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MAPC MINUTES

MAY 12, 1988

The Metropolitan Area Planning Commission met Thursday, May 12, 1988 at 7:00 p. m. in the Council Chambers, 314 W. Washington. The requests considered are as follows:

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

MEMBERS ABSENT: Mr. McDonald

The minutes of the April 14, 1988 meeting were approved as prepared.

#1 Ben J. Lamberth, Naomi Craft, Charles Scallions and J. T. White, Inc., requests a rezoning from R-1 to C-3 the following described property: a part of the SW 1/4 of the SE 1/4 of Section 20, T14N, R3E. The general location of this property is north of Highland and south of Wilkins.

Opposition was voiced by area residents to the rezoning citing possible devaluation of property, increased traffic & nearness to schools as reasons why it should not be rezoned. Consideration was given to all expressed areas of concern before a motion was made to approve the request. The motion to approve was made by Mr. Sloan subject to the 60' of right-of-way from centerline being shown on Highland and signatures affixed on all copies. The motion was seconded by Mr. Smock. Those voting aye were Mr. Smock, Mr. Lusby, Mr. Sloan, Mr. Harris, and Mr. Blalock. Those abstaining were Mr. Vance. Mr. Lamberth was absent during voting. MOTION APPROVED.

#2 Mr. Lamberth made a motion to approve a rezoning request from R-1 to C-3 by M. G. Spurlock for a part of the SW 1/4, SE 1/4, Sec. 28, T14N, R4E. The general location of this property is west of Middlefield and north of Apache Drive. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#3 Alan G. Patteson, Jr., Cater Patteson requests a rezoning from R-3 to C-3 on Parcel F, R-1 to C-3 on Parcel G, R-1 to R-3 on Parcel H, the following described property: part of the SW 1/4, Sec. 29, T14N, R4E. The general location of this property is north of Joe N. Martin Expressway.

A clarification of the existing zoning in addition to the rezoning was also requested. It was explained by the engineer representing this item that a lot of problems have surfaced over what exactly the existing zoning is based upon a conceptual zoning plat from 1973.

A motion was made by Mr. Lamberth to reaffirm the C-3 zoning on Parcels A, B, C, D, E. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

Mr. Lusby made a motion to reaffirm the R-3 zoning on Parcels I and J. The motion was seconded by Mr. Smock. All members present voting aye. MOTION APPROVED.

A motion was made by Mr. Vance to recommend the zoning changes on Parcel F. from R-3 to C-3, on Parcel G from R-1 to C-3, on Parcel H from R-1 to R-3 to the City Council. Mr. Lusby seconded the motion. All members present voting aye. MOTION APPROVED.

#4 Mr. Vance made a motion to approve a rezoning request from R-1 to R-3 by Harold B. Ray for part of the SE 1/4, SW 1/4, Sec. 27, T14N, R4E. The general location of this property is north of Griggs and west of Willow Road. Mr. Lusby seconded the motion. All members present voting aye. MOTION APPROVED.

#5 Mike Rainwater requests a rezoning from R-1 to R-2 for part of the NW 1/4, SW 1/4, Sec.27, T14N, R4E. The general location is south of Race and west of Curtview.

A motion was made by Mr. Vance to approve this request subject to 30' of right-of-way being shown on Curtview from centerline and moving the northern property line from the center of Race to the proper place. Mr. Harris seconded the motion. All members present voting aye. MOTION APPROVED.

#6 Mr. Vance made a motion to deny a rezoning request from C-3 to I-1 by Gene Barnett and John D. Gulley for the south half of the NW 1/4, Sec.11, T14N, R4E. The general location of this property is east of Old Paragould Highway. Mr. Vance stated his reasons for denying this request was still no owner or owner representative present to answer any questions. The motion was seconded by Mr. Smock. All members present voting aye. MOTION APPROVED.

#7 Mr. Harold Ray requests approval of site development plans for Yarco Trailer Spaces to be located on the SE 1/4, SW 1/4, Sec. 27, T14N, R4E. The general location of this property is west of Willow Road.

Mr. Vance made a motion to approve site plans and the replat with the following Stipulations:

1. Owner completing abandonment proceedings to the City Council along Woolum Street in order to make it a private drive
2. Certify that all trailers are above the 100 year flood plain
3. Owner provide private drive markers
4. Owner providing private drive signs at entrance to the development
5. Owner revises plans to show parking spaces as required by City Ordinances
6. All trailers be supplied with washer/dryer connections
7. that 6" water lines be used to serve the new development, extending past the existing trailers to connect to

City Water & Light at Willow Road to have proper fire protection in the new trailer park and also that the Jonesboro Fire Department be involved in the location and number of fire hydrants in this development

8. Street paved to City requirements for a trailer park

The motion was seconded by Mr. Lamberth. All members present voting aye. MOTION APPROVED.

#8 David Blair and Todd Jackson requests final approval of Benchmark Subdivision, Blair and Jackson First Addition, located on part of the NW 1/4, NW 1/4, Sec. 15, T14N, R4E and part of Lots 3 and 4 Rosella Subdivision. The development covers 3.71 acres, more or less, and will have 10 lots, located north of Aggie and west of Bowling Lane.

Mr. Sloan made a motion to approve this request with the following stipulations:

1. That the pipe under Bowling be completed across the street to release it into the existing ditch
2. Paving on Aggie be completed between existing pavement and curb and gutter either by the developer or by the City, to be worked out with the City Engineer
3. Street markers be provided and paid for by the developer
4. The dimensions be corrected on Aggie showing street improvements
5. The dimensions be corrected on Aggie showing street improvements

It was also noted that stipulations from preliminary approval has been addressed. Mr. Smock seconded the motion. Those voting aye were Mr. Sloan, Mr. Blalock, Mr. Lusby, Mr. Smock, Mr. Lamberth, and Mr. Harris. Mr. Vance was absent during voting. MOTION APPROVED.

#9 Mr. Lamberth made a motion to approve a replat request by Theodore W. Kapp for Lot 1A of replat of Lot 1 of Macon's Replat of Lots 3, 4, 5 and part of Lots 15 and 16 of Phillips Addition, a part of the SE 1/4, SW 1/4, Sec. 28, T14N, R4E. The property is located west of Stadium and north of Highway 63 Bypass. Mr. Smock seconded the motion. Mr. Vance and Mr. Lusby were absent during voting, all others present voting aye. MOTION APPROVED.

#10 Mr. Theodore W. Kapp request approval of site development plans for Waffle House to be located on Lot 1A of a replat of Lot 1 of Macon's Replat of Lots 3, 4, 5 and part of Lots 15 and 16 of Phillips Addition, located west of Stadium and north of Highway 63 Bypass.

Mr. Lamberth made a motion to approve the request subject to the removal of the billboard on the site plan and subject to approval by the City Engineer for relocation of the Waste Disposal. The motion was seconded by Mr. Smock. Mr. Vance was absent during voting, all others present voting Aye. MOTION APPROVED.

#11 Rick Wheeler requests preliminary approval of plans for Wheeler Heights Extended, a sub-division located on a part of the SW 1/4, NE 1/4, Sec. 11, T14N, R4E. The development covers 14.49 acres, more or less, and will have 13 lots. The general location of this property is south of Wheeler Heights Subdivision.

Mr. Sloan made a motion to approve this request subject to a cul-de-sac being added at the south end of the property, but with the street right-of-way remaining intact from continuance of a street in future developments. Mr. Smock seconded the motion. Mr. Lusby abstained, all others present voting aye. MOTION APPROVED.

#12 The City of Jonesboro requests approval of Jonesboro Mini-Park, a subdivision located on a part of the NW 1/4, SW 1/4, Sec. 25, T14N, R4E. The development covers 38.18 acres, more or less, and will have 17 lots, located east of Krueger and Commerce Drive.

Mr. Vance made a motion to approve the request and leave the determination of the street design and drainage up to the City Council. Mr. Sloan seconded the motion. Mr. Lamberth voted no, all others present voting aye. MOTION APPROVED.

Prior to the motion it was discussed that an ordinance is needed that would allow open ditches and deletion of curb and gutter requirements in certain areas depending on various factors. At present there is no curbing or gutters in industrial park. A further statement was that curb and gutter in some areas are a detriment.

#13 This item was omitted from the agenda but went as follows: Dan Mattix requests a replat of Lots & 13 & 14, Block C of Briarwood 4th. The general location is north of Denver Drive and east of Smoot.

Mr. Sloan made a motion to approve the request with Mr. Harris seconding. All members present voting aye. MOTION APPROVED.

An error in preparing the agenda omitted a request by Floyd Vuncannon to address the Commission concerning a replat he sought during the March Meeting. It was stipulated at that time that an additional 9' of right-of-way be granted from the centerline on Nettleton Avenue for a total of 50' for approval of the replat. Mr. Vuncannon stated that 100' right-of-way is already there but the Commissioners pointed out that the plat as presented only shows 41' and that is what has to be considered. Mr. Vuncannon was advised to have his surveyor research this item and certify that a 100' right-of-way exists, otherwise the March decision would stand.

The meeting was adjourned at 10:00 p.m.