



Legislation Text

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Minutes for the MAPC meeting on June 10, 1982.
MAPC MINUTES
JUNE 10, 1982

The Metropolitan Area Planning Commission met Thursday, June 10, 1982, at 7:30 p.m. in the Council Chambers at 314 West Washington, Jonesboro, Arkansas.

The meeting was called to order by the Chairman, Roy Cooper.

MEMBERS PRESENT: Mr. Cooper, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.

MEMBERS ABSENT: Mr. Scott and Mr. Smith

OTHERS PRESENT: Mike Cameron, John Broadaway, Joe Tomlinson, and Curt Hodges

#1 Clifton Adams, Malcom Croft, and Bob Bowlin, request a rezoning from Residential Two (R-2) to Commercial Two (C-2) the following described property: Lot 1 and 2 of Block 5 of Flint's Addition to Jonesboro, Arkansas. The general location of this property is Southwest corner of Huntington Avenue and Flint Street.

A motion was made by Mr. Ball, seconded by Mr. Tilton to approve the request. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.

#2 Guaranty Mortgage Company requests preliminary approval of a replat of Block C of Scenic Hills Subdivision, Third Addition to Jonesboro, Arkansas, along with construction plans for a Planned Unit Development to be placed on this property. The development covers one gross acre and contains twelve single story units per acre. The general location of this property is North of West Nettleton Avenue and West of Cenwood Drive. The property is zoned (R-3).

A motion was made by Mr. Ball to approve the request with the stipulation that the notification of property owners in the area be accomplished in accordance with the provisions of the Residential Planned Unit Development Ordinance, prior to the request being submitted for final approval, motion seconded by Mr. Tilton. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White and Mr. Blalock. Abstaining, Mr. Feher.

#3 Roger Moore requests approval of a replat of Lots 10, 11 and 12 of Block A of Siglers College Addition to Jonesboro, Arkansas into two lots. The general location of this property is South of East Nettleton Avenue and West of Stone Street.

A motion was made by Mr. Ball to approve the request as submitted, motion was seconded by Mr. Tilton. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.

#4 Roger Moore requests preliminary approval of construction plans for a Planned Unit Development to be located near the corner of Stone St. and Nettleton Ave. The development covers .62 gross acres containing 23 single story units per acre. The property is zoned (C-3). The item submitted consists of two parts on the same plat. A motion was made by Mr. Tilton to grant preliminary approval to the first part of the plat pertaining a requested approval of property development plan for a proposed retail commercial development on the Southwest corner of East Nettleton and Stone Street. Motion was seconded by Mr. Ball. Voting aye, Mr. Farmer, Mr Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.

A motion was made by Mr. Ball to grant preliminary approval to the second part of the plat pertaining to a requested approval of a Residential Planned Unit Development. The motion was made with the stipulation that the owners meet with Joe Tomlinson and John Broadaway to secure the necessary changes that must be made prior to the item being submitted for final approval. The motion was seconded by Mr. Feher. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.

#5 The University Christian Church requests a replat of Lots 2-7 of Block A of Gwyndale Subdivision of a part of Lot 21 of Charles A. Stuck's Turtle Creek Addition to Jonesboro, Arkansas, into one lot. The general location of this property is North of Baswell Avenue and West of Brazos Street.

A motion was made by Mr. Tilton that the item be tabled until the next meeting in order that the City Engineer may submit information such as feasibility of locating street and open ditch in the existing right-of-way, size of culverts if required, or any other pertinent information that the City Engineer may submit that could aid the MAPC in reaching a decision on the request. The motion was seconded by Mr. White. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.

#6 Tom Seabrook requests approval of plans to convert The Pines Apartments to condominiums. The Pines is located North of Johnson Ave. and West of North Caraway Rd.

A motion was made by Mr. Ball to deny the request. The motion was not seconded. A motion was made by Mr. Tilton to approve the request as submitted. Motion was seconded by Mr. Feher. Voting aye, Mr. Tilton, Mr. Feher and Mr. Blalock. Voting no, Mr. Farmer, Mr. Ball and Mr. White. The Chairman, Mr. Cooper then cast an aye vote to break the tie vote. MOTION CARRIED.

#7 T. L. Ulmer requests approval of a replat of Lot 3, Block C Culberhouse 1st Addition to Jonesboro, Arkansas, into two lots. The general location of this property is East of South Madison Street and North of West Nettleton Avenue.

A motion was made by Mr. Ball to approve the request subject to a stipulation that a twenty foot by the two hundred and four foot area North of a adjacent to Lot 3A on Madison Avenue be designated as a permanent fire lane so as the prohibit any fence or other structure to be constructed within the subject described area. The motion was seconded by Mr. Tilton. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.

#8 Virgil Wallace requests preliminary approval of subdivision plans for Oak Hollow Subdivision. The general location of this property is South of Highland Drive and East of Old Harrisburg Road.

A motion was made by Mr. Tilton to grant preliminary approval to the request subject to the following stipulations. The entire street package shall be completed prior to the commencement of construction of any structures within the subdivision. The Bill of Assurance shall be recorded the day after a final approval is

granted by the MAPC. The subject Bill of Assurance shall be held in escrow by the City Attorney prior to the recording date. The applicable dedication deeds from Fisher Street Baptist Church and Trinity Church shall also be delivered along with the Bill of Assurance to be held in escrow by the City Attorney. Motion was seconded by Mr. White. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, and Mr. Feher. Voting no, Mr. Blalock.

#9 Jimmy Mead requests final approval of Mead's Development Addition to Jonesboro, Arkansas. The general location of this property is South of Parker Road and East of Old Harrisburg Road.

A motion was made by Mr. Ball to approve the request subject to a stipulation that the owners may develop subject property to a depth of six hundred feet (600') from the center line of Parker Road Southward. Also, no property may be conveyed or building permit issued upon the subject property unless the development is in accordance with all applicable city ordinances. The motion was second by Mr. White. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. Feher, Mr. Blalock

#10 Robert Rees, Larry Payton and Dr. James M. Robinette request a zoning classification of Commercial (C-3). Subject zoning request is 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 South ½ of the Southwest ¼ of Section 27, Township 14 North, Range 4 East, containing 5.76 acres and a part of the Northeast ¼ of the Northwest ¼ of Section 34, Township 14 North, Range 4 East, containing 11.39 acres. The general location of this property is along either side of the Highway 63 By-pass just east of the Missouri Pacific Railroad.

Item was withdrawn at the request of the owners.

#11 This item was not on the agenda. Harold Kaffka requested preliminary approval of a commercial subdivision known as Mini-Mall East, containing approximately 3.4 acres. The subject subdivision is on the South side of Forest Home Avenue, West of Eastside Baptist Church and East of Bittle Street. The property owner in addition to requesting preliminary approval also requested permission to obtain a building permit for Lot 1 of the proposed addition. A motion was made by Mr. Ball to grant preliminary approval subject to the stipulation that the subdivision be submitted for final approval at the July, 1982 MAPC meeting and that a building permit for Lot 1 only be issued prior to securing final approval of the subdivision plat. The motion was seconded by Mr. Tilton. Voting aye, Mr. Farmer, Mr. Ball, Mr. Tilton, Mr. White, Mr. Feher and Mr. Blalock.