



## Legislation Text

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Minutes for the MAPC meeting on January 10, 1980.

MAPC MINUTES  
JANUARY 10, 1980

The Metropolitan Area Planning Commission met Thursday, December 10, 1980 at 7:00 P.M. in the courtroom at City Hall.

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

Members Present: Morrison, Cooper, Ball, Smith, Freeman, Tilton and Gott

Members Absent: Brown and Scott

Others Present: Mike Cameron, John Broadaway, Brenda Barnes, Carlos Wood and Curt Hodges.

Minutes for December were read and approved. Items for business were as follows.

Item #1 Jonesboro Properties, LTD requests a rezoning from Residential One (R-1) to Commercial Three (C-3) the following described property.

A part of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southeast Quarter all in Section 20, Township 14 North, Range 4 East of the 5<sup>th</sup> Principal Meridian in Craighead County, Arkansas, more particularly described as follows: From the Southwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 20, the point of beginning; thence South 89 degrees 16 minutes west 311 feet to a point; thence North 00 degrees 17 minutes 30 seconds east 1322.1 feet to a point; thence North 89 degrees 42 minutes East 501.3 feet to a point; thence South 00 degrees 04 minutes east 1318.2 feet to a point; thence south 89 degrees 16 minutes west 198.6 feet to the point of beginning, containing some 15.3 acres, more or less. The general location of this property is south of Nettleton Avenue and east of Franklin Street.

Mr. Tilton made a motion to approve the rezoning with the stipulation that the developed property would have a 60' buffer zone along the west side of said property from Lot 3 to Lot 16, block 'B' of the McCarty Addition. The buffer zone shall be a permanent easement (not used as parking or building use) maintained by the property owner. The design of the buffer zone will be reviewed by the MAPC at the time a site development plan is submitted. Mr. Gott seconded the motion.

Mr. Cooper expressed his disappointment that the citizens were not advised that the meeting would be recorded by the recorder. He also expressed his concern for the preservation, maintenance, and beautification of the buffer zone.

Mr. Ball also expressed his disappointment of the fact that the citizens were not fully informed about the meeting and unable to adequately prepare themselves. Likewise, he expressed his concern for the maintenance,

preservation and beautification of the buffer zone. He also stated, for the record, that the MAPC is asking for a legal agreement between the City and The property owners to establish that this buffer zone is a non-useable easement (for buildings, street or parking area).

Voting no: Cooper and Freeman, Yes: Ball, Smith Tilton, and Gott. REQUEST APPROVED 4-2.

Item #2 Jay Gamblin requests approval of a replat of lots 6, 18 and 19 of Willow Acres Subdivision and Lots 1, 2 and 3 of a replat of Lots 17, 20, 21 and 22 of Willow Acres Subdivision. The general location of this property is described as being south of the Highway 63 Bypass and immediately west of Willow Road.

Mr. Cooper made a motion to table the request, seconded by Mr. Ball, because of the public right-of-way being platted into the replat. REQUEST TABLED UNANIMOUSLY.

Item #3 Herman Phillips requests final approval of a property development plan for a building complex to be located on Highland Square Addition. The general location of this property is described as being on the Southeast corner of Highland Drive and Caraway Road. This item of business was tabled at the MAPC meeting held on the 13<sup>th</sup> of December 1979.

Mr. Cooper made a motion to give Preliminary Approval for the site plan subject to development plans being approved by the Police Dept., Fire Dept., Building Inspector and the City Engineer, after which time the development plans will be brought before the MAPC for their stamp of approval. Mr. Ball seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Item #4 Guaranty Mortgage Company requests final approval of a replat of Lots 5 through 13, Block B, Scenic Hills Subdivision, 2<sup>nd</sup> Addition. The general location of this property is described as being east of Loberg Lane and north of Timberidge Drive.

Mr. Freeman made a motion to approve the request, seconded by Mr. Ball. REQUEST APPROVED UNANIMOUSLY.

Item #5 Mark Poe requests final approval of a property development plan for the construction of three duplex apartments on one lot. The location of the proposed structures is Lot 6 of Block 51 of Nelsons Subdivision of Lots 37, 38, 39, 40, 41, 49, 50 and 51 of Knights 2<sup>nd</sup> Addition to Jonesboro, Arkansas. The general location of this proposed development is described as being on the Southeast corner of South Madison and Arlington Court.

Mr. Freeman made a motion to approve the request subject to a 2" overlay of the alley 20' wide the length of the property. Mr. Smith seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Other items of business were the Election of Officers for 1980. Officers were unanimously re-elected as follows:

Ralph Morrison, Chairman  
Roy Cooper, Vice-Chairman  
Larry Ball, Secretary

The meeting was adjourned at 9:50 P.M.