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MAPC

JANUARY 10, 1989

The Metropolitan Area Planning Commission met Tuesday, January 10, 1989 at 7:00 p.m. in the Council Chambers, 314 W. Washington. The requests considered are as follows:

Members present: McCracken, Vance, Smock, Lusby, Aycock, Lamberth, Blalock

Members absent: Harris, Sloan

Item #1 Mr. Lamberth made a motion to approve a rezoning by Lowell Chrisco. The request was to rezone from R-2 to C-3 a part of the SE ¼, NW ¼, Section 21, T14N and R4E. The location of this property is north of Nettleton and west of Stadium Blvd. The motion was seconded by Mr. Lusby. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

Item #2 O. Marvin Johnson requests a replat of the replat of Lots 4, 5 & 6 of Teasdale Acres. The general location of this property is south of Highland Drive and east of Harrisburg Road. Included with the request was a request to relocate a utility easement crossing the property.

Mr. Vance made a motion to approve the request with the stipulations that the relocation of the utility easement be approved in writing by the utilities involved and also that the building inspector review the site plans with the City Planner and/or City Engineer prior to issuing a building permit. Mr. Aycock seconded the motion. Voting was 5 in favor, 1 abstaining. REQUEST APPROVED WITH STIPULATIONS.

Item #3 Guaranty Realty requests preliminary approval of a planned unit development known as Quail Ridge 3rd Addition. The development covers 12.69 acres, more or less, and contains 46 units on 46 lots for a density of 4.6 units per acre. The property is generally located south of Quail Ridge 2nd Addition.

Prior to preliminary approval being granted, the Commission discussed changes to be made on the plans before final approval is sought. The changes discussed were:

1. Changing street specifications from GB2 to GB3.
2. More street details.
3. Requirements in the PUD ordinance being met.
4. Work with the utilities on location and size of easements.
5. 30' setback requirement on the north side of the property.
6. Proposed house designs.
- 7.

The motion to grant preliminary approval was made by Mr. Lamberth and seconded by Mr. Lusby. With all members votes cast in favor. REQUEST APPROVED.

Other business:

Election of officers - Mr. Lusby made a motion to keep the same Commission officers for 1989 that served in 1988 which are: Lloyd McCracken, Jr., Chairman, John Sloan, Vice chairman, Gene Vance, Secretary. The motion was seconded by Mr. Smock. APPROVED BY UNANIMOUS VOTE.

The meeting adjourned at 7:45 p.m.