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Minutes for the MAPC meeting on September 10, 1981.
 MAPC MINUTES
 SEPTEMBER 10, 1981

The Metropolitan Area Planning Commission met Thursday, September 10, 1981 at 7:30 P.M. in the Council Chambers at 314 W. Washington, Jonesboro, Arkansas.

Members Present: Cooper, Smith, Blalock, Farmer and White

Members Absent: Ball, Tilton, Gott and Scott.

Others Present: Mike Cameron, John Broadaway, Brenda Barnes and Curt Hodges.

The following items were considered:

Item #1 Larry Gibson requests a rezoning from Commercial Three (C-3) to Residential Two (R-2) the following described property: The south 10 feet of Lot 4 of replat of Stallings 4th Addition to Jonesboro, Arkansas. The general location of this property is east of Glendale and South of East Matthews Avenue.

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

Item #2 Robert and Louise Peterson, Lillian Downs, Patricia Campbell, Helen Peterson Charters, Margaret Jamise, Roberta ter Kuile, and Nancy Sue Whytsell request a rezoning from Residential Two (R-2) to Commercial Four (C-4) the following described property: Lots 1, 2, 3, 4, 5 and 6 of Jones Subdivision and Lot 2 of Sinclair Addition to the City of Jonesboro, Arkansas. The general location of this property is just North of Oak Street between Cobb Street and Citizens Street.

Mr. Smith made a motion to approve request subject to proper R/W being dedicated on Cobb, Oak and Citizens

Streets to conform to the City Ordinance. Mr. Blalock seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Item #3 Taco Bell requests approval of a revised site development plan for a section of Highland Square. The general location of this property is south of Highland Drive and east of Caraway Road.

Mr. Farmer made a motion to approve the revised site plan noting that this would amend the overall site plan for Highland Square by changing the entrance only driveway at the northwest corner of the Taco Bell to an exit only driveway. Mr. White seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Item #4 Marvin Higgins requests approval of a replat of a part of Block 6 of Dudley's Subdivision into three lots. The general location of this property is south of Oliver Street and west of Kathleen Street.

A motion was made by Mr. Farmer and seconded by Mr. White to approve request subject to the property owner submitting a set of construction plans and he must have a signed binding agreement that the City Attorney approves that the owner will build a road with 24' pavement, 2" Hot Mix, 6" GB-2 Gravel and 2' shoulder before being issued a building permit. Mr. White seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Item #5 HSC requests final approval of site development plans for Water Tree Condominiums, a multi family housing project to be located on the northwest corner of Greenbriar and Stroud.

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

Item #6 Joe Little requests final approval of a revised replat of Elmdale Acres Subdivision. The general location of this property is west of Dupwe Street and south of West Nettleton Avenue.

Mr. Farmer made a motion to approve requests subject to placing 18" concrete tile where Westwood intersects W. Nettleton. Mr. White seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Item #7 Steinberger, Rygouel & Associates requests preliminary approval of development plans for Indian Valley Subdivision. The general location of this property is east of Highway 1B South and north of Stonebridge Place Subdivision.

Several property owners were present to express their opposition to the request. These objections were (1) subdivision would degrade their property (2) size and density of lots (3) congested traffic problems from opening up Sequoia to thru traffic.

Mr. Blalock made a motion to disapprove the submittal. The motion died for lack of a second.

Mr. Smith then made a motion to approve the request, seconded by Mr. Cooper. Voting aye was Mr. Cooper and Mr. Smith, Mr. Farmer, Mr. White and Mr. Blalock, passing. (Mr. Blalock first voted no and then changed to pass). (3) Passes and (2) voted aye.

Mr. White then made a motion to Table the item, seconded by Mr. Farmer, due to the fact that they felt the Commission members did not have legal council to represent their actions due to conflict of interest of some members of the commission. Voting aye were Mr. Blalock, Mr. White, Mr. Farmer and Mr. Cooper, Mr. Smith voted No. REQUEST TABLED.

With no further business the meeting adjourned at 9:30 P.M.