



## Legislation Text

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Minutes for the MAPC meeting on March 11, 1976.

MAPC Minutes

March 11, 1976

The MAPC met in regular session on Thursday, March 11, 1976 in the Court Room at City Hall.

The meeting was called to order by the Chairman, Mr. Ralph Morrison.

MEMBERS PRESENT: Morrison, Cooper, Ball, Smith, Gott, and Morse.

MEMBERS ABSENT: Wheelless, McDaniel, and Brown.

OTHERS PRESENT: Joe Tomlinson, O.C. Pickens, Tom Moore, and Shirley Watkins.

Items for business were as follows:

Item #1. Mr. and Mrs. Bewey Grigsby, Lucille White, and Mr. and Mrs. Iven Griffin request a rezoning from Commercial One (C-1) to Residential One (R-1) at the following described location. Lot 12, Knights First Addition, Jonesboro, Arkansas. The general location of this property is further described as being on the north by Oak Street, on the south by Cherry Street, on the west by Union Street and on the east by Main Street. A motion was made by Mr. Gott and seconded by Mrs. Morse to APPROVE the request subject to a 41 foot right of way being dedicated along Main Street. A vote was taken and the motion was passed unanimously.

Item #2: The City of Jonesboro, Dalton Farmer, Glenn Heern, Myrtle Barnard and Denver Gray request the following zoning requests for parcels of property running southwest of the present city limits connecting with the Briarwood Fifth Addition to and including the City of Jonesboro Landfill, subject zoning requests are requested under the provision of City Ordinance No. 1473 providing for zoning classifications prior to the subject property being annexed to the city. The following described property requests a zoning of Residential One (R-1), the East 198.0 feet of the Southwest Quarter of the Southwest Quarter of Section 23, Township 14 North, Range 3 East, all that part of the west half of the southwest quarter of Section 23, Township 14 North, Range 3 East, lying south of the Jonesboro Cash Public Road, less and except the east 198.0 feet thereof, and 2.4 acres out of the Northwest corner, all of the Southeast Quarter of the Southeast Quarter of Section 22, Township 14 North, Range 3 East, less and except one acre square in the Southwest Quarter thereof, containing, less said exceptions, 39.0 acres, more or less. The East 532.0 feet of the Southwest Quarter of the Southeast Quarter of Section 22, Township 14 North, Range 3 East, less and except one acre of the Southwest corner thereof, containing 15.0 acres, more or less. The following described property requests a zoning classification of Commercial Three (C-3).

DESCRIPTION: All of the Northeast Quarter of the Southwest Quarter of Section 23, Township 14 North, Range 3 East, less and except the following tracts:

TRACT NO. 1: Begin at the Northwest corner of the said Northeast Quarter of the Southwest Quarter: thence run East 91.0 feet to the East side of the County Road; thence in a Southwesterly course along the meanderings of said road to the intersection of said east line of said road with the west line of said Northeast Quarter of the Southwest Quarter; thence North along the west line of said Northeast Quarter of the Southwest Quarter to the point of beginning, containing one half acre, more or less.

TRACT NO. 2: Begin at the Southwest corner of said Northeast Quarter of the Southwest quarter; thence run North 630.0 feet; thence run east 210.0 feet; thence run South 210.0 feet; thence run East 95.0 feet; thence run South 420 feet; thence run West 305.0 feet to the point of beginning, containing 3.94 acres, more or less; and containing, less said exceptions, 35.56 acres, more or less.

A part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 14 North, Range 3 East, more particularly described as follows:

Begin at the Southeast corner of said Northwest Quarter of the Southwest Quarter and run thence South 88 degrees 58 minutes west 208.2 feet; thence run North 1 degree 16 minutes west 87.3 feet; thence run North 56 degrees 47 minutes 53 seconds east 36.5 feet; thence run North 45 degrees 36 minutes east 241.0 feet; thence run South along the quarter section line 277.9 feet to the point of beginning proper;

A part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 14 North, Range 3 East, more particularly described as follows:

Begin at the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence North 420 feet; thence East 305 feet; thence south 420 feet; thence west 305 feet to the point of beginning, containing 3.0 acres more or less. The MAPC is also requested to give written comment as to what effect the proposed annexation of this parcel of property would have on the city accepting said land. A motion was made by Mr. Gott and seconded by Mr. Cooper to APPROVE the request. A vote was taken. The vote was YEA: Cooper, Ball, Gott, and Morse. NO: Smith. The motion to APPROVE the request was passed.

Item #3. J.T. Barr requests preliminary approval of Cedar Heights 5<sup>th</sup> Addition, Jonesboro, Arkansas. Subject addition contains 1.389 acres more or less. General location of this property is described as being north of Cedar Heights 4<sup>th</sup> Addition and west of "The Place" Apartments. Cedar Heights 5<sup>th</sup> Addition also requests a zoning classification of Residential Two for subject parcel, original request for a zoning classification of Residential Two was table by the MAPC on the 12<sup>th</sup> of February 1976. This request for zoning 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 also requested to give a written comment as to what effect the proposed annexation of this parcel of property would have on the city accepting said land. A motion was made by Mr. Cooper and seconded by Mrs. Morse to APPROVE a request for final approval subject to approval by the City Engineer and City Water and Light approval of utility easement. A vote was taken and the motion was passed unanimously.

Item #4. Bowman Brothers request final approval of a replat of Lot 1 Vear Cox Subdivision into Lots 1A and 1B. General location of this property is described as being on the Southeast corner of Marjorie Drive and East Matthews Avenue. The item was TABLED at the February, 1976 MAPC meeting requesting additional information. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item 5. Billy Carter requests final approval of a replat of Lots 1, 2, and 3 of Block G, Viking Addition, subject replat was approved 12 February 1976 with a stipulation that the property owner dedicate 41.0 feet of right of way along Nettleton Avenue, plat submitted this agenda satisfies stipulation. Subject property is located on the

southeast corner of National Road and Nettleton Avenue. A motion was made by Mr. Gott and seconded by Mr. Ball to APPROVE the request subject to stipulations listed in February minutes. These are: Subject to the dedication of a 41 foot right of way on Nettleton Avenue. A vote was taken and the motion was passed unanimously.

Item #6. Foxwood Development Co., requests final approval of a replat of Lots 2, 3, 3, 4, and 6 of Block A of Foxwood Addition to the City of Jonesboro into Lot 2, Block A, Foxwood Addition to the City of Jonesboro. General location of this property is described as being on the east side of Stone Street north of the present Midwest Rug Company. The property owner WITHDREW this request.

Item #7. Foxwood Development Co. requests final approval of a property development plan which encompasses the construction of a single building, 40 feet x 400 feet (16,000 sq. ft) on Lot 2, Block A, Foxwood Addition, subject Lot 2 Block A is proposed to be created by a replat of Lots 2, 3, 4, 5, and 6, Block A, Foxwood Addition, this same agenda. General location of this property is described as being on the east side of Stone Street, north of the present Midwest Rug Company. The property owner WITHDREW the request.

Item #8. Herbert Stallings requests final approval of Stallings 6<sup>th</sup> Addition. General location of this property is described as being south of East Matthews, west of Glendale, and north of Stallings Lane containing 4.02 acres. A motion was made by Mr. Ball and seconded by Mrs. Morse to APPROVE the request. The commissioners agreed that it should be pointed out to the property owner that Lot 1 of this plat contains both commercial and residential property. A vote was taken and the motion was passed unanimously.

Item #9. B.G. Pickering requests final approval of a replat of the west 100 feet of Lot 5, Block 5 of Flint's Addition to the city of Jonesboro into a single lot. General location of this property is described as being on the north side of West Monroe approximately 160 feet west of Flint Street. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #10. Bryant Wall requests final approval of a property development plan which entails the construction of two buildings on one lot, combined total square footage of 12,850 square feet, subject property is known as Walls First replat of a part of Gregg and Houghtons Subdivision of South Main Addition to Jonesboro, Arkansas. General location of this property is described as being bounded on the west by South Main Street, on the east by South Church Street, on the south by the Gene Browne Manufacturing Company. A motion was made by Mr. Gott and seconded by Mr. Smith to APPROVE the request. A vote was taken. The vote was YEA: Ball, Smith, Gott, and Morse. PASS: Cooper. The motion to APPROVE the request was passed.

Item #11. The Viking Company requests preliminary approval of the proposed Valhalla Estates Development. General location of this property is described as being on the northwest corner of Wilkins and Metzler Lane, containing 8.3 acres more or less. A motion as made by Mrs. Morse and seconded by Mr. Cooper to TABLE the requests for 30 days for further study by the Street Committee of the Jonesboro City Council, the Fire Chief, and the City Engineer for their recommendations. A vote was taken and the motion was passed unanimously.

Item #12. J.T. Barr requests preliminary approval of Cedar Heights 6<sup>th</sup> Addition to Jonesboro, Arkansas. Subject property is located northeast of and abutting Cedar Heights 4<sup>th</sup> Addition to Jonesboro, Arkansas. Subject property containing approximately 5.0 acres. A motion was made by Mr. Cooper and seconded by Mrs. Morse to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #13. Quillen Tate requests final approval of a replat of Lots 7 through 44, Bloc, 2, M.R. Carson Addition, Jonesboro, Arkansas into Lots 1 and 2. General location of this property is described as being north of Aggie

Road, South of Johnson Avenue lying between Block Street and Liggett Street. A motion was made by Mr. Cooper and seconded by Mrs. Morse to APPROVE the request subject to the consideration of an alley shown to be dedicated. If this alley is open, it is subject to possibly closing Block Street. If not closed, a 60 foot right of way should be dedicated with suitable utility easements. A vote was taken and the motion was passed unanimously.

Item #14. H.L. Daugherty requests final approval of a replat of Lots 4 and 5 of Cobb and Lee Survey of Northwest Quarter of the Southwest Quarter of Section 22, Township 14 North, Range 4 East into Lots 1 and 2. General location of this property is described as being on East Nettleton Avenue immediately northwest of the Razorback Insurance Salvage Company. A motion was made by Mr. Smith and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #15. Mrs. Carl Irvin request final approval of a replat of the North 50 feet of the South 100 feet of Lot 41 of the Southeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East into Lot 1. General location of this property is described as being on the west side of Thorn Street, approximately 50 feet north of Vera Street. A motion was made by Mr. Cooper and seconded by Mrs. Gott to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #16. John Rankin requests preliminary approval of Rankin's Oak Forest Addition 4<sup>th</sup> Addition, Jonesboro, Arkansas. General location of this property is described as being north of the present Rankin's Oak Forest, 3<sup>rd</sup> Additio, containing 13.36 acres more or less. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #17. John Foster requests final approval of a replat of Lots 2 and 3 of Block 39 of Nilson's Subdivision of Lots or Block 37, 38,39, 40, 41, 49, 50, and 51 of Knight's 2<sup>nd</sup> Addition, Jonesboro, Arkansas into Lot 1. General location of this property is described as being on the east side of South Madison Street approximately 75 feet north of Strawn Street. A motion was made by Mr. Gott and seconded by MR. Ball to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #18. George Baldwin requests that the MAPC reconsider its action of February 12, 1976 and permit rezoning of the original request to C-3, or in an alternative that the petition heretofore submitted to the commission be withdrawn. Subject rezoning request was for the rezoning of property located on the northeast corner of Caraway Road and Johnson Avenue from R-1 to C-3. The MAPC approved the approved the original request subject to the stipulation that 41.0 feet of right of way be dedicated on Caraway Road which will conform with the master plan. A vote was taken and the motion was passed unanimously.

Item #19. Continuation of Item 2-Recommendation from MAPC on Annexation. The MAPC would prefer to take in a block of land rather than a strip to even up the city limits. However, they recommend that this area be annexed into the city and anticipate no problem with future planning in the area.

### IMPACT STATEMENT-CONTINUATION OF ITEM 3

J.T. Barr- Cedar Heights Fifth Addition. We foresee no problems with this annexation.

Item #20. The MAPC was asked to consider changing the name o the Craighead Cut-off Road to another name to help with confusion about mail, etc. After discussion the MAPC recommended to the County Jude and Quorum Court that the name be changed.

The meeting was adjourned at 10:45 P.M.