



Legislation Details (With Text)

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**File created:** 6/9/1998    **In control:** Metropolitan Area Planning Commission  
**On agenda:**    **Final action:** 6/23/1998  
**Title:** Minutes for the MAPC meeting on June 9, 1998.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Agreement between Jonesboro School District and JD Crocker

Date	Ver.	Action By	Action	Result
6/23/1998	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on June 9, 1998.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

JUNE 9, 1998

MEMBERS PRESENT: Coleman, Little, Damron, Finley, Beadles, Pitts, Shaw and Phillips

MEMBERS ABSENT: None

The minutes of the May 12, 1998 meeting were approved as submitted.

#1 RZ98-17 Jackie Heath requested approval of rezoning from Residential R-1 to Industrial I-1 for 40 acres located in the SE 1/4, NW 1/4 of Section 36, T14N, R4E. The general location of the property is on the west side of Moore Road, 1/4 mile south of C W Post Road.

Mr. Damron moved to recommend approval to the City Council, subject to a site plan before development. Ms. Shaw seconded, seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ98-18 Brenda Rainwater requested approval of rezoning from Residential R-1 to Residential R-3 for Lots 5 & 6, Block A of Curtview Acres. The general location of the property is on the east side of Curtview Drive, south of Race Street.

Dr. Beadles moved to recommend approval to the City Council, amending the zoning to R-2 instead of R-3, that a site plan be submitted and approved by MAPC before development and R/W to be 30' from centerline of Curtview. Ms. Finley seconded, seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ98-19 J. D. and Joan Crocker requested approval of rezoning from Residential R-1 to Commercial C-3 for 5.5 acres located on a part of the SE 1/4, SW 1/4 of Section 20, T14N, R4E. The general location of the property is on the north side of Highland Drive, east of Hillcrest Drive.

Planters & Stockman Bank of Pocahontas have plans to build a 24,000 square foot three story bank building at this site with 135 parking spaces. Owners agreed to amend the zoning change from C-3 to C-4.

Donn Mixon, attorney for the Jonesboro School District, expressed the district's opposition to the zoning change from residential to commercial. Special concerns listed were the safety of the children, heavy traffic and this being the location for bus loading and unloading.

Ralph Waddell representing the residential neighborhood to the west also spoke in opposition.

Mr. Pitts moved to recommend approval to the City Council with the amended zoning change of C-4, which the buyer agreed to, subject to:

1. Re-alignment of the north property line with Hillcrest Drive that runs east to remain R-1
2. Site Plan approval by MAPC before development
3. 60' ROW required on Highland Drive from centerline

Ms. Shaw seconded, 5 voted aye, 2 voted no, REQUEST APPROVED WITH STIPULATIONS.

#4 RZ98-20 John Best requested approval of rezoning from Residential R-1 to Industrial I-1 for 1.75 acres located on a part of the east half of the NW 1/4 of Section 14, T14N, R3E. The property is located on the southwest corner of Dan Avenue and Best Industrial Drive.

Mr. Little moved to recommend approval to the City Council subject to Staff Comments and R/W on Best Industrial Drive. Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ98-21 Skip Macon requested approval of rezoning from Residential R-1 to Commercial C-3 for 40 acres located on a part of the east half of Section 14, T14N, R3E. The general location of the property is on the north side of W. Washington Avenue, 600' west of Stratford Drive.

Dr. Beadles moved to recommend approval to the City Council. Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#6 PP98-8 Skip Macon requested preliminary approval of subdivision plans for West Washington Business Complex containing 31 lots on 40.13 acres. The general location of the property is on the north side of W. Washington Avenue, 600' west of Stratford Drive.

Dr. Beadles moved to approve the request subject to:

1. Work out easements with CWL
2. Lots 19, 20, 24 and 1 having limited access off Congress Circle and no drives from these lots onto Washington.
3. Radius on cul-de-sac's need further study for possible enlargement for commercial usage
4. Engineer's Comments
5. Compaction test required for construction on fill material

Mr. Phillips seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ98-22 Jay Harmon requested approval of rezoning from Industrial I-1 to Industrial I-2 for Lots 2 - 8, 10 & 15 of Harmon Industrial Park Second Replat containing 37.3 acres. The general location of the property is on the west side of Cottage Home Road, north of Jake Drive.

Item WITHDRAWN until next month to add Lots 1, 9 and 4 to the request.

#8 RP98-26 Jay Harmon requested approval of a replat of Lots 2 - 15 of Harmon's Industrial Park Revised. The general location of the property is on the west side of Cottage Home Road, north of Jake Drive.

Item WITHDRAWN until next month to add lots 1, 9 and 4.

#9 RZ98-23 Dan Hatch requested approval of rezoning from Residential R-1 to Residential R-2 for 4.44 acres located on a part of the NE 1/4, NE 1/4, NE 1/4 of Section 10, T14N, R4E. The general location of the property is on the west side of Paragould Drive, north of Brenda Street.

Speaking in opposition to the project were Ms. Gerdes, Richard Carvell, Dennis White, Glenda Copeland, Barbara Horton, Jim Isbell and J. D. Yates, all property owners on the south side of this property.

This item WITHDRAWN by property owner.

#10 RZ98-24 V. T. Walker requested approval of rezoning from Industrial I-2 to Commercial C-3 for 32 acres located on the east side of Hwy. 63 Bypass, north of Craighead Road #632 and on the west side of Hwy. 63 Bypass, north of Craighead Road #628.

Ms. Finley moved to recommend approval to the City Council subject to site plan approval by MAPC before development. Mr. Damron seconded, 5 voted aye, 0 no, 2 absent for vote, REQUEST APPROVED WITH STIPULATION.

#11 SP98-12 Builders of Jonesboro requested approval of site development plans for a new office building to be built on the southeast corner of Executive Square and Browns Cove. The property is located at 1723 Executive Square

Dr. Beadles moved to approve the request subject to getting ROW on plans. Mr. Pitts seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#12 SP98-13 Mid-South Health Systems requested approval of site development plans for two new facilities containing a total square footage of 34,000. The general location of the property is on the west side of Browns Lane, north of Executive Square.

Dr. Beadles moved to approve the request subject to Engineer's Comments and enclosing dumpsters. Mr. Pitts seconded, 6 voted aye, 0 no, 1 absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#13 PP98-4 Carroll Caldwell requested preliminary approval of subdivision plans for Friendly Hope Acres containing 22 lots on 36.16 acres. The general location of the property is on the northeast corner of Friendly Hope Road and Flemon Road.

Item WITHDRAWN.

#14 PP98-5 Frankie Dacus requested preliminary approval of subdivision plans for Saddlewood Subdivision Phase II containing 5 lots on 44.02 acres. The general location of the property is on the east side of Dacus Lane, north of Thomas Green Road.

Item WITHDRAWN.

#15 PP98-6 David Abernathy requested preliminary approval of subdivision plans for Abernathy's Airport Road Addition containing 4 lots on 6.05 acres. The general location of the property is on the north side of Aggie Road, west of Cornerstone Drive.

Dr. Beadles moved to approve the request subject to:

1. R/W on Aggie to be 50' from centerline
2. Site plans to include drainage plan for all lots must be submitted to MAPC for approval
3. Treat plan as minor plat, not preliminary subdivision

Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#16 PP98-7 Mitchell Caldwell requested approval of subdivision plans for Colony Park Fifth Addition containing 6 lots on 1.71 acres. The general location of the property is on the south end of Lonoke Lane, south of Colony Drive.

Dr. Beadles moved to table the request, citing inlets, ditches, streets falling in on previous phases not being done. Also, building permits to be held until City Engineer's give approval on corrections. Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST TABLED.

#17 PP98-9 Sage Meadows, Inc. requested preliminary approval of the replat of all of Sage Meadows, Phase II -B. The general location of the property is south of Macedonia Road, east of Clubhouse Drive.

Mr. Damron moved to give preliminary approval, seconded by Mr. Little. Seven voted aye, 0 no, REQUEST APPROVED.

#18 PP98-10 Lamco, Inc. requested preliminary approval of subdivision plans for Lamco Commercial Addition containing 3 lots on 6.428 acres. The general location of the property is on the south side of Parker Road, west of Prosperity Drive.

Dr. Beadles moved to give preliminary approval, seconded by Mr. Little. Six voted aye, 0 no, one abstained, REQUEST APPROVED.

#19 SP98-14 Lamco, Inc. requested approval of site development plans for a commercial development to be located on Lot 1 of Lamco Commercial Addition. The general location of the property is on the south side of Parker Road, west of Prosperity Drive.

Dr. Beadles moved to approve subject to:

1. Engineering and staff comments
2. Landscaping

Ms. Shaw seconded, 6 voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.