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Minutes for the MAPC meeting on September 10, 1996.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

SEPTEMBER 10, 1996

MEMBERS PRESENT: Coleman, Little, Damron, Gardner, Finley, Beadles, Pitts, Shaw and Phillips

MEMBERS ABSENT: None

Minutes of the August 13, 1996 meeting were approved as prepared.

#1 RZ96-28 Frankie Dacus requested approval of rezoning from Residential R-1 to Commercial C-3 for .72 acre located on the southwest corner of N. Church Street and Thomas Green Road.

There was very much discussion concerning the right of ways for N. Church Street and Thomas Green Road. The Master Street plan calls for 100' total on Thomas Green and 120' total on N. Church Street. It was further noted that there are specific plans in progress to do a major improvement on this intersection. The land has never been platted. Mr. Dacus desires to expand the fence company in some fashion onto this property. It was noted that only the zoning is being considered at this time. The Commission told Mr. Dacus that prior to development of the property this issue and others would have to be addressed on a site plan. Development cannot occur without approval by the MAPC.

Ms. Shaw moved to approve the request subject to a site plan being submitted and approved before development. Dr. Beadles seconded, 7 voted aye, 0 no, one absent for vote. REQUEST APPROVED WITH STIPULATION.

#2 RZ96-31 Albert Richardson requested approval of rezoning from Residential R-1 to Commercial C-3 for 1.88 acres located on the south side of Parker Road, east of Stadium Blvd.

Mr. Damron moved to approve the request stipulating that a site plan be presented and approved by the MAPC before development of the property. Ms. Finley seconded, 7 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATION.

#3 RZ96-32 Joyce Lackey and Tracy Spence requested approval of rezoning from Residential R-1 to Commercial C-3 for 6.48 acres located on the west side of Stadium Blvd., north of Orval Orlan Drive.

Mr. Pitts moved to approve the rezoning subject to a site plan being submitted and approved by the MAPC before development. Ms. Shaw seconded, 7 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATION.

#4 RZ96-33 Phillips Investments requested approval of rezoning from Residential R-1 to Commercial C-3 for 3.98 acres located on the north side of Johnson Avenue, approximately 800' east of Pleasant Grove Road.

Dr. Beadles moved to approve the request subject to a sewer easement on the south property line and a site plan submitted and approved by the MAPC before development. Six voted aye, 0 no, one absent for vote and one abstained. REQUEST APPROVED WITH STIPULATIONS.

#5 PP96-10 Phillips Investments requested preliminary approval of subdivision plans for Lynnwood Heights containing 39 lots on 11.5 acres. The property is located on the east side of Pleasant Grove Road.

One neighbor posed questions about drainage plans, access to the property from the hill.

Mr. Damron moved to approve the request for preliminary approval subject to the following stipulations:

1. Change Plan and Profile Sheet # 4
2. Change two street names (Lynnbrook and Lyndie)
3. Drainage concerns brought up in discussion need addressing
4. Look at hill on Pleasant Grove
5. Paving on Pleasant Grove
6. 40' from centerline right of way on Pleasant Grove
7. Look at access to property on north side
8. Recommend to BZA for 25' setback variance because of additional right of way
9. Add vicinity Map
10. Engineer's Comments
11. Utility easements

Dr. Beadles seconded, 6 voted aye, 0 no, one absent, and one abstained. REQUEST APPROVED WITH STIPULATIONS.

#6 FP96-6 Bob Gibson requested final approval of subdivision plans for Griffin Park, containing 19 lots on 5.54 acres and located on the north and west sides of Oak Park Circle Road, west of Southwest Drive.

Dr. Beadles moved to approve the request subject to utility comments on the Staff Report being met. Mr. Gardner seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#7 PP96-9 Bob Gibson requested preliminary approval of subdivision plans for Forrest Green containing 37 lots on 16.59 acres. The property is located on the south side of Thomas Green Road, west of N. Church Street.

Ms. Shaw moved to approve the request subject to:

1. Engineer's Comments on the Staff Report

2. Right of ways to agree with Master Street Plan

3. Street name change for Tenswood Street

Mr. Damron seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#8 RZ96-34 Johnny White, III requested approval of rezoning from Residential R-1 to Commercial C-5 for 7 acres located on the south side of Parker Road, west of Morningview Drive.

Ms. Finley moved to approve the request subject to MAPC approval of a site plan before development. Mr. Pitts seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#9 RZ96-35 Jimmy Doyle Hunt requested approval of rezoning from Residential R-1 to Commercial C-3 for Lots 3, 4, 5, 6 & 7 of the David Smith 4th Addition and for .68 acre located on the west side of N. Church Street, south of Ginger Street, and on the east end of Tina Circle.

Concern was expressed about travelling on three residential streets to access the proposed commercial lots in the residential subdivision.

Dr. Beadles made a motion to approve the request subject to:

1. Site Plan being submitted and approved by MAPC

2. Right of ways to meet Master Street Plan requirements

3. No development on Lots 3-7 until replatted with property on 141 and access is provided there. No access to property from Tina Circle

4. Proceed with abandonment of Tina Circle right of way

5. Ownership be in place prior to 3rd reading of City Council

Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 SU96-10 Haydn and Kay Cooksey requested approval of placement of a mobile home at 5703 E. Nettleton Avenue.

Dr. Beadles moved to approve the request subject to:

1. Required signatures be provided

2. Health Department approval on septic system

Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#11 SP96-18 M & W Pizza, Inc. requested approval of plans for a retail center to be located on the east side of Stadium Blvd., north of Race Street and south of Meador Road.

Dr. Beadles moved to approve the request subject to:

1. Engineering certification

2. Install proper grate

3. Written approval from CWL on the guy pole

Mr. Gardner seconded, 7 voted aye, 1 no, REQUEST APPROVED WITH STIPULATION.

#12 SP96-26 Harold Lamb requested approval of site plans for expansion of a commercial development to include more than one building, located on the south side of Southwest Drive, 1/2 mile west of Clearview Drive.

Ms. Shaw moved to approve the request subject to:

1. Certification by appropriate consultant on the site plan

2. Warehouse building must be used with up front building - warehousing alone not allowed
3. Clarify drainage easement
4. Clean up drawing, giving details, identifying property lines and ditches and drainage easements
5. Landscaping

Mr. Damron seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 PUD96-4 Southern Heritage Development requested preliminary approval of plans for a Residential Planned Unit Development containing 27 units on 27 lots on 3.69 acres. The property is located on the northwest corner of Harrisburg Road and Craighead Forest Road.

Ms. Shaw moved to approve the request subject to:

1. Name streets on interior of development
2. Staff Comments
3. Completion of Final Checklist for PUD
4. Provide visual barrier on north side
5. Connect golf cart paths

Mr. Damron seconded, 7 voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#14 Walter Catlett requested conceptual approval of plans for a manufactured home park to be located on the east side of N. Patrick Street, south of Lost Creek.

Item WITHDRAWN prior to meeting.

#15 The City of Jonesboro requests preliminary approval of subdivision plans for a mini-industrial park containing 7 lots on 30.4 acres.

Dr. Beadles moved to give preliminary approval to the request, seconded by Ms. Shaw. Eight voted aye, 0 no, REQUEST APPROVED.