



## Legislation Text

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Minutes for the MAPC meeting on October 9, 1980.  
MAPC MINUTES  
OCTOBER 9, 1980

The Metropolitan Area Planning Commission met Thursday, October 9, 1980 at 7:30 P.M. at the City Hall.

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

Members Absent: Brown and Scott

Others Present: Mike Cameron, Carlos Wood, John Broadaway, Brenda Barnes and Kent Claxton (Jonesboro Sun).

The meeting was called to order by Chairman Morrison. Minutes for September were read and approved.

Item #1 Danny Merryman requested a replat of Lots 3, 4 and 5 Block B, Woodland Park Addition to Jonesboro, Arkansas into one lot. The general location of this property is south of Shadow Lane and east of Flint Street.

Due to the fact that this replat was in effect creating substandard lots, a second replat was submitted pursuant to a request by the Administration Assistant to the MAPC. The second plat consisted of a replat of a part of Lots 3 & 8 and all of Lots 4, 5, 9 & 10, Block B of Woodland Park Addition, into two lots. This property was of one owner prior to the property comprising Lot 1, being sold to Mr. Merryman. MR. Harvey Johnson stated that Mrs. Joyce Ledbetter who is present owner of the proposed Lot 2 and the previous owner of the entire parcel entailed in the proposed replat, has no objections to the property being re-platted as shown on the revised plat.

Mr. Freeman made a motion to approve the corrected plat as submitted, seconded by Mr. Ball. Voting no was Cooper, Smith and Gott. Voting aye was Tilton, Ball and Freeman. Mr. Morrison broke the tie vote with aye.  
REQUEST APPROVED.

Item #2 Jonesboro Urban Renewal & Housing Authority requests approval of site plans for the Ecumenical Center. The general location of this property is north of Race Street and east of Brown's Lane.

A motion was made by Mr. Cooper and seconded by Mr. Gott to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #3 W.C.W. Company requests approval of a replat of a replat of Lots 4, 5 and 6, Block B. of White Plaza Addition to Jonesboro, Arkansas into two lots. The general location of this property is west of Caraway Road and south of Conrad Drive.

Mr. Ball made a motion, seconded by Mr. Freeman to approve request. Voting aye was Smith, Tilton, Ball, Gott and Freeman, Cooper passed. REQUEST APPROVED.

Item #4 W.C.W. Company requests a rezoning from Residential Two (R-2) to Commercial Three (C-3) the following described property: Lots 4 & 5 of a replat of a replat of Lots 4, 5 & 6. Block B of White Plaza. The general location of this property is west of Caraway Road and south of Conrad Drive.

Skip Mooney, representing W.C.W. Co. requested an amendment to the request. W.C.W. Co. would like to change rezoning from R-2 to I-1 (instead of C-3) as previously requested. Mr. Gott made the motion to approve amended request from R-2 to I-1, seconded by Mr. Freeman. Voting aye was Smith, Tilton, Ball, Gott and Freeman, Cooper passed. REQUEST APPROVED.

Item #5 W.C.W. Company request a replat of Lots 10 and 11 of Rosewood Estates Subdivision, Jonesboro, Arkansas. The general location of this property is north of Rosewood Circle and west of Highway 1-B.

M. Ball made a motion to approve request, seconded by Mr. Freeman, which was APPROVED UNANIMOUSLY.

Item #6 Danny Merryman requests a rezoning of two contiguous tracts of land.

Tract (A) request is from Residential One (R-1) to Residential three (R-3), the following described property. Begin at the southwest corner of Section 13, Township 14 North and Range 3 East; thence N89° 53' E 652.2'; thence N0° 45' E 222.4' to a point of beginning proper; thence N0° 45' E along the east line of Modes Addition, 681.6' to the south right-of-way line of Washington Ave.; thence N89° 53' E along said right-of-way line 270.5'; thence S0° 45' W 681.6'; thence S89° 53' W 270.5' to the point of beginning proper, containing 4.2 acres, more or less and subject to right-of-way requirements along Washington Avenue.

Tract (B) request is from Residential Two (R-2) to Residential Three (R-3) the following described property: Begin at the southwest corner of Section 13, Township 14 North and Range 3 East; thence N89° 53' E 995.3 to the point of beginning proper; thence N0° 43' E 171.7'; thence S89° 08' W 72'; thence N0° 45' E 723.6' to the south right-of-way line of Washington Avenue; thence with the meanderings of said right-of-way as follows: N89° 45' E 35'; N89° E 100' 05'; N89° 45' E 100'; S84° 06' E 53.1' to a point within the existing right-of-way of Christian Creek drainage district No.30; thence S1° 40' E 890.3; to the Section line; thence S89° 53' W on the section line 254' to the point of beginning proper, containing six acres, more or less and being subject to right-of-way requirements on Washington Avenue; Christian Creek and Matthews Avenue. The general location of this property is north of W. Matthews Street and east of Ferrell Street.

Mr. Heern, property owner, expressed his concern on what type construction would be built. Mr. Tom Dickson and Mr. Mike Russell, property owners in surrounding area expressed their concern for the drainage and traffic problems that currently exist and could possibly be compounded by further development of this property. Carlos Wood, City Engineer's Office and Street Supt. stated he did not see further problems but that it would depend on the site development plans to be submitted later.

Mr. Cooper made a motion, seconded by Mr. Ball, to approve request subject to a covenant being submitted with the development plans stating single family dwelling only be built on property. Voting aye, Cooper, Tilton, Ball and Gott, voting no was Smith and Freeman. REQUEST APPROVED.

Item #7 Skip Macon requests approval of a replat of the west one half of Lot 4 and all of Lot 5 and the east 13.7 feet of Lot 6, all in Block B of Little's Addition to the City of Jonesboro, Arkansas, into one lot. This item was tabled at the last meeting. The general location of this property is south of Jefferson Street and east of Puryear

Street.

Mr. Cooper made a motion to approve requests, seconded by Mr. Smith. REQUEST APPROVED UNANIMOUSLY.

Mr. Jim Lyons, attorney representing several home owners in the surrounding area, stated their opposition to the request. They felt that the proposed construction development would not be compatible to neighborhood.

Mr. Tilton made a motion, seconded by Mr. Freeman, to deny request based on the understanding that the proposed construction is contrary to the demographic area. REQUEST DENIED UNANIMOUSLY.

Item #9 Ben Lamberth requests approval of a replat of the East 30' of Lot 3, all of Lot 4, 5 and 6 of Block C and all of a 20' abandoned alley adjacent to the above described lots, all in East Nettleton Avenue 2<sup>nd</sup> Addition to Jonesboro, Arkansas, into one lot. The general location of this property is west of East Matthews Avenue and south of Van Street.

Mr. Smith made a motion to approve request, seconded by Mr. Ball. Voting aye was Smith, Tilton, Ball, Gott and Freeman, Cooper passed. REQUEST APPROVED.

Item #10 Randy Shanks requests a replat of Lot 126 and the north 25.5 of Lot 127 of Northwestern Addition to Jonesboro, Arkansas, into one lot. The general location of this property is west of Second Street and north of Allen Street.

Mr. Ball made a motion to approve request seconded by Mr. Smith. REQUEST APPROVED UNANIMOUSLY.

Item #11 Danny Merryman requests a replat of Lot 16 of a replat of the north one half of Lot 15, Lot 16 and all of Lot 17 of Block A of Meadow Lark Acres Addition to Jonesboro, Arkansas, into one lot. The general location of this property is east of Toni Ann Drive.

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

Item #12 Village Communities requests preliminary approval of subdivision plans for Candlewood Eight Addition to Jonesboro, Arkansas. The general location of this property is south of Neely Road and west of Springwood Drive.

A motion was made by Mr. Freeman, seconded by Mr. Cooper, to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #13 Joe Rankin requests preliminary approval of subdivision plans for Rankin's Oak Forrest Sixth Addition to Jonesboro, Arkansas. The general location of this property is north of Covey Road and west of Woodsprings Road.

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

Item #14 Three WC Company requests preliminary approval of subdivision plans for Stone Bridge Place

Addition to Jonesboro, Arkansas. This subdivision is in effect a replat of Block A, a part of Block B and a part of Block C of Oakshire Estates Subdivision which was recently approved by the MAPC. The general location of this property is west of Indian Trails Street and east of Highway 1-B.

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

The meeting adjourned at 9:30 P.M.