



Legislation Text

File #: MIN-90:1407, **Version:** 1

MAPC MINUTES

OCTOBER 9, 1990

MEMBER PRESENT: McCracken, Vance, Little, Bahn, Patteson, Coleman, Damron

MEMBERS ABSENT: Blalock, Aycock

The minutes of the September 11, 1990 meeting were approved as prepared.

A motion to revise the minutes of the August 14, 1990 meeting was made by Mr. Patteson and seconded by Mr. Damron. This revision relates to the vote count on item #6 (RZ 90-33). The count should be 3 in favor, 1 opposed.

#1 A hearing was held to discuss an ordinance amendment to Chapter 14.08.13 (C) 5 regarding the use of off-premise signs and other advertising in Industrial (I-2) zoning. This ordinance would allow for billboard advertising along the state highways in areas that are zoned I-2. A statement was made by Larry Duke that he believes a need exists for service advertisements to be placed along these entrances to the City. Mr. Vance explained that there were some people who were interested in this ordinance but were unable to attend this hearing and asked that a second hearing be held. No action was taken on this ordinance. Mr. Vance made a motion to conduct a second public hearing on November 13, 1990. The motion was seconded by Mr. Little. Voting was 6 in favor, 0 opposed, MOTION PASSED.

#2 SU90-7 Bud Craft requested approval of placement of a mobile home on 40.06 acres located on the west side of Willett Road at its intersection with Winchester Drive.

A motion to approve this request was made by Mr. Coleman and seconded by Mr. Vance. There was no opposition in attendance. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

#3 SU90-8 Jerry Hardin requested approval of placement of a mobile home on Lot 17 of Gott Subdivision. The property is located on the south side of Highway 49 North, east of Darrick Cr.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Patteson. None in attendance voiced opposition. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

#4 SP90-8 Robert Rees requested site plan approved for an eight (8) unit apartment complex to be built on .45 acre. The property is located on the east side of Bittle Street, south of Forest Home Road.

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

1. The owner reach an agreement with the utilities concerning the easement on the south line
2. That curb, gutter and underground drainage be installed on Bittle Street
3. The site plan be changed to reflect: (a) parking on the north side of the lot, (b) show that the parking is paved instead of crushed stone, (c) reverse the sidewalk and grass area proposed, (d) showing no overhang past

the closed areas.

It was further stated this project is being approved with a 7.5' building setback and without a positive recommendation for changing the setback. The motion was seconded by Mr. Coleman. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#5 RZ90-35 Hillpoint Development Corporation requested rezoning from R-3 to C-3 for 43.49 acres located south of Windover Road, west of Brown's Lane, north of Hwy. 63 Bypass.

It was discussed by the commissioners that there is a dedicated, but unimproved street along the northern boundary of this property that will be a continuation of Race Street. Further statements were that street improvements will be required at the time of development.

A motion to approve the request was made by Mr. Coleman and seconded by Mr. Damron. Voting was 5 in favor, 0 opposed with 1 abstaining. REQUEST APPROVED.

#6 MP90-41 Paul Pickle requested approval of a five (5) lot subdivision containing 3.07 acres and known as Clearview Estates 2nd Addition Phase II. The property is located at the east of Kay Drive and south of Highway 49 South.

Mr. Vance made a motion to grant preliminary approval of this subdivision subject to a complete set of subdivision plans being submitted. Those plans should show the property line stopping at the north lot line. The motion was seconded by Mr. Coleman. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#7 RZ90-37 Paul Pickle requested rezoning from R-1 to C-4 for Lot 5 of Clearview Estates 2nd Addition Phase II. The property is located on the north side of Highway 49 South, east of Clearview Drive.

A motion to approve this request was made by Mr. Vance subject to the subdivision plans being granted final approval and with the recommendation that three readings be granted in one night by the City Council. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#8 RZ90-38 Paul Pickle requested rezoning from C-3 to R-3 for Lot 8 and the east 15 feet of Lot 7 of Pardew's Subdivision. The property is located on the south side of Forrest Home Road, east of Stone Street.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Little. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

#9 RP90-40 Paul Pickle requested a replat of Lot 8 and the east 15 feet of Lot 7 of Pardew's Subdivision. The property is located on the south side of Forrest Home Road, east of Stone Street

Mr. Vance made a motion to approve this request with the stipulation that no building permits be issued until a site plan has been submitted and approved by the Commission. The site plan should address street improvements on Forrest Home Road. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#10 RP90-39 Paul Pickle requested a two (2) lot replat of Lot 29 of Clearview Estates Phase I. The property is

located on the north side of Kay Drive, east of Clearview Drive.

A motion to approve this request was made by Mr. Patteson subject to the owner entering into a street improvement agreement on Kay Drive. Mr. Vance seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#11 RZ90-39 Jack Harrington requested rezoning from R-1 to C-3 for 1.5 acres located southeast of Highway 351, west of Scotchwood Drive.

Mr. Patteson made a motion to approve this request subject to a two (2) lot minor plat being submitted showing this property and the remainder of the 5.00 acre tract. The minor plat shall show all existing structures and drives and the right-of-way on Highway 351 as being 41, from centerline. The motion was seconded by Mr. Vance. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#12 MP90-39 B. E. Irby requested approval of a one lot subdivision containing 1.0 acre. The property is located north of Lawson Road, approximately ½ mile west of South Culberhouse Rd.

Mr. Vance made motion to approve this request subject to:

- (1) The owner agreeing to dedicate 30' of street right-of-way across the easement side of the property at such time as requested by the City
- (2) Mr. Irby owner signing a street improvement agreement for this street

Mr. Vance further requested this owner to contact Harold Lamb, the owner of the adjacent properties, and get him to go ahead and dedicate the right-of-way for the street at least to the northeasterly property line of Mr. Irby, with the acknowledgment that any further subdivision will include street improvements. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#13 MP90-40 Jaco, Inc. Requested approval of a one lot subdivision containing 1.0 acre. The property is located on the east side of Loberg Lane, south of Matthews Avenue.

A motion to approve this request was made by Mr. Vance subject to a 10' utility easement being granted along the north and east property lines. Mr. Patteson seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#14 SP90-9 JACO, Inc. Requested site plan approval for a intermediate care facility to be built. The property is located on the east side of Loberg Lane, south of Matthews Avenue.

Mr. Vance made a motion to approve this request with the following stipulations:

1. An eight foot (8') wooden buffer fence be installed on the entire south line, anything less would have to be agreed upon by all adjoining owners.
2. The building be mirrored on the lot with the entrance facing the north
3. The trash dumpsters be placed on the north side instead of the south.
4. The developer and contractor work with City Water & Light to try to take the sewer to Loberg or as an alternate, that full property protection and restoration be guaranteed to the neighboring development by the developer and/or contractor.

The motion was seconded by Mr. Coleman. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#15 MP90-42 Jack Moore request approval of a five (5) lot subdivision containing 5.00 acres. The property is located on the east side of Valley Ridge Lane, south of Lawson Road.

A motion to grant preliminary approval was made by Mr. Vance and seconded by Mr. Patteson subject to full subdivision plans being submitted for final approval. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#16 MP90-43 Jerry Bookout requested approval of a one (1) lot subdivision containing .92 acres. The property is located east of Willow Road, south of Berry Welder's Supply.

Mr. Coleman made a motion to approve this request subject to the owner entering into a street improvement agreement on the unnamed street on the north side of this property. The motion was seconded by Mr. Vance. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#17 RP90-41 First Presbyterian Church requested approval of Lot 21, a replat of Lots 2 and 3, Melton Manor Addition. The property is located on the south side of Craighead, west of S. Culberhouse Road.

Mr. Little made a motion to approve this request subject to: (1) a utility easement being granted on the west side of the property, (2) the right-of-way be changed to 41, from centerline on Hwy. 49, (3) the plat not being recorded until the utility easement between Lots 2 and 3 has been released. A further recommendation was made that the property owners proceed with having the zoning unified on the new lot. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#18 RP90-42 Lee Taylor and Lehman Duncan requested a fourth replat of Lots 11 - 31 of North Belgrath Heights. The property is located on the east side of Royale Drive, south of Johnson Avenue.

Mr. Vance made a motion to approve this request subject to a street improvement agreement being entered into by the property owners for Royal Drive. Mr. Patteson seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#19 MP90-44 Mitchell Caldwell and Shelby Phillips requested approval of a (12) lot sub-division known as Caldwell-Phillips 2nd Addition. The property is located on the southwest corner of Colony Drive and Richardson Road.

A motion to grant preliminary approval was made by Mr. Vance subject to a full set of sub-division plans being submitted for final approval. Mr. Patteson seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#20 MP90-45 Neil J. Stallings requested a replat of Lots 1 and 2, Stallings 8th Addition. The property is located on the southwest corner of Neil Drive and Herb Street.

A motion by Mr. Coleman to approve this request subject to street improvements being made was withdrawn prior to a second.

Mr. Vance made a motion to table this request until the status and plans are known for the street improvements

on Neil Drive and until the status of the drainage easement crossing Lot 1 is known. Mr. Vance further asks the building inspector not to issue any more building permits until these issues have been resolved. Mr. Little seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

The meeting adjourned at 10:00 p.m.