



Legislation Text

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Minutes for the MAPC meeting on September 13, 1984.
MAPC MINUTES
SEPTEMBER 13, 1984

The Metropolitan Area Planning Commission met Thursday September 13, 1984, at 7:30 p.m. in the Council Chambers, 314 West Washington, Jonesboro, Arkansas to consider the following request:

MEMBERS PRESENT: Mr. Cooper, Mr. Ball, Mr. Hurt, Mr. White, Mrs. Barber, Mr. Orr, Mr. Vance and Mr. Blalock.

MEMBERS ABSENT: Mr. Scott

Others present: Mike Cameron, Tim Ray, Joe Tomlinson, Betty Marlar and Curt Hodges

The minutes of the August meeting were approved as mailed.

#1 Maurice McCarty requests rezoning from Residential One (R-1) to Commercial Three (C-3), the following described property: Lot 1, Block G, Noble Acres Addition, Jonesboro, Arkansas. The general location of this property is North of East Nettleton Avenue and West of Tony Drive. Mr. White made a motion to approve the request asking that the MAPC Assistant check with the City Attorney on the legality of building a six foot high wood or concrete fence on the North property line as required by the Bill of Assurance written in 1955 and having a 25 year limit. Mr. Ball seconded the motion. Mr. Ball, Mr. White, Mrs. Barber, Mr. Orr, Mr. Vance and Mr. Blalock voting aye. Mr. Hunt abstained. MOTION PASSED.

#2 Maurice McCarty requests a rezoning from Residential Three (R-3) to Commercial Three (C-3), the following described property: Lots 3 & 4, Block A, Noble Acres Addition, Jonesboro, Arkansas. The general location of this property is North of East Nettleton Avenue between Tony Drive and Pardew Street.

Mr. Mooney, representing the item, stated Lot 5, a 75" lot, is being left Residential One as a buffer between the commercial and residential area, if approval is given. Mr. White made a motion to approve the request with the following stipulations:

1. No car wash, service station, drive in restaurant or establishment emitting offensive or obnoxious noise be allowed.
2. The adjacent 75' lot to be left as buffer with no further commercial use permitted.
3. No building permit to be issued until a site plan is brought to the MAPC.

Mr. Ball seconded the motion. Voting aye Mr. Ball, Mr. White and Mr. Vance. Voting no, Mr. Hunt, Mrs. Barber, Mr. Orr and Mr. Blalock. MOTION REJECTED.

#3 James Mattix and Constance L McLavey request a zoning classification of Residential One (R-1). Subject zoning request is submitted under provisions of City Ordinance #1473 providing for zoning classification prior

to the subject property being annexed to the city. The MAPC is ask to prepare a written statement as to what affect the proposed annexation would have on the city accepting said land. The property is described as follows: Part of the NW 1/4, NW 1/4, Section 31, Township 14 North, Range East. The general location of this property is South of Parker Road and East of South Culberhouse Road. Mr. Vance made a motion to approve the request, seconded by Mrs. Barber, all members present voting aye. MOTION PASSED.

#4 Ralph Morrison requests a replat of Lots 6, 10 and 11 of Molly Kiech Addition to Nettleton, Arkansas. The general location of this property is North of Evandale Street and West of Willow Road.

Mr. Ball made a motion to approve the replat, seconded by Mr. Orr. All members present voting aye. MOTION PASSED.

#5 Mrs. H. D. Mabrey requests preliminary approval of construction plans for Mabrey Acres, a subdivision to be located South of the Joe N. Martin Expressway and West of Wood Street, containing approximately six acres more or less. The development will have 15 lots and is zoned Residential One (R-1).

Mr. Vance made a motion to give conceptual approval to the subdivision plan and have the developer come back before the commission for preliminary and final review at one meeting. Mr. Ball seconded the motion. All members present voting aye. MOTION PASSED.

#6 Frank Macon requests a replat of Lots 7, 8, 9, 23 and 24 of Block A of Sigler's College Addition into Lot 1 of Macon's Replat. The general location of this property is South of East Nettleton Avenue and West of Stone Street.

Mr. White made a motion to approve the request with the owner providing curb and gutter along Stone Street. Mr. Orr seconded the motion. All members present voting aye. MOTION PASSED

#7 Guaranty Mortgage requests a replat of Lot 19 of a replat of Lots 1 through 17 and 19 through 21 of Merrywood Subdivision. The general location of this property is South of East Nettleton Avenue and West of Merrywood Drive.

This item was WITHDRAWN before the meeting.

#8 Guaranty Mortgage requests a replat of Lot 8, Block A, Scenic Hills 4th Addition. The general location of this property is North of Wembleton Drive and West of Ferrell Street.

Mr. White made a motion to approve the request seconded by Mr. Ball. All present voting aye. MOTION PASSED.

#9 Max Dacus, Jr. requests a replat of a part of the West Half of the Southwest Quarter of Section 13, Township 14 North, Range 3 East, into Lot 1. The general location of this property is West of Meadowbrook Drive and North of West Matthews Avenue.

Mr. Vance made a motion to approve the request subject to 41' right-of-way along West Matthews, seconded by Mr. Ball. All members present voting aye. MOTION PASSED.

#10 Jim Pyle requests preliminary approval of construction plans for Wakefield Acres Sub-division to be located on a part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 13 North, Range 4

East, containing 10.04 acres more or less in eleven lots. The general location of this property is North of Highway 1-B and West of Highway 1 South.

After discussion on boundaries of authority of the MAPC on properties outside the city, Mr. Ball made a motion to give preliminary and final approval for the subdivision and recommends the owner be advised that upon annexation to the city, the subdivision would be subject to any improvements required by the city council and MAPC. Mr. Blalock seconded the motion. All members present voting aye. MOTION PASSED.

#11 Poinsett Service Corporation requests approval of a revised site plan for Oak Meadow Condominiums, Phase II. The general location of this property is North of East Nettleton Avenue and West of the ASU Foundation House.

Mr. White made a motion to approve the site plan if the drawing is changed to show the unit nearest Oak Meadow Boulevard to be A-1 instead of "A". Mr. Ball seconded the motion. All present voting aye. MOTION PASSED.

#12 Robin Nix requests final approval of construction plans for Robinwood Subdivision to be located South of Arkansas State Highway #226 and West of Rankin's Oak Forest Addition, containing 70.87 acres more or less in 43 lots. The property is zoned Residential One.

Mr. Vance made a motion to approve the request subject to the following stipulations.

1. Owner to choose access to South of property at one of three points.
2. Type A curb and gutter to be used.
3. 230' of pipe not part of the project.

The motion was seconded by Mrs. Barber with Mr. Ball, Mr. Hunt, Mrs. Barber, Mr. Orr, Mr. Vance and Mr. Blalock voting aye. Mr. White abstaining. MOTION PASSED.

#13 Lamco requests a replat of a part of Block 3 of Vance's 2nd Addition. The general location of this property is North of Grant Street and West of Caraway Road.

Mr. Vance made a motion to approve the request, seconded by Mr. White. All members present voting aye. MOTION PASSED.

#14 John White III requests approval of a revised replat for Lots 4-8, Block A, a part of Lots 6 and 15, Block A, Woodfield Subdivision, located in the 3500 block of East Nettleton Avenue. Mr. Vance made a motion to approve the request subject to a revised street profile for a proposed street within the development. Mr. Orr seconded the motion, Mr. Ball, Mr. Hunt, Mrs. Barber, Mr. Orr, Mr. Vance and Mr. Blalock voting aye. Mr. White abstained. MOTION PASSED.

#15 B. B. Vance and Sons requests re-approval of plans and profile for Bernard Street from Highland Drive to Grant Street. The general location of this property is South of Highland Drive and West of Fountain Square.

Mr. Ball made a motion to approve the Bernard Street profile, seconded by Mr. White, Mr. Ball, Mr. Hunt, Mrs. Barber, Mr. Orr, Mr. White, and Mr. Blalock voting aye. Mr. Vance abstained. MOTION PASSED.

#16 Loyel Harris requests a replat of Lot 8 of Gregg and Houghton's Subdivision of Block 13 of Nisbett's Second Addition to Jonesboro, Arkansas less and except the South 60' thereof, into two lots to be known as Lots 1 and 2 of Harris Replat of all of lot 8 of Gregg and Houghton's Subdivision of Block 13 of Nisbett's second Addition to Jonesboro, Arkansas less and except the South 60' thereof. The general location of this property is West of Walnut Street and South of Burke Avenue.

Mr. Vance made a motion to deny the request. Seconded by Mrs. Barber. All members present voting aye.
REQUEST DENIED.

#17 Huntington Avenue Methodist Church request a replat of Lot 1, part of Lot 2, Lot 4, part of Lot 5 and 6, Block N of Nisbett's 1st Addition, Jonesboro, Arkansas into one lot. The general location of this property is North of Monroe Street and West of Vine Street.

Mr. White made a motion to approve the request. Seconded by Mr. Ball. All members present voting aye.
MOTION PASSED.

#18 Dr. William Young requests a replat of a part of Lot 1 of the Medical Center Development Company Addition to the City of Jonesboro, Arkansas known as Lot 1-B. The general location of this property is East of Rains Street and North of Gant Street.

Mr. White made a motion to approve the request. Seconded by Mr. Vance. All members present voting aye.
MOTION PASSED.

Items 16, 17, and 18, were not on the agenda.

Several residents of the Merrywood Subdivision were present at this meeting and addressed the commission concerning drainage problems along a ditch between Metzler Lane and Merrywood Drive. Commission members recommended the residents speak to the City Council and the City Engineer is to work with the Developer on solutions to the problem.

There being no further business, the meeting adjourned at 11:05 p.m.