



Legislation Details (With Text)

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9/11/1990	1	Metropolitan Area Planning Commission	Passed	Pass

MAPC MINUTES
AUGUST 14, 1990

The minutes of the July 10 and July 24, 1990 meetings were approved as prepared.

#1 RZ90-30 Town & Country International requested rezoning from R-1 to C-3 for a part of the NE 1/4, NW 1/4 of Section 32, T14N, R4E. The property is located on the south side of Parker Road, east of Mead Drive. A motion to approve was made by Mr. Vance and seconded by Mr. Aycock. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#2 RZ90-31 Nettleton Baptist Church requested rezoning from R-2 to C-3 for Lots 17, 18, 32 & 33 of Thorn's Addition. The property is located on the east side of Thorn Street, south of Nettleton Avenue.

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

1. That 41' of right-of-way be shown from centerline on Nettleton Avenue and 30' of right-of-way from centerline on Thorn Street.
2. Dedication of a 15' utility easement on the south line of proposed Lot 2

A further part of this motion was the statement that the right-of-way on Clark Street is adequate. The motion was seconded by Mr. Patteson. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#3 RP90-31 Nettleton Baptist church requested approval of a two (2) lot replat of Lots 15, 16, 17, 18, 19, 21, 30, 31, 32, 33, 34, 35 & 36 of Pardew's Addition.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Aycock. Voting was 4 in favor, 0 opposed. REQUEST APPROVED.

#4 RZ90-32 Charles Hargraves requested rezoning from R-1 to R-3 for a part of the north half of the NW 1/4,

SE 1/4, SW 1/4 of Section 21, T14N, R4E. The property is located on the east side of Bittle Street, south of Forest Home Road.

A motion was made by Mr. Vance and seconded by Mr. Aycock to approve the request subject to a site plan being approved prior to issuance of a building permit and that the legal description on the plat be corrected. Motion and second withdrawn prior to voting.

Mr. Sloan made a motion to approve the request subject to curb and gutter being installed on Bittle Street and the description being corrected on the plat. Mr. Patteson seconded the motion. Motion and second withdrawn prior to voting.

Mr. Vance made a motion to approve this request subject to a site plan being submitted and approved by the Commission and the description on the plat being corrected. Mr. Aycock seconded the motion. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#5 MP90-30 Charles Hargraves requested approval of a one lot minor plat containing .45 acre. The property is located on the east side of Bittle Street, south of Forrest Home Road.

A motion to approve the request was made by Mr. Vance subject to the description being corrected on the plat. Mr. Sloan seconded the motion. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#6 RZ90-33 Kent Arnold requested rezoning from R-2 to C-5 for part of Lot 6, Block 9 of Flint's Addition. The property is located on the west side of Flint Street, north of Jefferson Ave.

There was a considerable amount of discussion concerning whether commercial zoning should be extended any further west, at this time, than the existing commercial zoning on Flint Street. Although zoned C-2 directly across the road, the primary use is residential. A motion to approve subject to a site plan being approved before issuance of a building permit was made by Mr. Patteson and seconded by Mr. Aycock. Voting was 3 in favor, 1 opposed. Five (5) affirmative votes are necessary for approval; therefore, REQUEST DISAPPROVED.

A second motion was made by Mr. Vance and seconded by Mr. Patteson to table the request. Both the motion and second were withdrawn before voting

#7 RP90-32 Kent Arnold requested a replat of Lot 6, Block 9 of Flint's Addition. The property is located on the west side of Flint Street, north of Jefferson Avenue.

A motion to approve the request was made by Mr. Vance and seconded by Mr. Aycock. Voting was 4 in favor, 0 opposed. REQUEST APPROVED.

#8 RP90-33 Kent Arnold requested a replat of part of Lot 1, Block A of Rushin's First Replat of Lots 2, 3 & 4, Block A of Parker's First Southhaven Addition. The property is located on the east side of Rhonda Drive, south of Parker Road.

Mr. Vance made a motion to approve this request subject to the owner signing a street improvement agreement for Rhonda Drive. Mr. Patterson seconded the motion. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#9 MP90-31 Bradley Wells requested approval of a one lot minor plat containing 4.94 acres. The property is located approximately 1/4 mile south of Woodsprings Road, east of Covey Cove.

Mr. Vance made a motion to approve this request with the stipulation that a 20' all weather surfaced road be constructed, and maintained, with an adequate turn around on the lot to ensure that a fire truck can turn around and it is further stipulated that this property cannot be subdivided any further unless the property shall be serviced by a proper city street. The motion was seconded by Mr. Sloan. Voting was 4 in favor, 0 opposed.

REQUEST APPROVED WITH STIPULATION.

#10 RP90-34 John F. Ball requested a replat of Lot 8, Block C of Rankin's Oak Forest 4th Addition and Lot 1, Block C of Rankin's Oak Forest 3rd Addition. The property is located on the northwest corner of Turtle Creek Road and White Lane.

Mr. Patteson made a motion to approve this request with the stipulation that appropriate utilities give their consent to its relocation and if necessary released by the City. The motion was seconded by Mr. Vance. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#11 RP90-35 Hillpoint Development Corporation requested an eleven (11) lot replat of Block E, Windover Heights. The property is located on the south side of Windover Road, between Martinbrook Drive and Lands End Cove.

Mr. Vance made a motion to approve the request with the stipulation that no permits be issued on Lots 10 and 11 until Martinbrook Drive is improved. Mr. Sloan seconded the motion. Voting was 3 in favor, 1 abstaining. REQUEST APPROVED WITH STIPULATION.

#12 MP90-32 Johnnie Pierce requested approval of a three (3) lot minor plat containing 9.24 acres. The property is located on the south side of Woodsprings Road, east of Hwy. 226 Spur.

A motion to approve was made by Mr. Vance and seconded by Mr. Patteson. Voting was 4 in favor, 0 opposed. REQUEST APPROVED.

#13 MP90-33 Scott Throgmartin requested approval of a one (1) lot minor plat containing 3.56 acres. The property is located on the north side of Prospect Road, approximately 1/2 mile east of Paragould Drive.

Mr. Vance made a motion to approve the request subject to 41' of right-of-way being shown on Prospect Road and the owner signing a street improvement agreement for Prospect Road. The motion was seconded by Mr. Sloan. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#14 SU90-3 Scot Throgmartin requested approval of a "Special Use" permit for placement of a mobile home on Lot 13, Throgmartin Prospect Road Addition. The property is zoned R-1 and it located on the north side of Prospect Road, approximately 1/2 mile east of Paragould Drive.

Prior to a motion being made, there was a considerable amount of discussion by some in attendance voicing concern about the placement this mobile home. The property owner informed the Commission that the mobile home, even though it is brand new, would be a temporary arrangement, and he intended to build a house within five years and remove the mobile home upon completion of that house. Joe Tomlinson stated to the Commission that the City has in the past issued permits to build conditional upon a mobile home being removed upon completion and/or occupancy of the house. Currently under the mobile home ordinance, permits are issued only for a period of five years in R-1 zoning. At the end of five years the mobile home would have to

be removed or an extension applied for and granted. A motion to approve was made by Mr. Patteson and seconded by Mr. Sloan. Voting was 3 in favor, 1 abstaining. REQUEST APPROVED.

#15 MP90-34 Scotty L. Goodon requested approval of a minor plat containing one (1) lot on .85 acre. The property is located on the east side of Hwy. 1B, north of Watkins Grove Lane.

Mr. Vance made a motion to approve this request subject to 41' of right-of-way being shown on Harrisburg Road and the easement for the existing power line being worked out with CW & L. The motion was seconded by Mr. Aycock. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#16 MP90-35 Kemuel Camp requested approval of a minor plat containing one (1) lot on 3.0 acres. The property is located on the north side of Peach Tree Lane, west of Misty Glenn Drive.

Mr. Vance made a motion to approve this request subject to a minimum of 30' of right-of-way being shown from centerline on Peach Tree Lane and the owner signing a street improvement agreement. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#17 MP90-36 Gary Woods and Jim Wallin requested approval of a one (1) lot minor plat containing .6657 acres. The property is located on the south side of Nettleton Avenue, east of Nelms Street.

A motion to approve this request was made by Mr. Sloan with the stipulation that 41' of right-of-way be shown from the centerline on Nettleton Avenue. Mr. Sloan stated that the proposed construction will increase traffic flow and problems and thus the need for additional right-of-way to handle those problems/needs. Also, as designated in the Jonesboro 2000 Plan, Nettleton Avenue is a minor arterial which serves as an interconnect with the principal arterial system. The minimum right-of-way for this classification of street is 82' of right-of-way. It was also stated that Nettleton Avenue is a fully developed street with no street improvements being required of the property owner. When this street is further widened and/or improved the cost for these improvements will be funded by the City with municipal tax funds; therefore, granting of this right-of-way at this time does not appear to be an unreasonable request. A further stipulation was that a site plan be presented prior to issuance of a building permit. Mr. Vance seconded the motion. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#18 PUD90-2 Drs. Coy Mac Boyd and Dean Tyrer requested final approval of Ridge Pointe Planned Unit Development, Phase "0". This phase covers 137 acres on which a golf course will be located and the entrance to the PUD.

Mr. Vance made a motion to approve this request with the stipulation that Phase I will not receive preliminary nor final approval until the documents for a property owner's association shall be submitted to and approved by the City Attorney. The motion was seconded by Mr. Patteson. Voting was 3 in favor, 1 abstaining. REQUEST APPROVED WITH STIPULATIONS

The meeting adjourned at 10:05 p.m.