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Minutes for the MAPC meeting on November 13, 1980.  
 MAPC MINUTES  
 NOVEMBER 13, 1980

The Metropolitan Area Planning met Thursday, November 13, 1980 at 7:00 P.M. in the council chambers at City Hall.

Members Present: Morrison, Cooper, Ball, Smith, Tilton, Gott, Freeman and Scott.

Members Absent: Brown

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

The meeting was called to order by Chairman Morrison. Minutes for October were read and approved. The following request were discussed and voted on:

Item #1 Lamco, Inc. requests a rezoning from Commercial Three (C-3) to Industrial One (I-1), the following described property;

Lot 7 Block B, the east 30' of Lot 3, all of Lots 4, 5, 6 and 10 and the east 80' of Lot 9 Block C together with a portion of an abandoned alley all in east Nettleton 2<sup>nd</sup> Addition to Jonesboro, Arkansas.

Mr. Ball made a motion to approve request, seconded by Mr. Smith, Voting Aye: Ball, Smith, Tilton, Gott, Freeman and Scott. Pass: Cooper. REQUEST APPROVED/

Item #2 Joe Rankin requested a zoning classification of Residential One, (R-1). Subject zoning request is submitted under the provisions of City Ordinance #1373 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: Part of

the southwest Quarter, northeast Quarter Section 26, Township 14 North and Range 3 East, Craighead County, Arkansas more particularly described as follows: Commencing at the Southwest Corner of the north half of the Northeast Quarter Southeast Quarter said Section 26; thence North 1° 14' east along the east line said SW ¼ NE ¼ Section 26, a distance of 566.00 feet to the Northeast Corner Lot 6, Block A. Rankin's Oak Forest Subdivision, 4th Addition; thence continue north 1° 14' east 454.8 feet to the point of beginning proper; thence along the northerly line of Rankin's Oak Forest, 5<sup>th</sup> Addition, revised as follows: south 70° 15' west 445.8 feet, north 18° 50' west 99.4 feet, north 84° 14' West 373.9 feet, north 21° 47' west 279.7 feet, north 72° 11' west 294.2 feet to the centerline Arkansas Highway #226 (Woodsprings Road); thence north 20° 09' east 191.7 feet; thence along a curve to the left with a radius of 569.78 feet for a distance of 124.38 feet; thence north 89° 40' east 1099.2 feet; thence south 1° 14' west 628.68 feet to the point of beginning proper and containing, in all, 16.06 acres, more or less. The general location of this property is north of Rankin's Oak Forrest, 5<sup>th</sup> Addition and south of Highway 226.

A motion was made by Mr. Freeman, seconded by Mr. Tilton to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #3 Guaranty Mortgage Company requests approval of a replat of Lot 6 and 7 of a replat of Lots 5 through 13, Block B, Scenic Hills Subdivision 2<sup>nd</sup> Addition. The general location of this property is north of Timberidge Drive and east of Loberg Lane.

A motion was made by Mr. Scott and seconded by Mr. Cooper to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #4 Carroll Caldwell requests approval of site development plans for Greenbriar Village, a 68 unit apartment complex. The general location of this property is north of Stroud Street and west of Greenbriar Drive.

There was much discussion about this development concerning the placement of the buildings and drives on the project. Mr. David Laser, Attorney for the surrounding property owners, presented a petition signed by 93 residents of the Marlo Acres area opposing the project. The planning commission expressed their desire for a fire lane to be opened up all the way around the project.

A motion was made by Mr. Scott and seconded by Mr. Freeman to deny the request because the development did not fulfill the requirements of a large scale development. The developer then withdrew his request and stated that he would submit a revised plan at the next regular meeting. Therefore, Item # 4 was WITHDRAWN.

Item #5 Village Communities requests final approval of subdivision plans for Candlewood Eighth Addition to Jonesboro, Arkansas. The general location of this property is south of Neely Road and West of Springwood Drive.

A motion was made by Mr. Scott and seconded by Mr. Smith to approve request with the stipulation that drop inlets be placed on the box culvert, the pipe between lots 6 and 7, Block H be extended to Christian Creek, and Christian Creek be channelized the entire length of the subdivision. REQUEST APPROVED UNANIMOUSLY.

Item #6 Joe Rankin requests final approval of subdivision plans for Rankin's Oak Forrest Sixth Addition to Jonesboro, Arkansas. The general location of this property is north of Covey Road and east of Woodsprings Road.

Mr. Cooper made a motion, seconded by Mr. Scott, to approve the request subject to right-of-way for the dead end street between lots 16 and 17 Block A being increased to 60 feet. MOTION APPROVED UNANIMOUSLY.

Item #7 Three WC Company requests final approval of subdivision plans for Stone Bridge Place Addition to Jonesboro, Arkansas. This subdivision is in effect a replat of Block A, a part of Block B and a part of Block C of Oakshire Estates Subdivision which was recently approved by the MAPC. The general location of this property is west of Indian tails Street and east of Highway 1B.

Mr. Scott made a motion to approve request subject to a swale ditch located on private property being moved into dedicated right-of-way along lots 2, 3, 4, 5, 6 and 7. Mr. Ball seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Item #8 Roger Moore and Marvin Hinton request preliminary approval and final of subdivision plans for a replat of lots 1 and 2 of Stephenson's Subdivision, Jonesboro, Arkansas. The general location of this property is west of Scott Street and south of Belt Street.

A motion was made by Mr. Cooper and seconded by Mr. Freeman to approve the request subject to the stipulation that City Water and Light must approve the utility plans and easements, and that half of Belt Street must be improved along this property prior to building permits being issued. REQUEST APPROVED UNANIMOUSLY.

Item #9 Danny Merryman request preliminary approval of subdivision plans for Meadowbrook Addition to Jonesboro, Arkansas. The general location of this property is west of Christian Creek, between Matthews Avenue and Washington Avenue.

A motion was made by Mr. Cooper and seconded by Mr. Scott to approve request with stipulation that all curve radii be a minimum of 80 feet. REQUEST APPROVED UNANIMOUSLY.

With no further business the meeting adjourned at 10:00 P.M.