



Legislation Text

File #: MIN-84:1314, **Version:** 1

Minutes for the MAPC meeting on February 9, 1984.
MAPC MINUTES
FEBRUARY 9, 1984

The Metropolitan Area Planning Commission met Thursday, February 9, 1984, at 7:00 p.m. in the Council Chambers, 314 West Washington, Jonesboro, Arkansas.

The meeting was called to order by the chairman, Mr. Roy Cooper.

MEMBERS PRESENT: Mr. Cooper, Mr. Ball, Mr. Tilton, Mr. White, Mr. Vance and Mr. Blalock.

MEMBERS ABSENT: Ms. Barber, Mr. Farmer and Mr. Scott

Others present: Tim Ray, John Broadaway, Mike Cameron, Joe Tomlinson, Betty Marlar, Curt Hodges and various representatives of items on of the agenda.

The minutes of the last meeting were approved as submitted. The following items of business were brought before the Commission.

#1 Bobby and Faye W. Hubble request a rezoning from Residential Two to Commercial Three the following described property. The North Half of the South Half of Lot 9 and the East 140 feet of the South Half of the North Half of Lot 9 of Thorn's Addition to the City of Jonesboro, formerly town of Nettleton, Arkansas. The general location of the property is West of East Nettleton Avenue and South of Stevens Avenue.

Mr. Ball made a motion to approve this request, second by Mr. Vance. All members present voting aye.
MOTION APPROVED.

A correction was made at the end of the meeting on this item, asking the City Engineer to review the drainage on this lot and that additional right-of-way of 16 feet is needed. Mr. Vance made a motion that this be sent to the City Council in the form of a letter from the City Engineer, motion seconded by Mr. Ball. All members present voting aye. MOTION APPROVED.

#2 Patsy Tricarico requests a rezoning from Commercial Three to Commercial Two the following described property. Dacus replat of a 0.551 acre tract of part of Lot "B" of the Market Place Subdivision and a part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 14 North, Range 4 East, Craighead County, Arkansas. The general location of this property is East of Market Place Lane between East Nettleton Avenue and Wilkins Avenue.

This zoning was requested in order for the owner to build apartments on this lot, with the approval of the Board of Zoning Adjustment. Mr. Tilton made a motion to approve this request, seconded by Mr. Ball. All members

present voting aye. MOTION APPROVED.

#3 Bill Rees requests a rezoning from Commercial Three to Residential Three, the following described property. A part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 14 North, Range 3 East. The general location of this property is West of Highway 49 South and Southeast of Candlewood 7th Addition.

It was noted that a site development plan is needed before a building permit is issued. Mr. Tilton made a motion to approve this request, seconded by Mr. White. All members present voting aye. MOTION APPROVED.

#4 Bill Rees request a replat of a part of the SE 1/4 of the NW 1/4 of Section 36, Township 14 North, Range 3 East. The general location of this property is West of Highway 49 South and Southeast of Candlewood 7th Addition.

Mr. Vance made a motion with the stipulation that the owner furnish a new drawing with an engineer's stamp and designating lot numbers on this replat. Mr. Ball seconded the motion. All members present voting aye. MOTION APPROVED.

#5 Johnny White requests a replat of Lot 1, Woodfield Development, a part of the NE 1/4, SE 1/4, Section 21, Township 14 North, Range 4 East, into Lots 1-A, 1-B and 1-C. The general location of this property is 3529 East Nettleton Avenue.

It was asked that this request be changed to be called a preliminary subdivision plan instead of a replat. Mr. Ball made a motion to approve the plan, seconded by Mr. Vance. Mr. Ball, Mr. Tilton, Mr. Vance and Mr. Blalock voted aye. Mr. White abstained. MOTION APPROVED.

#6 Mrs. Mildred Wewers requests a replat of part of the SW 1/4, SW 1/4, Section 20, Township 14 North, Range 4 East into a lot. The general location of this property is West of McArthur Park Addition and North of Highland Drive.

Mr. Ball made a motion to table this item since it would create a landlocked lot and there was no one at the meeting representing the item to answer questions. The motion was seconded by Mr. Vance. All members present voting aye. MOTION TABLED.

#7 Mrs. Mildred Wewers requests a replat of part of the SW1/4, SW 1/4, Section 20, Township 14 North, Range 4 East, into a lot. The general location of this property is North of Highland Drive and West of McArthur Park Drive.

Mr. Ball made a motion to table this item as it joins the above motion lot, seconded by Mr. Vance. MOTION TABLED.

#8 Gerald Watkins requests a replat of the South half of Lot one, Block A, Harley Kiech Addition, Jonesboro, Arkansas. The general location of this property is South of Race Street and West of Progress Drive.

Mr. Tilton made a motion to approve this request with the stipulation that a new drawing be made designating Lot 1A and 1B, to come before the Board of Zoning Adjustment because it is a nonconforming lot not meeting minimum depth requirements. It was also requested that five additional

feet of right-of-way be given on Progress Drive. The motion was seconded by Mr. Ball. All members present voting aye. MOTION APPROVED.

#9 John Grobmeyer and Gary Schisler request a replat of the South 85 feet of Lots 1 and 2, Block 1, Dixon's Third Addition, Jonesboro, Arkansas, into on lot. The general location of this property is North of Hoover Street and West of Allis Street.

The engineering department noted this replat creates a landlocked and substandard lot. Mr. Tilton made a motion to approve the request with the stipulation that they go before the Board of Zoning Adjustment for approval on the lot size. Mr. Vance seconded the motion. All members present voting aye. MOTION APPROVED.

#10 Ben Lamberth requests a replat of a part of Block A, Fowler Caraway Addition to Jonesboro, Arkansas, into Lot 1, Block A, Fowler Caraway Addition, Jonesboro, Arkansas. The general location of this property is West of Caraway Road and North of Fowler Avenue.

A motion was made by Mr. Ball to approve this request, seconded by Mr. Tilton. All members present voting aye. MOTION APPROVED.

#11 Home Federal Savings and Loan requests approval of site development plans for a building to be located on the Northwest corner of South Caraway Road and Fowler Avenue.

Mr. Vance made a motion to approve the request, seconded by Mr. Ball. All members present voting aye. MOTION APPROVED.

#12 James Williams and Dennis Williams request approval of a replat of Williams Subdivision of Rosemary's replat of a part of Lot 4 of Cobb and Lee Survey of NW 1/4 of Section 21, Township 14 North, Range 4 East, Jonesboro, Arkansas. The general location of this property is North of Stallings Drive and West of Markle Street.

It was noted that any voluntary construction that the developer does South of his property to connect Markle Street to Stallings Lane should be of the same typical section as that along his property on Markle, which was described in detail on the plans as submitted. Mr. Vance made a motion to approve the request, seconded by Mr. Ball. All members present voting aye. MOTION APPROVAL AS FINAL.

#13 Roger Moore requests a replat of Lots 7A and 8B of Irby Re-subdivision of Lot 7A thru 19N of Cox Addition to town of Nettleton, now Jonesboro, Arkansas. The general location of this property is West of Irby Street and North of Highway 18.

Mr. Ball made a motion to approve the request subject to five additional feet of right-of-way on Irby St. and the need to go before the Board of Zoning adjustment because this is a non-conforming lot. Mr. Tilton seconded the motion. All members present voting aye. MOTION APPROVED

#14 Roger Moore requests a replat of the West 75 feet of part of Lot 126, the West 75 feet of Lots 123, 124, 125 of College Place Addition, and Lot 1 of a replat of part of Lots 123, 124, 125, 126 and 127 of College Place Addition, Jonesboro, Arkansas.

Mr. Vance made a motion to approve the request, seconded by Mr. Tilton. All members present voting aye.

MOTION APPROVED.

#15 Roger Moore requests approval of site development plans for the above listed item, located on the Southwest corner of Johnson Avenue and Marshall Street.

Mr. Vance made a motion to approve this request with the stipulation that a six foot wooden fence be erected along the South property line and curbing along the West line. It was also noted the developer has agreed there will be no access directly onto Johnson Avenue. Mr. Ball seconded the motion. All members present voting aye. MOTION APPROVED.

#16 Johnny Van Horn request permission to address the Planning Commission about a drainage problem.

This item was withdrawn at the request of Mr. Van Horn prior to the meeting.

The commission members agreed to elect officers after new appointments are made.

There being no further business, the meeting was adjourned at 8:20 p.m.