



Legislation Text

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Minutes for the special called MAPC meeting on April 19, 1984.

MAPC MINUTES

APRIL 19, 1984

SPECIAL CALLED MEETING

The Metropolitan Area Planning Commission met Thursday, April 19, 1984, at 7:00 p.m. In the Council Chambers at 314 West Washington, in a special called meeting to consider the following requests:

MEMBERS PRESENT: Mr. Cooper, Mr. Tilton, Mr. White, Mrs. Barber, Mr. Orr, Mr. Vance, Mr. Scott, and Mr. Blalock.

MEMBERS ABSENT: Mr. Ball.

Others present: Tim Ray, Mike Cameron, John Broadaway, Joe Tomlinson, Curt Hodges of the Jonesboro Sun, and Betty Marlal.

#1 Robbie A. and Judy Robinson request a zoning classification of Residential One (R-1). 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 affect the proposed annexation would have on the city accepting said land. The property is described as follows: A part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 4 East, Craighead County, Arkansas, containing 1.62 acres more or less. The general location of this property is South of State Highway 49 North and North of Hickory Heights Subdivision.

Mr. Scott made a motion to approve the request, seconded by Mr. White. Mr. Tilton, Mr. White, Ms. Barber, Mr. Orr, Mr. Scott and Blalock voting aye. Mr. Vance absent on this item. MOTION PASSED.

#2 Robert and Darrah C. Rees request a rezoning from Commercial Five (C-5) to Commercial Three (C-3) the following described property: A replat of the West Half of Lot 12 and West Half of North 12 feet of Lot 11, Block K, Cole's 2nd Addition, Jonesboro, Arkansas. The general location of this property is South of West Nettleton Avenue and East of Cole Street.

After much discussion, with Mr. Rees showing his solutions to the drainage problem and offering to accept a C-4 classification, Mr. Cleo Hooker, a neighbor to the South of the property and Mr. Lloyd McCracken, Jr., a resident of the area made statements opposing the rezoning. The commissioners noted that former stipulations put on the lot at the time of granting the C-5 zoning had not been met. Mr. Blalock offered a motion to change the zoning to C-4, work out drainage problems and maintain a 5' setback on the South property line. There was no second.

Ms. Barber made a motion to disapprove the request, seconded by Mr. Vance, Mr. Tilton, Mr. White, Ms. Barber, Mr. Orr, Mr. Vance and Mr. Scott voting aye. Mr. Blalock voting no. MOTION PASSED AND

REQUEST DENIED.

#3 W. R. Kitterman requests a rezoning from Residential One (R-1) to Commercial Two (C-2) the following described property: Lot "B" of Spurlock 1st Replat of a part of Spurlock 2nd Addition the City of Jonesboro, Arkansas, Craighead County. The general location of this property is North of Apache Drive and East of Middlefield Drive.

Mr. White made a motion to approve the request providing the property owner develop one half of Middlefield Drive along his property line and agree to relocate North Apache Drive along an existing water main line if the City Council would agree to close North Apache along the now dedicated right-of-way. Mr. Vance seconded the motion. All present voting aye. MOTION PASSED.

#4 Bearl and Loretta Brooks request a rezoning from Commercial Three (C-3) to Residential Two (R-2), the following described property: A part of the North Half of the Northwest Quarter of Section 4, Township 13 North, Range 4 East, containing 3.81 acres more or less. The general location of this property is North of Fox Meadow Lane and East of Fox Meadow Subdivision.

Mr. Scott made a motion to grant the request contingent upon the owner developing Fox Meadow Lane to the same specifications as it is to the West of the property. Mr. Orr seconded the motion, Mr. Tilton, Ms. Barber, Mr. Orr, Mr. Vance, Mr. Scott and Mr. Blalock voting aye. Mr. White abstaining. MOTION PASSED.

#5 Hugh Heath and Wayne Tennille request a rezoning from Residential Two (R-2) to Industrial One (I-1), the following described property: The East 175' of Lots 5-11 of Block D, Earl Keich Addition, Jonesboro, Arkansas. The general location of this property is West of Cotton Street and East of the Missouri Pacific Railroad.

Mr. Vance made a motion to approve the request subject to right-of-way approval by the City Council, seconded by Mr. White. All present voting aye. MOTION PASSED.

#6 Clarence Hurst requests approval to place two buildings on one lot located on Lot 3 and the East 50' of Lot 4, Block 1, Patrick's 2nd Addition, Jonesboro, Arkansas. The general location of this property is North of East Matthews Avenue and East of Roland Street.

Considering the new construction as the principle building on the lot, Mr. White made a motion to approve the request with the stipulation that the existing drive be widened to 20' and that the Matthews Street right-of-way be checked. Mr. Tilton seconded the motion. All present voting aye. MOTION PASSED.

#7 Brenda Jones and Virgil Wallis request a replat of Lots 5 and 6, Block K, Nisbett's Addition to the City of Jonesboro, Arkansas. The general location of this property is East of Walnut Street and South of Jefferson Avenue.

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

#8 Bill Ebbert, Sr. requests a replat of Lot "Sold", Lot 1, Lot 2, Lot 20 and Lot 21 in Block "C" and part of Lot 14 and Lot 15 in Block "B" of the Belmont Addition to the City of Jonesboro.

Mr. Scott made a motion to approve the replat subject to the dedication of a ten foot (10') drainage easement on

the South property line of Lots 2 and 21. The motion was seconded by Mr. Tilton. All members present voting aye. MOTION PASSED.

#9 The McDonald's Corporation requests approval of site development plans for a building to be located on the Southeast corner of East Highland Drive and South Main Street.

Mr. Tilton made a motion to approve the site plan requiring the dedication of a drainage easement extending from the East right-of-way line of South Church Street eastward to a fence line indicated on the final site plan submitted to the City of Jonesboro. The motion was seconded by Mr. White. All members present voting aye. MOTION PASSED.

#10 Johnny White requests final approval of subdivision plans for Woodfield Development, located at 3529 East Nettleton Avenue.

Mr. Orr made a motion to approve the request, seconded by Mr. Tilton. Mr. Tilton, Mr. Orr, Ms. Barber, Mr. Vance, Mr. Scott and Mr. Blalock voting aye. Mr. White abstaining. MOTION PASSED.

An item presented to the commission by Mrs. Ione Rees, not on the agenda, was not acted upon. The item did not come in before agenda deadline. Several problems were sited and the developer was asked to bring the proposal back for the next meeting.

The City Council asked the opinion of the Commission concerning rezoning on property belonging to Danny Merryman located between West Matthews and West Washington, West of Christian Creek, known as Meadowbrook Subdivision. It was decided that a legal opinion from the City Attorney is needed on this matter.

The chairman also suggested that a letter from the Planning Commission should be written to the county requesting that items within the city needing to be recorded not be done without having the stamp of approval from the Metropolitan Area Planning Commission.

There being no further business, the meeting was adjourned at 10:55 p.m.