



## Legislation Text

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Minutes for the MAPC meeting on November 22, 1977.

MAPC MINUTES  
November 22, 1977

The Metropolitan Area Planning Commission met Thursday, November 17, 1977 at 7:00 P.M. in the Court Room at City Hall.

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

MEMBERS PRESENT: Morrison, Ball, Smith, Tilton, Gott, & Brown.

MEMBERS ABSENT: Cooper, McDaniel, Morse.

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

Minutes for October were read and approved.

Items for business were as follows:

Item #1. John White, Jr. requests a rezoning from Residential Two (R-2) to Commercial Three (C-3) at the following location. Lot 2-A of Replat of Lot 2 of Replat of Lots 65 through 68 and Lots 175 through 178 of the College Place Addition to the City of Jonesboro, Arkansas. General location of this property is on the North side of Johnson Avenue between White Oak Apartments and Terrace Apartments. A motion was made by Mr. Brown and seconded by Mr. Ball to approve the request subject to the owner changing his zoning request from Commercial Three (C-3) to Commercial Four (C-4) and subject to erecting a fence on the North property line if requested by the property owner of the adjacent North property. The request was approved unanimously.

Item #2. Eugene P. Haag requests a rezoning from Residential One (R-1) to Residential Two (R-2) at the following location: Lot 6 of Block B of Spence Subdivision to the City of Jonesboro, Arkansas. General location of this property is on the South side of Needham Street and West of Caraway Road (Hwy #173). A motion was made by Mr. Brown and seconded by Mr. Ball to approve the request with a stipulation of being only Duplexes erected. The request was approved unanimously.

Item #3. W.S. Aycock requests a rezoning from Residential Two (R-2) to Commercial Five (C-5) at the following location: Lot 3 of Block 2 of Halton Addition to Jonesboro, Arkansas. General location of this property is on the South/West corner of Matthews Avenue and Patrick Street. A motion was made by Mr. Gott and seconded by Mr. Ball to TABLE the request for 30 days for inadequate plate being presented. The request was approved unanimously.

Item #4. Don Baker requests a rezoning of 12 Lots of the proposed Spring Valley Subdivision 2<sup>nd</sup> Addition, Jonesboro, Arkansas. Nine lots rezoned from Residential One (R-1) to Residential Two (R-2) and three lots

rezoned from Residential One (R-1) to Commercial Four (C-4). General location of proposed Spring Valley Subdivision 2<sup>nd</sup> Addition is on the West side of Neely Lane. Mr. Warren Dupwe, Attorney, represented Don Baker and outlined the proposed uses of rezoned lots. Mr. Steve Bracy represented residents and land owners of Spring Valley Subdivision in opposing the proposed rezoning. The motion was made by Mr. Smith and seconded by Mr. Gott to DENY the requested rezoning. The request was denied unanimously. Reason for this denial being rezoning requested was not compatible with existing Residential One zoning.

Item #5. Grecian Steak House requests final approval of replat of lots Tract 1 and Parcel A of the Gilmore Addition, Jonesboro, Arkansas into one lot containing 2.292 acres. General location of this property is on the North/ East corner of Caraway Road (Hwy 173) and Phillips Street. A motion was made by Mr. Gott and seconded by Mr. Ball to approve request subject to submitting a plat showing a 7 ½ foot utility easement on North side. The request was approved unanimously.

Item #6. Grecian Steak House requests final approval of a Property Development Plan which proposes the construction of four buildings on one lot. (The lot containing 2.292 acres.) General location of this property is on the North/East Corner of Caraway Road (Hwy #173), and Phillips Street. A motion was made by Mr. Ball and seconded by Mr. Brown to TABLE the request subject to a revised plat showing utility easement and other descriptions pointed out by Fire Inspectors and Building Inspector. The request was approved unanimously.

Item #7. John White requests final approval of a replat of Lot 2 of a replat of Lots 65-68 and Lots 175-178, College Place Addition, Jonesboro, Arkansas into 2 lots. General location of this property is on the North side of Johnson Avenue (Hwy No. 1) and East of State Street. A motion was made by Mr. Ball and seconded by Mr. Smith to approve the request subject to a dedicated 50' right of way on East Johnson. The request was approved unanimously.

Item #8. Cooper construction Company requests final approval of a replat of a part of Lot 3 of Cobb and Lee's Survey of the Northwest Quarter of Section 21, Township 14, and Range 3 East. General location of the lot to be established as the South side of Matthews Street and approximately 159.0 feet East of Caraway Road (Hwy No. 173). A motion as made by Mr. Gott and seconded by Mr. Ball to approve subject to a 41' right of way on Matthews. The request was approved unanimously.

Item #9. Skip Macon requests final approval of a replat of Lot 8, Block C of Nicely Subdivision-First Addition. General location of this property is on the South side of Oak Avenue in the Nicely Subdivision 1<sup>st</sup> Addition. A motion was made by Mr. Smith and seconded by Mr. Ball to approve request. The request was approved unanimously.

Item #10. Skip Macon requests final approval of Nicely Subdivision-Second Addition, Jonesboro, Arkansas. The subdivision received preliminary approval by the MAPC in September, 1975. General location of this property is located South of Matthews Avenue and West of Nicely Subdivision-First Addition. A motion was made by Mr. Ball and seconded by Mr. Brown to approve the request with the stipulation that a 15' utility easement by provided along the south side of Lot 2 commencing on the East property line extending West 240'. The request was approved unanimously.

Item #11. McDonalds, Inc. requests final approval of a plat to establish two distinct lots, "A" and "B" from an unplatted area, subject plat to be known as McDonalds First Addition to Jonesboro, Arkansas. Subject property is described as being a part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Northeast corner of aforesaid Northeast Quarter of the Southeast Quarter; thence south 89.0 degrees 18.0 minutes West on the quarter section

line 242.0 feet; thence south 29.7 feet to the south right of way line of Nettleton Ave., the point of beginning proper; thence South 195.0 feet; thence South 89.0 degrees 32.0 minutes West 343.5 feet; thence North 0 degrees 9.0 minutes East 200.0 feet to the south right of way line of Nettleton Ave. thence North 89.0 degrees 32.0 minutes East along said right of way line 30.0 feet; thence South 84.0 degrees 45.0 minutes east along said right of way line 150.63 feet; thence North 89.0 degrees 32.0 minutes East along said right of way line 163.0 feet to the point of beginning proper, containing 65,076 square feet. General description of this property is described as being on the South side of Nettleton Avenue commencing approximately 189.0 feet east of Caraway Road, further described as being the site of the present McDonalds Hamburgers. A motion was made by Mr. Smith and seconded by Mr. Brown to approve the request with a stipulation of a 41' right of way on the North side of Lot A and B and a 10' easement on the West side of Lot B south from Nettleton to Ramada Inn property.

Item #12. Joe Murray, Jr. requests final approval of Southridge Addition. Subject property received preliminary approval by MAPC in August, 1977. General location of this property is described as being on the North side of Neely Road and West of Timber Trails 1<sup>st</sup> addition containing 19.80 acres, more or less. A motion was made by Mr. Ball and seconded by Mr. Tilton to Table the request until suitable drainage for the proposed subdivision can be worked out with the adjacent subdivisions and the City Engineer. Mike Cameron discussed Section 21-15 E, Part 11, Code of Ordinances, and City of Jonesboro. (Adequate provision for drainage of surface water shall be made by the subdivider and shown on the plan, and he shall file with the planning commission a description, specifications and drawings prepared by a registered civil engineer, which shall be adequate to provide drainage for area subdivided and for adjacent areas affected by drainage across or from such tract). Motion was approved to table the request unanimously.

Item #13. Max Dacus requests final approval of a replat of Lots 1 and 2 of Paxton's Sub-Division of Lots 7, 8, and 9 of Block 2 of Dixons Third Addition to the City of Jonesboro, Arkansas into one lot. General location of this property is on the west side of Allis Street and the South side of Hoover Street. A motion was made by Mr. Gott and seconded by Mr. Smith to approve request. The request was approved unanimously.

Item #14. Northside Development Corporation requests preliminary approval of Crescendo Valley First Addition, Jonesboro, Arkansas. Subject property is described as a part of the Southeast Quarter of the Southwest Quarter of Section 6, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Southeast Corner of said Southeast Quarter of the Southwest Quarter of Section 6; thence North 0 degrees, 37 minutes East along the Quarter section line 330.0 feet; thence South 89 degrees 54 minutes West 392.7 feet to the point of beginning proper; thence continue South 89 degrees 54 minutes West 407.0 feet; thence South 0 degrees 02 minutes East 130.0 feet; thence South 89 degrees 54 minutes West 185.0 feet; thence North 0 degrees 02 minute West 450.0 feet; thence North 89 degrees 54 minute East 592.0 feet; thence South 0 degrees 02 minutes East 320.0 feet to the point of beginning proper and containing 4.90 acres, more or less. General location of this property is in the West side of Hwy No. 141 North and North of Ginger Drive. A motion was made by Mr. Gott and seconded by Mr. Smith to approve the request. The request was approved unanimously.

Item #15. Wallace Fowler requests final approval of a replat of Lots 11 and 20 of Block A of Marlo First Addition to Jonesboro, Arkansas into two lots. General location of this property is on the South/West Corner of State Hwy No. 39 and Culberhouse. Subject property fronting approximately 375 feet on State Hwy No. 39 and fronting approximately 480 feet on Culberhouse. A motion was made by Mr. Gott to approve and seconded by Mr. Brown subject to dedication of right of way 50' from centerline on Southwest drive (Hwy 39) and 50' right of way on Culberhouse. The request was approved unanimously.

Item #16. Brackett-Krennerich and Associates requests final approval of replat of a part of Lot 2, Block A, Rose Stickler Addition and Lots 4 and 5 of Block F of the Viking Addition to Jonesboro, Arkansas into one lot. General location of subject property is located on the North/East corner of Highland Drive (Arkansas Highway No. 18) and National Road. A motion was made by Mr. Gott and seconded by Mr. Smith to approve the request subject to an additional 20 ft. of right of way dedicated on Highland Drive (Hwy 18). The request was approved unanimously.

Item #17. Allen Hester requests preliminary approval of Hester's Addition. Subject addition received preliminary approve by the MAPC at the June 1977 meeting. General location of the subject addition, containing 5.997 acres more or less, is described as being on the south side of Nettleton Avenue, being east of the Southwest Church of Christ property and West of Frierson Street. A motion was made by Mr. Smith and seconded by Mr. Brown to table the request to allow City Engineer to do further study of drainage with the consulting Engineer. The request to table was approved unanimously.

Item #18. (Note: Additional item added to Agenda) Tommy Rankin requests final approval of a replat of two lots of the Market place. The replat to be called 2<sup>nd</sup> Replat of the Market Place, Jonesboro, Arkansas. Begin a replat of Lot A and Part of Lot B "the Market Place," recorded in Place Cabinet A, Page 1, and superseding 1<sup>st</sup> Replat of the Market Place, recorded in Plate Cabinet A, Page 3. General location of this property is North of Wilkins Avenue and West of Market Place Lane. A motion was made by Mr. Ball and seconded by Mr. Smith to approve subject request. The request was approved unanimously.

The meeting was adjourned at 10:45 P.M.