



Legislation Details (With Text)

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Minutes for the MAPC meeting on March 12, 1981.

MAPC MINUTES

MARCH 12, 1981

The Metropolitan Area Planning commission met Thursday, March 12, 1981 in the Council Chambers at City Hall.

Members Present: Cooper, Smith, Tilton, Ball, Gott, White, Farmer and Blalock

Members Absent: Scott

Others Present: Mike Cameron, Carlos Wood, Brenda Barnes and John Broadaway.

New Business: Mr. Herbert Blalock was introduced to Commission Members as the new member replacing Woody Freeman.

The following items were discussed and voted on:

Item #1 Bearl Brooks and Bill Duke request a zoning classification of Residential One (R-1). 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 MAPC is asked to prepare a written statement as to what effect the proposed annexation would have on the city accepting said land. The property is described as follows:

Begin Survey at the Quarter Section Corner of Section 5 and 4, Township 13 North and Range 4 East. Thence south along the Section Line 4.5 feet to a point; thence south 88° 38' West 30.0 feet to the point of beginning proper. Thence south parallel to the Section line 590.01 feet to a point; thence south 88° 30' west 1169.0 feet to a point; thence south 0° 11' east 368.4 feet; thence south 88° 26' west 615.2 feet to a point; thence south 88° 03' west 440.0 feet to a point on the east right-of-way State Highway No. 1; thence northerly along the east right-of-way of said Arkansas State Highway No.1, 1295.7 feet to the northwest corner of property being

surveyed; thence north 88° 32' east 1104.2 feet to a point; thence south 0° 12' east 533.6 feet to a point; thence north 88°38' east 1169.7 feet to a point of beginning proper, containing 51.657 acres, more or less.

The general location of this property is south of Fox Meadows Lane and west of South Caraway Road.

A motion was made by Mr. Ball and seconded by Mr. Smith to approve request with the following stipulations:

- (1) 60' right-of-way from centerline on South Caraway
- (2) 41' right-of-way from centerline on Hwy 1-B
- (3) Owner must improve ½ of his street along his property on Caraway Road to meet City standards.
- (4) Owner should provide at least one (1) through street from Caraway Road to Hwy 1-B

REQUEST APPROVED UNANIMOUSLY.

Item #2 Harold Fisher requests a rezoning of two contiguous tracts of land. Tract A request is from Industrial One (I-1) to Residential Three (R-3) the following described property: north 200.2 feet of lot 2, all of Lot 3, north 100 feet of lot 4, 6, 8 and 10, north 100 feet of west 41.9 feet of lot 12 of replat of lots 1, 2, 3, 4, 5 and 7 and part of lot 6 of Fisher Commercial subdivision as recorded in book 198, page 98. Tract B request is from Commercial Three (C-3) to Residential Three (R-3), the following described property:

All of lots 23 thru 31 and west 47.8 feet of lot 22 of replat of lots 1, 2, 3, 4, 5 and 7 and part of lot 6 of Fisher Commercial subdivision as recorded in book 198, page 98.

The general location of this property is north of Highway 18 East and east of Kathleen. Mr. Ball made a motion to approve request, seconded by Mr. Tilton. REQUEST APPROVED UNANIMOUSLY.

Item #3 Lonnie Clark request a replat of a part of the northeast ¼ of the southeast ¼ of Section 20, Township 14 North and Range 4 east described as follows: Commencing at the southwest corner of the NE ¼ SE ¼ Section 20, aforesaid; thence north 89° 16' east 198.6 feet; thence north 0° 04' west 990.7 feet to the point of beginning proper; thence north 88° 42' east 132.94 feet to the west right-of-way line of Market Place Lane; thence in a southerly direction along a curve to the left with a radius of 728.96 feet, a distance to 53.60 feet; thence continue along said right-of-way line south 8° 36' east 46.4 feet; thence south 88° 36' east 46.4 feet; thence south 88° 36' east 46.4 feet; thence south 88° 42' west 145.82 feet; thence north 0° 04' west 99.42 feet to the point of beginning proper containing 0.317 acres, including a portion of lot B, the Market Place as shown on plat of survey. The general location of this property is west of Market Place Drive and south of Nettleton Avenue.

Mr. White made a motion to approve request, seconded by Mr. Ball. REQUEST APPROVED UNANIMOUSLY.

Item #4 Guaranty Mortgage Company, request final approval of Scenic Hills Subdivision Fourth Addition. The general location of this property is north of Nettleton Avenue and east of Scenic Hills First Addition.

A motion was made by Mr. Tilton and seconded by Mr. White to approve request with the following stipulations and the city councils approval.

1. Guaranty Mortgage must provide materials (concrete & re-bar) for the Reg'd R.C. Box Culvert to be constructed.
2. Guaranty must install curb and gutter.
3. Guaranty must provide GB-2 for street and process gravel

The City of Jonesboro will provide the following:

1. Provide labor and equipment to install box culvert
2. Pave with ACHM 2" depth the street (all on previously dedicated 30' R/W)

The request was APPROVED UNANIMOUSLY by the Planning Commission.

Item #5 Harold Fisher request final approval of a revised replat of Fisher Commercial Subdivision.

The general location of this property is north of Highway 18 East and along either side of Samantha Avenue.

Mr. Ball made a motion to approve request, seconded by Mr. Tilton, subject to the following stipulations:

1. Relay pipe on west end of Samantha
2. Clean out ditch
3. Change 15" pipe.

REQUEST APPROVED UNANIMOUSLY.

Other business was as follows:

Mr. Farmer requested that prior to the April MAPC meeting a progress report be prepared on the zero lot line Ordinance.

Also, a committee consisting of Mr. Ball, Mr. Tilton and Mr. White was appointed by Chairman Roy Cooper to look in to the regulation of development near Jonesboro but outside the city limits.

With no further business the meeting adjourned at 9:00 P.M.