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MAPC MINUTES OCTOBER 12, 1987

The Metropolitan Area Planning Commission met Monday, October 12, 1987 at 7:00 p.m. in the Council Chambers, 314 W. Washington. The requests considered are as follows:

MEMBERS PRESENT: Mr. Lamberth, Mr. McCracken, Mr. Vance, Mr. Sloan, Mr. McDonald

MEMBERS ABSENT: Mr. Lusby, Mr. Blalock, Mr. Harris, Mr. Smock

#1 WITHDRAWN

#’s 2 & 12 Mr. Vance made a motion to approve a rezoning from R-2 to C-3 for part of the NW 1/4, NW 1/4 of Section 27, T14N, R3E and a replat of Lot 1 of Springle Subdivision with the stipulation that the owners agree to improve Cain St. With 3' of asphalt and curb and gutter for the 185' along their property line with the design meeting the approval of the City Engineer. The property is located south of Highland Drive and west of Cain St. The motion was seconded by Mr. Lamberth. All members present voting aye. MOTION APPROVED.

#3 Mr. Sloan made a motion to approve a rezoning request by Superior Garment Rentals Inc. from C-3 to I-1 for a part of Rose Stickler Addition with the stipulation that curb and gutter be built on Cain St. to comply with City Standards. The property is located at the north end of Cain St. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED.

#3A Mr. Vance made a motion to approve site development plans for Superior Garment Rentals for mini warehouses to be located at the north end of Cain St. with the stipulation that on the 2 northwesterly ends of the proposed 16' X 210' and 20' 210' buildings that the dimension from the property line be changed from 3' to 7 ½ 'along the residential area and that sufficient fencing be constructed for both privacy and security along this same residential side for the 144.5' dimension. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED.

#4 Design Fabrications requests a rezoning from C-3 to I-1 for Lot 1 of Stickler’s Subdivision located at the

corner of Cain St. and Nettleton Ave.

Concern was voiced by some commissioners about whether this rezoning is good planning for the future or is it only to comply with present needs and use and that if rezoned it would indicate that industrial is what is planned along Nettleton Ave. which is a commercial thoroughfare.

Mr. McDonald made a motion to approve this request. Mr. Vance seconded the motion with the statement that if this rezoning is approved it would be setting a precedent along Nettleton Avenue saying that I-1 zoning is acceptable along Nettleton Avenue. Those voting aye were Mr. McDonald. Those voting no were Mr. Vance, Mr. Lamberth. Those abstaining were Mr. Sloan. MOTION FAILED.

#5 WITHDRAWN.

#6 WITHDRAWN.

#7 Mr. Lamberth made a motion to give final approval of Lands End Estates Subdivision for Alan Patteson. The property is located west of Old Harrisburg Road. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED.

#8 Mr. Vance made a motion to give final approval of Outback Subdivision for Jack Poling subject to the clarification of the 50' of right-of-way from the centerline on Craighead Forest Road. The property is located west of Culberhouse and south of Craighead Forest Road. Mr. Sloan seconded the motion. All members present voting aye. MOTION APPROVED.

#9 A motion was made by Mr. Vance to approve a replat request by Phillips Construction for Lots 3, 4, 5 and 6 of Brentwood Addition located east of S. Culberhouse. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED.

#10 Bob Bernhart requests a replat of Lot 1 of Stickler Subdivision located at the corner of Cain and Nettleton.

Mr. McDonald made a motion to approve this request with the stipulation that a depressed section curb be constructed on Cain St. Mr. Lamberth seconded the motion. All members present voting aye. MOTION APPROVED.

#11 Mr. Lamberth made a motion to approve a replat request by Robin Nix for Lot 13 of Nix Lake Estates located north of Minx Lane. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#13 Tommy Davis requests a replat of Lots 1 & 2, Block A of Rose Stickler Addition located north of Cain St.

Mr. Vance made a motion to approve this request with the stipulation that 5' additional right-of-way be granted from the centerline on Cain St. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED.

#14 Mr. Sloan made a motion to approve a replat request by Herb Stallings for Lots 10 & 11 of Stallings 7th Addition located north of Herb Street. The motion was seconded by Mr. Lamberth. All members present voting aye. MOTION APPROVED.

Mr. McCracken told the commissioners what is presently being done by the newly formed annexation

committee. Understanding the City Ordinances pertaining to annexations has been the main subject through the first two meetings. The committee is seeking input in writing from all interested parties so that all committee members may receive copies for consideration. They are currently trying to become familiar with present procedures used by the MAPC and City Council and studying past plans that have been prepared for the City. Any and all commissioners are invited to attend the meetings which are held twice monthly.

Mr. McCracken also informed the commissioners of a request sent by him to Jim Burton, City Attorney, for a review of the interpretation of the PUD Ordinance regarding private drives and fee simple ownership and further stated that he should have a response by next meeting date.

Mr. Sloan informed the commissioners of a possible traffic model that could be made for the City. The Arkansas Highway Department and the East Arkansas Planning and Development Council have offered their help in securing this item for the City. If the City will furnish \$6,000.00 to pay for the data gathering by ASU students under professor supervision the AHTD and EAPD will set up a computer traffic model for Jonesboro, it is considered by both the AHTD and EAPD to be an essential tool in having an updated transportation plan. It will take approximately 12 to 18 months to set up, but once set up accurate projections can be made based upon projected land use and where the traffic wants to move. If kept current and updated as necessary it would prove invaluable to the City. Concerning the implementation of the traffic model, Mr. Sloan stated that the AHTD and EAPD have both been reluctant to get involved because of Jonesboro's past history of failure to implement such programs. Mr. Sloan prepared a resolution to present to the City Council asking that the \$6,000.00 be funded for this project. (See attached resolution) A motion was made by Mr. Lamberth to submit the resolution to the City Council with the following addition to the resolution, that it is our belief that a strong commitment by both the City Council and the MAPC to the implementation of the plan is essential to this traffic model or any plan having any value to the City. Mr. McDonald seconded the motion which was approved by acclamation.

Joe Tomlinson made a report on the new C-3 zoning ordinance that is up for 3rd reading by the City Council. The ordinance enumerates uses allowed in C-3 zoning instead of the present generalities and also contains a paragraph about off premises advertising (billboards). Mr. Tomlinson further comments that there was a possibility that the part dealing with the signs may be removed from the ordinance before its passage. Sign permits have increased very much since the task of rewriting the ordinance was undertaken. The City presently has very little control of off premises advertising. Mr. Lamberth made a motion to recommend that the City Council adopt the C-3 Zoning Ordinance realizing that there are imperfections and modifications that will have to be made but that gives all involved a superior specificity. He further recommended that the City Council strongly consider the sign ordinance included in this zoning ordinance, but if the sign ordinance is removed that they strongly consider a sign ordinance that will incorporate all zoning classifications. Mr. McDonald seconded the motion. Those voting aye were Mr. Sloan, Mr. Lamberth, and Mr. McDonald. Those voting no were Mr. Vance. MOTION APPROVED.

The Metropolitan Area Planning Commission sees a need to update the Jonesboro 2000 Plan and to institute an ongoing planning review process. We request that local governments work with the Highway Department and the East Arkansas Planning & Development District to develop a traffic model for our planning area as a part of this effort. We specifically request that the city council fund the local cost of this effort which we understand will be \$6,000.00.

It is our hope that this traffic model can be the first step towards a more professional planning process which will involve a city planner and planning department as soon as possible.