



Legislation Text

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Minutes for the MAPC meeting on August 11, 1977.
August 11, 1977

The Metropolitan Area Planning Commission met on Thursday, August 11, 1977 at 7:30 P.M. in the Court Room at City Hall.

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

MEMBERS PRESENT: Morrison, Cooper, Smith, Tilton, Gott, Brown, and Morse.

MEMBERS ABSENT: Ball and McDaniel

OTHERS PRESENT: Mike Cameron, Larry Fugate, Jimmy Cooper, and Brenda Barnes.

Minutes for July 1977 were read and approved with the following item to be corrected as follows: Item #1, the motion was made by Mr. Tilton to deny subject request and seconded by Mr. Gott.

Item #1. Jerry and Mary Craft and E.L. McGinnis request rezoning from Residential One (R-1) to Commercial Three (C-3) for the following described location: Begin at the southeast corner of the northeast Quarter of the Northwest Quarter of Section 29, Township 14 North, Range 4 East; thence North on the Section line 132 feet to the point of beginning proper; thence West 659.2 feet; thence North 1137. 2 feet to the South right-of-way line of Arkansas Highway No. 18; thence East on aforesaid right-of-way line 660.0 feet; thence South on the Quarter Section line 1131.0 feet to the point of beginning proper. General location of this property is described as being West of Brown's Land and South of Highland Drive, which contains 17.7 acres. Mr. Mark Ledbetter, Attorney, representing Jerry Craft addressed the commission and outlined the proposed land use. Mr. Witt Wood spoke in opposition. A motion was made by Mr. Tilton and seconded by Mr. Gott to approve request subject to dedication of 60 foot of right-of-way on Highland Drive. The vote was YEA: Tilton, Gott. NO: Cooper, Smith, Brown, Morse. The motion to approve was DENIED.

Item #2. Jonesboro Properties, Ltd. Request a rezoning from Residential One (R-1) to Commercial Three (C-3) for the following described location: The South 900 feet of the following described tract: The East 17 acres of the Northwest Quarter of the Southeast Quarter and the West 6 acres of the Northeast Quarter of the Southeast Quarter all being in Section 20, Township 14 North, Range 4 East, Craighead County Arkansas. General location of this property is described as being North of Wilkins and West of the Market Place.

Mr. Skip Mooney, Attorney, represented Jonesboro Properties, Ltd. to outline the proposed rezoning. Mr. Bill Wade, represented Franklin Street residents, presented three petitions opposing the requested rezoning. Mr. Ralph Schisler, presented Parker addition residents, presented a petition opposing rezoning request. Mr. Gott made the motion to deny the request and seconded by Mr. Smith. The request was DENIED unanimously. Reason for this denial was that the MAPC did not consider all of this area should have been rezoning C-3 also not compatible to surrounding Residential area.

Item #3. Harold Fisher requests rezoning from Commercial Three (C-3) to Industrial One (I-1) for Lots, 20, 21, 22, 23, 24 25, 26, 27, 27, 29, 30, and 31 of Fisher Commercial Subdivision, Jonesboro, Arkansas. General location of this property is described as being on the north side of Highland Drive (Hwy #18) and East of Kathleen. Mr. Cooper made a motion to approve the request and seconded by Mr. Gott subject to the stipulations noted on the final approval of the replat submitted March 1977. Request was APPROVED unanimously.

Item #4. Bob and Sue Bennett and Gilmore Enterprises request a zoning for Commercial Three (C-3) for the following parcel of property abutting the present city limits of the City of Jonesboro, Arkansas. Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classifications prior to the subject property being annexed to the city. The MAPC is also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said lands. Subject property is described as: the Northeast Quarter of the Northwest Quarter of Section 33, Township 14 North, Range 3 East, being more particularly described as follows: Begin at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of section 33, township north, range 4 east, thence North 89.5 feet; thence East 2894.5 feet; thence in a southeasterly direction to a point which is 363 feet East of the point of beginning; thence west 363 feet to the point of beginning; a part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 14 North, Range 4 East being more particularly described as follows: Begin at the northwest corner of the Southeast Quarter of the Northwest Quarter of Section 33, Township 14 North, Range 4 East; Thence North 89 degrees 57 minutes East 208.75 feet along the 40 acre line; thence South 0 degrees 43 minutes west 208.75 feet; thence South 89 degrees 57 minutes West 208.75 feet to the 40 acre line; thence North 0 degrees 43 minutes East along the 40 acre line 208.75 to the point of beginning; the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 33, Township 14 North, Range 4 East,; all of the Northwest quarter of the southwest quarter of said section 33, township 14 north, range 4 east, LESS and EXCEPT the following described tract: Begin at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 33; thence North 25 feet; thence North 89 degrees 18 minutes East 318 feet; thence South 25 feet; thence South 89 degrees 18 minutes West 318 feet to the point of beginning ; the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of section 33, Township 14 North, Range 4 East and the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 14 North, Range 4 East, containing 141 acres, more or less and being subject to public right of ways and easements. General location of this property is described as being South of U.S. Highway No. 63 Bypass, West of Arkansas State Highway No. 1 Bypass, and East of Caraway Road. Mr. Skip Mooney, Attorney, represented Mr. Bennett & Gilmore Enterprises. A motion was made by Mr. Cooper and seconded y Mrs. Morse to approve the request subject to development plan being submitted with suitable right-of-way dedication and drainage easements. The request was APPROVED unanimously.

Item #5. Guy and Emma Lou Pardew request a zoning of Residential Two (R-2) for a parcel of property abutting the present city limits of the City of Jonesboro, Ark. Subject zoning request is submitted under the provision of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the city. The MAPC is also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said land. The plots of this subdivision (Briarwood 6th addition) received final approval at the October 1976 MAPC meeting. Subject property is described as part of the north half of the southeast Quarter of Section 23, Township 14 north, range 3 east, Craighead county, Arkansas, and being more particularly described as follows: commencing at the Northeast Corner of the southeast quarter of section 23, aforesaid; thence South 89 degrees 40 minutes west along the north line of the southeast quarter a distance of 590.0 feet; thence south 28 degrees 24 minutes west 535.5 feet; thence south 22 degrees 28 minutes west 129.2 feet; thence south 21 degrees 22 minutes west 39.1 feet to the

center of Tanglewood Drive and the point of beginning proper; thence continue South 21 degrees 22 minutes west 138.9 feet; thence south 89 degrees 40 minutes West 529.9 feet; thence South 3 degrees, 35 minutes west 193.4 feet; thence north 84 degrees 53 minutes west 199.6 feet; thence North 3 degrees 35 minutes East 9.85 feet; thence North 80 degrees 14 minutes 323.05 feet; thence North 72 degrees 40 minutes West 82.2 feet; thence South 02 minutes West 159.0 feet; thence North 15 degrees 58 minutes West. 175.0 feet; thence South 74 degrees 2 minutes West 95.34 feet; thence Southwesterly along a curve to the left having a radius of 104.13 feet, a distance of 59.4 feet; thence North 48 degrees 39 minutes West 90.0 feet; thence North 65 degrees 29 minutes West 153.9 feet; thence North 0 degrees 39 minutes East 219.7 feet; thence North 88 degrees 12 minutes East 564.8 feet; thence North 3 degrees 7 minutes West 14.9 feet; thence North 89 degrees 26 minutes East 579.3 feet; thence South 3 degrees 35 minutes West 224.8 feet; thence North 89 degrees 40 minutes East 316.9 feet; thence South 79 degrees 13 minutes East 43.0 feet; thence North 89 degrees 40 minutes East 247.0 feet to the point of beginning proper and containing 12.98 acres, more or less; the same also described as Briarwood 6th addition as shown by recorded Plot in Deed Record 198 at page 84. General location of this property is South of Nettleton extended and North of Briarwood 5th Addition. A motion was made by Mr. Gott and seconded by Mr. Brown to accept the request. The motion was APPROVED unanimously.

Item #6. Hugh and Emily Vick request a zoning of Commercial Three (C-3) for a parcel of property abutting the present city limits of the City of Jonesboro, Ark. 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 also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said lands. Subject property is described as a part of the east one half of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, being more particularly described as follows: Commencing at the Northeast Corner of the Northeast Corner of the Northeast Quarter of the Southeast Quarter of aforesaid Section 29; thence South 850 feet; thence South 89 degrees 4 minutes West 60.0 feet to the point on the West right-of-way line of Caraway Road; thence South along said right-of-way line 498.0 feet to the point of beginning proper; thence South 300.0 feet along said right-of-way line; thence South 88 degrees 58 minutes West 604.1; thence North 300.0 feet; thence North 88 degrees 58 minutes East 604.1 feet to the oint of beginning proper, containing 4.16 acres, more or less. General location of the property is described as being South of White Plaza Subdivision proposed annexation to the City and West of Caraway Road. Mr. Skip Mooney, Attorney, represented Mr. Vick and outlined proposed development of annexation. A motion was made by Mr. Brown and seconded by Mr. Cooper to approve the request. The request was APPROVED unanimously.

Item #7. Max Dacus requests a rezoning from Commercial three (C-3) to Industrial One (I-1) at the following location: Begin at the Southwest Corner of Lot 2 of Rose Stickler Addition to Jonesboro, Arkansas; thence North 205.3 feet; thence East 301.2 feet; thence North 84.7 feet; thence East 192.21 feet to the point of beginning proper; thence East 206.99 feet to the West line of Cain Street; thence North 0 degrees 8 minutes west along the west line of Cain Street 35.9 feet; thence North 43 degrees 30 minutes West 394.6 feet; thence South 46 degrees 30 minutes west 174.8 feet; thence South 43 degrees 30 minutes East 278.2 feet to the point of beginning proper; containing 1.43 acres. General location of this property is North of Highland Drive and West of Cain Street. A motion was made by Mr. Smith and seconded by Mr. Cooper to approve the request subject to property plats being presented and recorded. The request was APPROVED unanimously.

Item #8. George and Maxie Stem request final approval of George and Maxie Stem's Replat and Subdivision. Subject addition was tabled by MAPC in July 1977. General location of this property is described as being South of Race Street along the East and West side of the South portion of Curtview Street. A motion was made by Mr. Cooper and seconded by Mr. Brown to approve the request subject to improvement of the N ½ of Willow Creek Drive and suitable replat showing cul-de-sac on Crawford Drive or culvert being build on north

end of Crawford Drive for excess to lots on Crawford Drive. The vote was YES: Cooper, Smith, Gott, Brown, and Morse. NO: Tilton. The request was APPROVED.

Item #9. Dr. R.S. Mitchell requests final approval of Mourning Dove Subdivision. Subject addition as given preliminary approval by the MAPC in July 1977. General location of this property is described as being on the West side of Bridger Road and approximately one-half a mile north of Hwy. No 1. A motion was made by Mrs. Morse and seconded by Mr. Cooper to approve the request. The request was APPROVED unanimously.

Item #10. Haywood, Kenward, and Associates, Inc. request final approval of replat of Lot 5 of Oakview Subdivision of the West 435.2 feet of Lot 1 of Senter and Co. Addition to the City of Jonesboro, Arkansas and Lot 5 of Valhalla Estates of Jonesboro, Arkansas. General location of this property is described as being at the South end of Elmwood Place and on the west side of the street and the lot at the Northwest corner of Valhalla Estates. A motion was made by Mrs. Morse and seconded by Mr. Gott to approve the request. The request was APPROVED unanimously.

Item #11. Hugh Vick request final approval of a plat of High Vick's Commercial Addition to the City of Jonesboro, Arkansas. This property is a plat of the East One Half of the Southeast Quarter of Section 29, Township 14 North, Range 4 East. General location of the property is described as being South of White Plaza Subdivision proposed annexation to the City and West of Caraway Road. A motion was made by Mr. Brown and seconded by Mrs. Morse to approve the request. The request was APPROVED unanimously.

Item #12. Hugh Vick request final approval of Property Development Plan of University Motors which proposes construction of two buildings of Lot 1 of High Vick's Commercial Addition. General location of this lot is the Northeast Corner of High Vick's Commercial Addition which is south of White Plaza Subdivision proposed annexation to the City and West of Caraway Road. A motion was made by Mr. Brown and seconded by Mrs. Morse to approve the request. The request was APPROVED unanimously.

Item #13. Joe Rankin request final approval of Rank's Oak Forest Fifth Addition. Subject addition was granted preliminary approval by the MAPC in April 1977. General location of this property is described as being North of Rankin's Oak Forest Fourth Addition. A motion was made by Mr. Brown and seconded by Mr. Smith to approve the request. The request was APPROVED unanimously.

Item #14. John White Jr. requests final approval of White Plaza, Jonesboro, Arkansas. Subject addition was granted preliminary approval by the MAPC in July 1977. General location of subject property is South of Spence Subdivision and West of Caraway Road. A motion was made by Mr. Gott and seconded by Mr. Brown to approve the request subject to suitable agreement between Mr. White and City Water and Light Co. to a 5' easement on South Side of Block B. The request was APPROVED unanimously.

#15. Curt Gamblin requests final approval of replat of part of Lot 2 in Block A of Rose Stickler Addition to Jonesboro, Arkansas, more particularly described as follows: Beginning at the Easterly corner of Lot 1 in Block A which corner is formed by the intersection of the Northeasterly and Southeasterly lines of said Lot 1, thence Southeasterly along the Northeasterly line of Lot 2 aforesaid 180 feet to Cain Street; thence Southwesterly along the Northwesterly line of Cain St. 95.4 feet; thence continue Southwesterly along said line 89.9 feet; thence at an angle of 226 degrees 30 minutes to the left 14.7 feet along the West line of Cain St.; thence in a Northwesterly direction parallel to the Northeasterly line of Lot 2 aforesaid 160.7 feet; thence Northeasterly parallel to the Southeasterly line of Lot 2 aforesaid 150 feet to the point of beginning proper containing .34 acre, more or less. General location of this property is North of Highland Drive and West of Cain Street. A motion as made by Mr. Cooper and seconded by Mrs. Morse to approve the request subject to numbering a

plated lot and proper recording of plat. The request was APPROVED unanimously.

#16. Village Communities, Inc. request preliminary approval of Candlewood Estates- 6th Addition, Jonesboro, Arkansas. Subject property is described as being as a part of the Northwest Quarter of Section 36, Township 14 North, Range 4 East, Craighead County, Arkansas and being more particularly described as follows: Beginning at the Northwest Corner of Said Section 36; thence North 88 degrees 7 minutes East along North line of said Section 36 a distance of 150.2 feet; thence South 1 degree 53 minutes East 170.0 feet; thence South 88 degrees 7 minutes West 45.4 feet; thence 1 degree 53 minutes East 60 feet; thence South 28 degrees 54 minutes East 155.5 feet; thence South 67 degrees 30 minutes West 50.3 feet; thence South 28 degrees 54 minute East 781.0 feet to the point of beginning proper; thence South 28 degrees 54 minutes East 304.0 feet; thence South 0-degrees 30 minutes East 194.2; thence South 88 degrees 00 minutes west 153.5 feet; thence South 2 degrees 00 minutes East 140.0 feet; thence North 88 degrees 00 minutes East 25.1 feet; thence South 2 degrees 00 minutes East 200.0 feet; thence South 88 degrees 00 minutes west 539.1 feet; thence North 0 degrees 30 minutes West 579.5 feet; thence North 89 degrees 30 minutes East 200.0 feet; thence North 0 degrees 30 minutes West 95.1 feet; thence North 89 degrees 30 minutes East 130 feet; thence North 5 degrees 15 minutes East 48 feet; thence North 61 degrees 6 minutes East 203.5 feet to the point of beginning proper and containing 9.01 acres, more or less, and being subject to a 50 foot right of way easement through the Northeasterly part of the Tract for a power line as noted on the plot. General location of subject property is west of Candlewood 5th Addition in the Candlewood Estates West of Neely Road. A motion was made by Mr. Gott and seconded by Mr. Tilton to approve the request subject to a 7.5 foot utility easement on the West side of Lot 42 and East side of Lot 43 and further study on the drainage by Associated Engineers and approval of Drainage by the City Engineer. The request was APPROVED unanimously.

Item #17. Joe Murray, Jr. request preliminary approval of Murray's Southridge Addition. Subject property is described as the West half of the Southwest Quarter of the Southeast Quarter of Section 26, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 26, aforesaid; thence North 0 degrees 21 minutes East 1320.2 feet to the Southwest Corner of Rankin's Oak Forest Addition; thence North 87 degrees 52 minutes East 648.5 feet along the South property line of said 2nd addition to the Northwest Corner of Timber Trails 2nd Additions; thence South 0 degrees 9 minutes East 1318.4 feet along the West property line of said Timber Trails 2nd Addition to the South line of said Southwest Quarter Southeast Quarter; thence South 87 degrees 45 minutes West 660.0 feet along said South line to the point of beginning proper, containing 19.80 acres, more or less, and being subject to a 30 foot road easement on the south side of Tract as noted on the plat. General location of this property is described as being on Neely Road west of Timber Trails Addition and South of Rankin's Oak Forest Addition. A motion was made by Mr. Brown and seconded by Mr. Smith to approve the request subject to a 100' radius on High Meadow Drive and subject to a 5' utility easement on the North side of Lot 19, and 5' utility easement on the South side of Lot 20. The request was APPROVED unanimously.

IMPACT STATEMENT FOR ANNEXATION OF PROPERTY:

- #4. We recommend this commercial area be accepted into this city. We foresee no problems with this area.
- #5. We foresee no problems with this area. Recommend this be accepted.
- #6. We foresee no problems with this area. Recommend this be accepted.

The meeting was adjourned at 10:30 P.M.