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Minutes for the MAPC meeting on October 8, 1981.

MAPC MINUTES
OCTOBER 8, 1981

The Metropolitan Area Planning Commission met Thursday, October 8, 1981 at 7:30 P.M. in the Council Chambers at 314 W. Washington, Jonesboro, Arkansas.

Members Present: Cooper, Ball, Scott, Smith Gott, Tilton, White, Blalock and Farmer

Members Absent: None

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

The following items were considered:

Item #1 P.K. Seidman, Trustee for Helen H. Ellis Trust, requests a rezoning from Residential One (R-1) to Residential Two (R-2) the following described property. A part of the SE ¼ of the NE ½ of Section 20, T14N and R4E, more particularly described as follows: Begin at the southeast corner of the SE ¼ of the NE ¼ of said Section 20; thence N89° 31' west 970' to the point of beginning proper; thence N1° 18' E 600'; thence S89° E 320'; thence N1° 18'E 721.9' to the north line of said SE 1/4 ; thence N89° 42' W along said line 490', more or less, to a point which is S89° 42' E 180' from the northwest corner of the SE ¼ of the NE ¼; thence S1° 18'W 1320' more or less, to the south line of said SE ¼ of the NE ¼, which point is S89°31' E 180' from the southeast corner of said SW ¼ of the NE ¼; thence 89° 31'E 170', more or less, to the point of beginning proper, containing 10.46 acres, more or less and being subjects to Nettleton Avenue right-of-way across the south side thereof. The general location of this property is north of Nettleton Avenue and east of Thrust Road.

Mr. Tilton made a motion to approve request, seconded by Mr. Ball. REQUEST APPROVED UNANIMOUSLY.

Item #2 Maggie Irene Camp, by and through her attorney in fact Bernadine Robinson, request a zoning classification of Residential Two (R-2). Subject zoning request in submitted under the provisions of City Ordinance #1473 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: A part of the Northeast Quarter of Section 17 in Township 14 North and Range 4 East, more particularly described as follows: Commerce at a point 186 feet south of the northeast corner of the northeast Quarter of the northeast quarter of Section 17 aforesaid; then run south 210 feet; then west 420 feet; then run north 210 feet; then run east 420 feet to the point of beginning proper, containing 2 acres more or less. The general location of this property is south of Belt Avenue, west of Caraway Road and north of Highway 49 North.

Mr. Scott made a motion to approve request subject to owner granting 41' right-of-way above subject property. Mr. Gott seconded motion. REQUEST APPROVED UNANIMOUSLY.

Item #3 David D. Steinberger, Rgouel & Associates requests final 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.

Mr. Tilton made a motion to Deny the request. Reason being: "We do have some discretion in how we make these decisions that the ordinances and the guidelines or laws, we do find them changing daily through the appeal process through the City Council or through an appeal process through the courts. It is my feeling that based on what I understand Section 2-48 under "General Powers and Duties" of the Planning Commission to allow that there is sufficient reason for putting a motion on the floor to Deny the request made by Mr. Steinberger or his council, and I would do so on the basis of using that Section 2-48 where there is mention made of the purpose of planning a coordinated adjusted and harmonious development of the municipality which to me means the City as a whole, and I do not see every one in accord regarding this particular development that there is some question that can be raised as to the issue of order."

"There seems to be some disarray and questions regarding streets, traffic count and some questions to drainage. To me, that represents some issue regarding order that has not been answered. Also, the general welfare of the citizens represents some discretion to this Planning Commission as an advisory body that we can use our own discretion as to what we understand individually to be the general welfare of its citizens. The issue and convenience of traffic, the issue of helpful and convenient distribution of population.

If we look at the compatibility of the neighborhoods adjoining the proposed development, there is some suggestion to me that there is a question, regardless of minimums in our codes, compatibility and convenient distribution of population when we fine a minimum square footage of 8,000-10,000 square feet in the adjoining neighborhood being at least 15,000 square feet with half the population. For those reasons, I do put a motion on the floor to Deny the request."

Mr. Blaylock seconded the motion to Deny request. Voting aye was Ball, Smith, Gott, Tilton, Blaylock and Farmer, Scott and White passed.

Item #3 was DENIED with six (6) denying and two (2) passing.

Additional items were added to the Agenda and discussed as follows:

Item #4 Carroll Caldwell requested approval of a revised site plan for Greenbrier Village. The revised plans showed the addition of some carports and bathrooms on the exterior of the buildings.

Mr. Scott made a motion to approve requested as submitted, seconded by Mr. Ball. REQUEST APPROVED UNANIMOUSLY.

Item #5 Mr. Doug Bradley, Attorney representing Walnut Street Baptist Church, requested that the MAPC recommend to the City Council a zoning classification of Residential One (R1) for 3.11 acres which is a part of a 20 acre tract of land which was previously recommended as R-1 by the MAPC for annexation to the City of Jonesboro.

Mr. Scott made a motion to approve request subject to any requirements that might be made by the Fire Department. Mr. Gott seconded the motion.

With no further business the meeting adjourned at 10:30 P.M.