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MAPC MINUTES
JULY 9, 1987

The Metropolitan Area Planning Commission met Thursday, July 9, 1987 at 7:00 p.m. in the Council Chambers, 314 W. Washington. The requests considered are as follows:

MEMBERS PRESENT: Mr. McCracken, Mr. Lusby, Mr. Lamberth, Mr. Harris, Mr. Sloan, Mr. McDonald

MEMBERS ABSENT: Mr. Blalock, Mr. Smock, Mr. Vance

The minutes from the special meeting held July 6, 1987 were approved as written.

The first item considered was an item that was tabled at the June 11, 1987 meeting. Robert Griffin, Mayne Griffin, James Lipford and Jerry Craft request a zoning classification of A-1 & I-1. The property is described as follows: part of the NW 1/4 of the NE 1/4 of Section 26, T14N, R4E, containing 33.7 acres more or less. The general location of this property is south of Highway 18 East. There was considerable discussion on the need for a street dedication serving the property owned by James Lipford and Jerry Craft. At the present there is an existing gravel road on the western boundary of the properties that is used to access these properties but no dedication of such. Mr. Lusby made a motion to approve this request with a statement to the City Council that it is the recommendation of the MAPC to the City Council that before favorable action is taken that they require adequate right-of-way for access to all the properties involved and that the right-of-way on Hwy. 18 be verified as being adequate for the Arkansas Hwy. Dept. The motion was seconded by Mr. Lamberth. Those voting aye were Mr. Lusby. Those voting no were Mr. Harris, Mr. Sloan, Mr. Lamberth, and Mr. McDonald. MOTION FAILED.

Mr. Sloan made a motion to approve this request with the zoning classifications as indicated on the plat with the statement to the City Council that there is a need for 30' of right-of-way from the centerline on the existing, unimproved gravel road on the western boundaries of these properties. Mr. Sloan further stated the right-of-way on Highway 18, which is not shown on the plat, should be addressed and to make note that 60' of right-of-way has been required on Hwy. 18 to the west of this property. Mr. McDonald seconded the motion. Those voting

aye were Mr. Sloan, Mr. McDonald, and Mr. Harris. Those voting no were Mr. Lamberth, Mr. Lusby. MOTION APPROVED WITH STATEMENTS TO COUNCIL.

#1 James Brecklin requests a rezoning and a replat of part of Lot 105, part of Lot 106, all of Lot 107, 108, 109, 110 of College Place Subdivision. The rezoning is from R-2 to C-3. The property is located at the corner of Melrose and Johnson.

Mr. Lamberth made a motion to decline this request on the basis that this property is completely surrounded by R-2 Zoning and to change to C-3 would constitute spot zoning, something that the MAPC is working hard to prevent. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED. REQUEST DENIED.

#2 Mr. McDonald made a motion to approve a request by George Stem for a zoning classification of R-1. The property is described as Lot 14 and part of Lot 13 of Heritage Heights Subdivision Second Phase, and located east of Aggie Road. Mr. Harris seconded the motion. All members present voting aye. MOTION APPROVED.

#3 Mr. Lusby made a motion to approve a replat of part of the SE 1/4 of the SE 1/4 of Section 8, T14N, R4E for Tim Redden. The property is located south of Greensboro Road. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED.

In other business:

Mr. McCracken appointed a special committee that will meet on a consistent basis to try to identify some issues and possibly come up with a means of addressing those and making recommendations back to the full MAPC regarding what actions we think would be appropriate which could lead to formal recommendations being made to the City Council to get some of these questions answered. Those appointed to serve were Mr. Sloan, Mr. Lamberth, Mr. Vance and Mr. McCracken. Mr. McCracken further stated that all of the members will be notified of meeting times and are invited to attend these whenever possible.

Mr. Lamberth informed the Commission of some books of plans that Mr. Sanderson has provided. The books had been prepared over the years and Mr. Sanderson said the books will be available to the MAPC if they choose to use them.

The meeting was adjourned at 8:25 p.m.