



Legislation Details (With Text)

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Minutes for the MAPC meeting on October 13, 1977.
October 13, 1977

The Metropolitan Area Planning Commission met Thursday, October 13, 1977 at 7:30 P.M. in the Court Room at City Hall.

The meeting was called to order by the Chairman, Mr. Ralph Morrison.

MEMBERS PRESENT: Morrison, Cooper, Smith, Tilton, Ball, McDaniel, Brown, Morse, and Gott

OTHERS PRESENT: Mike Cameron, Larry Fugate, Jimmy Cooper, and Brenda Barnes
Minutes for September were read and approved.

Items for business were as follows:

Item #1: Skip Macon requests a rezoning from Residential Three (R-3) to Commercial Three (C-3) at the following location. Lots 23 and 24 of the Sigler's College Addition. General location of this property is South of Nettleton Avenue and on the West side of Stone Street. A motion was made by Mr. Gott and seconded by Mrs. Morse to approve the request. Request was APPROVED unanimously.

Item #2. Steve Kasserman requests a rezoning from Residential Three (R-3) to Commercial Three (C-3) at the following location. Lots 9, 10, and 11 of Block 4 of R.L. Hays's 2nd Addition to Jonesboro, Arkansas. General location of this property is on the North/East Corner of Church Street and Hickory Avenue. A motion was made by Mr. Cooper and seconded by Mr. Gott to approve request subject to a 50' right of way deed on Church Street. The request was APPROVED unanimously.

Item #3. Ernie Stallings requests a rezoning from Commercial Three (C-3) to Residential Two (R-2) at the following location. The south 25 feet of Lots 1 and 2 of Block A of Stallings 5th Addition to Jonesboro, Arkansas. General location of this property is South of East Matthews and West of Pardew Street. A motion

was made by Mr. Cooper and seconded by Mr. Brown to approve the request subject to a street development plan being presented to the Planning Commission on Pardew Street. The request was APPROVED unanimously.

Item #4. Citizens Bank of Jonesboro, Arkansas; Guardian of the Estate of Fred Crawford Crist, requests zoning classification of Commercial Three (C-3) for a parcel of property abutting the present city limits of the City of Jonesboro, Arkansas. Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for a zoning classification prior to the subject property being annexed to the city. The MAPC is also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said lands. Subject property is described as follows: the North 517.2 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, less and accept, the East 60 feet thereof, begin more particularly described as follows: Begin at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East; Thence South 89 degrees 3 minutes West on the 40 acre line 60 feet to the West right of way line of Arkansas Highway No. 173, the point of beginning proper, thence South 89 degrees 3 minutes West on the 40 acre line 1262.8 feet to the Northwest corner of aforesaid 40 acre tract; thence South 0 degrees 5 minutes West on the 40 acre line 517.2 feet; thence North 89 degrees 3 minutes East 1263.8 feet to the West right of way line of Arkansas Highway No. 173; thence North 0 degrees 2 minutes west along said right of way line 517.2 feet to the point of beginning proper, containing 15.9 acres more or less. General location of this property is on Caraway Road and North of the Forest Home church of the Nazarene. A motion was made by Mr. Ball and seconded by Mr. Smith to approve the request. Request was APPROVED unanimously.

Item #5. Forest Home Church of the Nazarene requests a rezoning from Residential One (R-1) to commercial Three (C-3) at the following location. A part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 29; thence South 89 degrees 2 minutes West 208.7 feet; thence 35 feet to the North line of Race street, the point of beginning proper; thence North 173.7 feet; thence North 89 degrees 2 minutes East 168.7 feet to the West right of way line of Arkansas Highway No. 173; thence South along said right of way line 110.81 feet to the Race Street right of way line; thence South 41 degrees 7 ½ minutes West along said right of way line 59.49 feet; thence South 72 degrees 30 ½ minutes west along said right of way line 66 feet; thence South 89 degrees 2 minutes West along said right of way line 66.65 feet to the point of beginning proper, containing 0.62 acres. General location of this property is on the North/West corner of Race Street and Caraway Road. A motion was made by Mr. Gott and seconded by Mr. Ball to approve request subject to a 50' right of way easement on Caraway Road and a 41' right of way easement on Race Street. Request was APPROVED unanimously.

Item #6. Village Communities request a rezoning from Residential One (R-1) to Residential Two (R-2) at the following location. A part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northeast corner of Section 25, Township 14 North, Range 3 East; Thence South 87 degrees 45 minutes West 104.9 feet to the point of beginning proper; thence South 7 degrees 11 minutes West 100.0 feet; thence South 1 degree 10 minutes West 74.9 feet; thence South 34 degrees 8 minutes West 26.5 feet; thence North 77 degrees 25 minutes West 163.4 feet; thence 67 degrees 33 minutes West 595.7 feet; thence South 40 degrees 30 minutes West 113.4 feet; thence South 93.6 feet; thence South 43 degrees 30 minutes West 277.0 feet; thence North 88 degrees 11 minutes West 207.5 feet; Thence North 0 degrees 19 minutes West 722.5 feet along the West line of said Northeast Quarter of the Northeast Quarter; thence North 87 degrees 45 minutes East 1221.2 feet along the North line of said Section 25 to the point of beginning proper and containing 11.12 acres, more or less, and being subject to a 30 foot easement along the North side of the tract. General location of this property is on the south side of Neely Road and West of Candlewood 4th addition.

Mr. Randy Ishmael, Attorney, represented Village Communities. Dr. Jared Spears, Turtle Creek resident, voiced his opposition. Several petitions were presented to the Planning Commission by residents of Candlewood, Quail Hollow, and Timber Trails opposing the request. A motion was made by Mr. Gott and seconded by Mr. Smith to deny the request because the R-2 Residential Two, zoning request was not compatible with surrounding Residential One (R-1) zoning. The motion was DENIED unanimously.

Item #7. Don Baker requests a rezoning of 12 lots of the proposed Spring Valley Subdivision 2nd Addition, Jonesboro, Ark. Nine lots rezoned from Residential One (R-1) to Residential Two (R-2) and three lots rezoned from Residential One (R-1) to Commercial Four (C-4). General location of proposed Spring Valley Subdivision 2nd Addition is on the West side of Neely Lane. The item was TABLED upon the owner's request.

Item #8. Rankin-White Land Company request final approval of Safeway Stores, Inc. Property development of proposed store No. 251. General location of proposed stores is on the North/East corner of Caraway Road and Highland Drive. A motion was made by Mr. Ball and seconded by Mr. Smith to approve the property development subject to Safeway Inc. building a curb and gutter and at least ½ of King Street on the North side of subject property development. Request was APPROVED unanimously.

Item #9. Ernie Stallings request final approval of a replat of the south 25 feet of Lots 1 and 2 of Block A of Stallings 5th Addition to Jonesboro, Arkansas, and replats Lot 1 and 2 into one lot. General location is South of East Matthews and West of Pardew Street. A motion was made by Mr. Ball and seconded by Mr. Smith to approve request subject to a 41' right of way easement on East Matthews. Request was APPROVED unanimously.

Item #10. Haywood, Kenward, and Associates, Inc. request final approval of replat of Lots 1, 2, and 3 of Stratford Heights, Jonesboro, Arkansas, into one lot to be known as Stratford Heights Second Replat. General location is South of Washington St. and West of Stratford Drive. A motion was made by Mr. Ball and seconded by Mr. Smith to approve request subject to a 41' right of way easement on Washington Str. Request was APPROVED unanimously.

Item #11. Skip Macon request final approval of replat of Lots 23 and 24 of Block A of Sigler's College Addition into one lot. General location of this property is South of Nettleton Ave. and on the West side of Stone Street. A motion was made by Mr. Ball and seconded by Mr. Smith to approve the request. Request was APPROVED unanimously.

Item #12. Jim Bridger request final approval to establish a lot referred to as Bridger's Greenwood Addition to Jonesboro, Arkansas. General location is North of Wood Springs Road and East of Greenwood Street. A motion was made by Mrs. Morse and seconded by Mr. Cooper to approve request. Request was APPROVED unanimously.

Item #13. Herbert Spence requests final approval of Fall's Subdivision of Craighead County. Subject property is the South one half of the North one half of the Northeast quarter of the Southeast Quarter of Section 32, Township 14 North, and Range 4 East. Subdivision was given preliminary approval by MAPC in September 1977. General location of this property is 9/16th of a mile south of Parker Road and on the West side of Caraway Road.

A motion was made by Mr. Ball and seconded by Mr. Cooper to approve request subject to the following stipulations made by Mike Cameron, Director of Public Works, Jonesboro.

1. The building set back lines be shown on plat.
2. Curve on Aaron Ave. be redesigned with 100' radius on it.
3. Monuments be shown on plat.
4. 1" = 200ft scale drawing be submitted

Request was APPROVED unanimously.

Item #14. Village Communities Inc., requests final approval of Candlewood 6th Addition, Jonesboro, Arkansas. Subject property received preliminary approval in August, 1977. General location of subject property is in the candlewood Estates South of Neely Road containing 9.01 acres, more or less. A motion was made by Mr. Smith and seconded by Mr. Brown to approve subject to the following stipulations:

1. Curve on Springwood Drive be re-designed with a 100' radius on it
2. Need a detailed vicinity map to show adjoining property owners.
3. Need copies of 1"- 200ft scale

Request was APPROVED unanimously

Item #15. Joe Murray, Jr. request final approval of Murray's Southridge Addition. Subject property received preliminary approval in August 1977. General location of this property is described as being on the North side of Neely Road and West of Timber Trails addition containing 19.80 acres, more or less. Request was tabled.

The Commission voted unanimously on requesting Mr. Morrison, Chairman, to write city Council to make resolution to update zoning ordinances.

IMPACT STATEMENT FOR ANNEXATION OF PROPERTY:

#4. We know of no future problems with this area will present to the city. We recommend it be accepted.

The meeting was adjourned at 10:30 P.M.