minor plat contained 2.70 acres. The property is located on the west side of Strawfloor Drive, south of W. Matthews Avenue.

Ms. Finley made a motion to approve the request subject to the owners entering into a street improvement agreement for Strawfloor Road. The motion was second by Mr. Baker. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#7 FP91-13 Mitchell Caldwell and Shelby Phillips requested final approval of Colony Park Addition, a

subdivision containing 12 lots on 5.26 acres. The property is located on the south side of Colony Drive, west of Richardson Road.

A motion to grant preliminary approval on the subdivision was made by Mr. McCracken with the stipulations that plans be resubmitted for final approval that fully comply with the requirements in the subdivision ordinance, particularly drainage structures and street improvements. Also to be included into the final plans is an overall, conceptual design of the intent of the remainder of the 40 acres and the alignment of the streets in this subdivision with either Dale Drive or Trammel Drive further south of this property. The motion was second by Ms. Finley. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#8 RP91-45 Jack Poling requested a replat of Lots 3 and 4 of the Outback Subdivision. The property is located on the east side of Outback Drive, south of Craighead Forest Road.

A motion to approve the request was made by Ms. Finley and second by Mr. Little. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#9 FP91-14 M.L. Coleman requested final approval of Prospect Acres Phase Two. The subdivision contains 3 lots on 2.73 acres and is located on the north side of Prospect Road, east of Paragould Drive.

It was stated that all stipulations from preliminary had been met with the exception of the street improvement agreement for Prospect Road.

A motion to approve was made by Mr. McCracken subject to the owners entering into a street improvement agreement for Prospect Road. The motion was second by Ms. Finley. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

Other business:

Chairman Vance opened the floor for nomination of officers to serve in 1992. Mr. McCracken made a motion to re-elect the current officers for 1992, which are Chairman - Gene Vance, Vice-chairman - Jon Coleman, Secretary - Guy Patteson. The motion was second by Ms. Finley. Motion approved by acclamation.