



## Legislation Text

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**File #:** MIN-84:1322, **Version:** 1

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Minutes for the MAPC meeting on August 9, 1984.  
MAPC MINUTES  
AUGUST 9, 1984

The Metropolitan Area Planning Commission met Thursday, August 9, 1984, at 7:30 p.m. in the Council Chambers, 314 West Washington, Jonesboro, Arkansas, to consider the following requests:

**MEMBERS PRESENT:** Mr. Cooper, Mrs. Barber, Mr. Orr, Mr. Vance and Mr. Blalock

**MEMBERS ABSENT:** Mr. Ball, Mr. Scott and Mr. White

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

The minutes of the July 12, 1984 meeting were approved as mailed.

#1 Robert Rees requests a rezoning from Residential Two (R-2) to Commercial Three (C-3), the following described property: Lot 2, Block A, Spence Subdivision. The general location of this property is West of Caraway Road and South of Race Street.

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

1. Lot 1A be annexed before submitting development plans
2. A buffer fence be constructed between Lot 2 and 3A

Mr. Vance seconded the motion. All present voting aye. MOTION PASSED.

#2 Jerry Vanwinkle requests a zoning classification of Residential Two. 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: All of Lot 6 and 7, Block C, Spence Subdivision. The general location of this property is South of Spence Subdivision. The general location of this property is South of Spence Circle and West of Caraway Road.

Mr. Vance made a motion to approve the request with the stipulation that the property owner bring back a site plan showing street plans, drainage and easements for the back of the property. The motion was seconded by Mrs. Barber. All present voting aye. MOTION PASSED.

#3 Robin Nix requests a zoning classification of Residential One. 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: The NE 1/4 of

the SW 1/4 , that part of the NW 1/4 of the SW 1/4 situated East and South of the Southerly and Easterly R-0-W line of Ark. Highway #226 (a k a Woodsprings Road), and that part of the West 60" of the SE 1/4, NW 1/4 situated South of the Southerly R-O-W line of said HWY. #226, being known as Lot 1, Schroeder's Addition, all in Section 26, Township 14 North, Range 3 East. The general location of this property is West of Rankin's Oak Forest Addition and South of Ark. Hwy. # 226. Mr. Barber made a motion to approve the annexation, seconded by Mr. Vance. All present voting aye. MOTION PASSED.

#4 Robin Nix requests preliminary approval of plans for Robinwood Subdivision to be located South of Ark. State Hwy. #226 and West of Rankin's Oak Forest Addition, containing 70.87 acres more or less. The development will contain 35 lots in phase one. The property is zoned Residential One.

Mr. Vance made a motion to give preliminary approval with the City Engineer and Mr. Nix's engineer getting drainage problems West of Paula Drive worked out and providing access to property to the South of the development. Mr. Barber seconded the motion. All present voting aye. MOTION PASSED.

#5 Gary Schisler requests a replat of a part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East, into 5 lots. The general location of this property is North of Belt Street and East of North Patrick Road.

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

1. Two deeds are needed, one for one foot west of the East property line and a separate one dedicating the adjacent 29 feet for street right-of-way.

The motion was seconded by Mr. Vance. All present voting aye. MOTION PASSED.

#6 Gary Schisler requests final approval of plans for Schisler Subdivision to be located North of Belt Street and East of North Patrick Road, containing 1.55 acres more or less. The development will contain five lots and is zoned Residential Two

Mr. Vance made a motion to approve the request subject to Mr. Schisler obtaining a variance from the Board of Zoning Adjustment of Parking requirements. Mr. Orr seconded the motion. All present voting aye. MOTION PASSED.

#7 Mike McNabb requests final approval of construction plans for Heather Ridge, a planned unit development to be located West of Ferrell Street and South of West Matthews Avenue. The development covers 2.89 acres and contains seventeen units in seventeen buildings, for a density of 7.93 units per acre. The property is zoned Residential Two.

Mr. Vance made a motion to approve the plans subject to the owner depositing with the city engineer the cost of curbing that will be left off on the West side of Ferrell Street. Mrs. Barber seconded the motion. All present voting aye. MOTION PASSED.

#8 Woodland Hills, Inc. requests final approval of plans for Woodland Hills 7<sup>th</sup> Addition to be located on a part of the SW 1/4 of Section 25, Township 14 North, Range 3 East, containing 8.56 acres more or less. The development will contain fifteen lots and is zoned Residential One.

Mr. Blalock made a motion to approve the request subject to six inch high curbing being used

throughout the subdivision. Mrs. Barber seconded the motion. All present voting aye. MOTION PASSED.

#9 Sun Systems requests a replat of a part of the East Half of Section 27, Township 14 North, Range 4 East, into Lot 1, Hurt Addition. The general location of this property is West of Arkansas Hwy. # 351 and East of U. S. Hwy # 63.

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

#10 Sun Systems requests approval of site development plans for a manufacturing plant to be located on Lot 1, Hurt Addition, and Jonesboro Arkansas. The general location of this property is West of Arkansas Hwy. # 351 and East of Hwy. # 63.

Mrs. Barber made a motion to approval the request, seconded by Mr. Orr. All present voting aye. MOTION PASSED.

The floor was opened for nominations for vice chairman to replace Don Tilton, who resigned. Mrs. Barber nominated Johnny White, seconded by Mr. Orr, approval shown by rising of the right hand. MOTION UNANIMOUS.

Clay Kenward, an engineer, requested that plats recorded by the MAPC Assistant be held for a period of 30 days after approval to allow time for any corrections before recording. This will be done in the future.

There being no further business, the meeting adjourned.