



Legislation Text

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Minutes for the MAPC meeting on June 14, 1979.

MAPC MINUTES

JUNE 14, 1979

THE Metropolitan Area Planning Commission met Thursday, June 14, 1979 at 7:30 P.M. in the court room at City Hall.

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

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

Others Present: Mike Cameron, Roy Douglas, Brenda Barnes and Curt Hodges.

Minutes for May were read and approved. Items for business were as follows:

Item #1 Dr. J.W. Werner requests a zoning classification of Commercial Three (C-3). Subject zoning request is submitted under the provisions of Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the said annexation would have on the City accepting such lands. The property is described as follows: A part of the Northwest Quarter of Section 28, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows:

Tract I: Commencing at the Northwest Corner of Section 28, Township 14 North, Range 4 East; thence south 60 feet; thence North 89 degrees 30 minutes East 322.8 feet to an iron pipe found; thence North 89 degrees 20 minutes East 237.2 feet to an iron pipe found on the proposed South right-of-way line of Arkansas Highway No.18 (Highland Dr.), the point of beginning proper; thence continuing North 89 degrees 20 minutes East along said proposed right-of-way line 200.0 feet to an iron pipe set; thence South 600.0 feet to an iron pipe set; thence South 89 degrees 20 minutes West 200.0 feet to an iron pipe set; thence North 500.0 feet to the point of beginning proper, containing 2.296 acres.

Tract II: Commencing at the Northwest Corner of Section 28, Township 14 North, Range 4 East; thence South 60 feet; thence North 89 degrees 30 minutes East 322.8 feet to an iron pipe found; thence North 89 degrees 20 minutes East 237.2 feet to an iron pipe found on the proposed South right-of-way line of Arkansas Highway No.18 (Highland Dr.); thence South 500.0 feet to an iron pipe set, the point of beginning proper; thence North 89 degrees 20 minutes East 200.0 feet to an iron pipe set; thence South 481.0 feet to an iron pipe set; thence South 89 degrees 20 minutes West 200.0 feet to an iron pipe set; thence North 481.0 feet to the point of beginning proper, containing 2.208 acres. The general location of this property is south of Highland Drive and east of Caraway Road.

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

Item #2 Louise Tilley requests a rezoning from Residential One (R-1) to Residential Two (R-2) the following described properties.

Tract A: Begin at the west corner of lot 1 of Cathedral Baptist Church Addition; thence N 51 degrees 41' W on the Northeasterly right-of-way line of U.S. Highway No.63 Bypass 29' thence N 48 degrees 56' W on said right-of-way line 202.4'; to the Southeasterly line of Wood Street U.S. Highway No. 63 Bypass right-of-way; thence N 31 degrees E along said right-of-way line 100.2 to a right-of-way marker; thence continue N 31 degrees 36' E 1' to a fence; thence N 88 degrees 54' E along said fence 55.6'; thence N 89 degrees 02' E along said fence 50'; thence N 89 degrees 16'; thence N 89 degrees 02' E along said fence 50'; thence N 89 degrees 16' E along said fence 50'; thence N 89 degrees 09' E along said fence 50'; thence n 88 degrees 21' E. along said fence 50'; thence N 86 degrees 45' E along said fence 31.2' to the west line of Lot 2 of Cathedral Baptist Church Addition; thence S 3 degrees 10' W on the west line of aforesaid Lots 1 and 2, 244' to a corner of said Lot 1; thence west on a line of said Lot 1, 150.9 to the point of beginning, containing 64,277 square feet.

Tract B: Begin at the west corner of Lot 1 of Cathedral Baptist Church Addition; thence S 51 degrees 41' E on the Southwesterly line of said Lot 1, 22.6' to a fence; thence S 89 degrees 46' E along said fence 132.3' to a west line of said Lot 1 produced south; thence N 9 degrees 10' E on the west line of said lot 1 produced South 14.6 to a corner of said Lot 1; thence west on a line of said Lot 1 150.9' to the point of beginning, containing 2.024 square feet. The general location of this property is at the northeast corner of the intersection of Wood Street and the Joe N. Martin Expressway.

Mr. Brown, seconded by Mr. Scott made a motion to deny request. Reason being Spot Zoning and rezoning would not be compatible to existing neighborhood. REQUEST DENIED UNANIMOUSLY.

Item #3 Jewell C. Kissinger, Gladys C. Kissinger, Charles E. Scallions and Wanda C. Scallions request a rezoning from Residential One (R-1) to Residential Three (R-3) the following described parcels of property:

Tract A: Lots 14 and 156 in Block "B" of Wewer's Addition to the City of Jonesboro, Arkansas owned by Jewell C. Kissinger and Gladys C. Kissinger.

Tract B: Lot 13 in Block "B" of Wewer's Addition to the City of Jonesboro, Arkansas owned by Charles E. Scallions and Wanda C. Scallions. The property is generally located north of Highland Drive and West of Barnard.

A motion was made by Mr. Scott and seconded by Mr. Ball to deny request. Reason being, that rezoning would not be compatible to existing neighborhood. REQUEST DENIED UNANIMOUSLY.

Item #4 Guaranty Mortgage Co. requests a rezoning from Residential Three (R3) to Residential Two (R-2) the following described parcel of property: A part of the Northeast Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Quarter Corner between Sections 23 and 24 of Township 14 North, Range 3 East; thence south 89 degrees 40' west along the center line of Nettleton Avenue 923.4 feet; thence north 0 degrees 20' west 100.0 feet; thence north 48 degrees 18' east 171.0 feet; thence North 1 degrees 02' East 96.3 feet to the point of beginning proper; thence south 75 degrees 20' west 295.7 feet; thence south 89 degrees 40' west 461.0 feet to the center line of Loberg Lane; thence north 0 degrees 20' west along said center line 754.5 feet; thence north 89 degrees 40' east 378.4 feet; thence south 1 degree 20' west 435.8 feet; thence north 89 degrees 40' east 385.3 feet; thence south 1 degree 02' west 245.7 feet to the point of beginning proper, containing 8.98 acres, more or less, and being

subject to a 36 foot right-of-way along Loberg Lane. The general location of this property is north of Nettleton Avenue and east of Loberg Lane.

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

Item #5 Max Dacus requests final approval of a replat of a part of Lot 2 Block A of Rose Stickler Addition, being more particularly described as follows: Begin at the southwest corner of Lot 2, Block A of Rose Stickler Addition to Jonesboro, Arkansas; thence north 205.3 to the point of beginning proper; thence east 301.2'; thence north 84.7'; thence east 399.2' to the west line of Cain Street; thence N 0 degrees 08' W along said line 35.9' thence N 43 degrees 30' W 394.6'; thence S 46 degrees 30' W 591.0' to the point of beginning proper. The general location of this property is west of Cain Street and north of Highland Drive. (This item was tabled at the May MAPC meeting because it did not appear to conform to City Code of Ordinances Section 21-28 (a).

Commissioner Scott, seconded by Commissioner Ball, made a motion to approve request on the basis of an opinion rendered by Dennis Zolper, City Attorney, even though in the Commissions opinion, the replat conflicted with Section 21-28 (a) Code of Ordinances. (Copy of Mr. Zolper's letter is attached with the plat). Voting aye, Ball, Smith, Tilton, Gott, Freeman and Scott, voting no, Cooper and Brown. REQUEST APPROVED.

Item #6 Louise Tilley requests final approval of a replat of the following described parcel of property: At the west corner of Lot 1 of Cathedral Baptist Church Addition; thence N 51 degrees 41' W on the northeasterly right-of-way line of U.S. Highway No.63 Bypass 29'; thence N 48 degrees 56' W on said right-of-way line 202.4'; to the southeasterly line of Wood Street U.S. Highway No. 63 Bypass right-of-way; thence N 31 degrees 36' along said right-of-way line 100.2' to a right-of-way marker; thence continue N 31' 36' E 1' to a fence; thence N 88 degrees 54' E along said fence 55.6'; thence N 89 degrees 02' E along said fence 50'; thence N 89 degrees 16' E along said fence 50'; thence N 89 degrees 09' E along said fence 50'; thence N 88 degrees 21' E along said fence 50'; thence N 86 degrees 45' E along said fence 31.2' to the west line of Lot 2 of Cathedral Baptist Church Addition; thence S 3 degrees 10' W on the west lien of aforesaid Lots 1 and 2, 244' to a corner of said Lot 1; thence west on a line of said Lot 1, 150.9 to the point of beginning; containing 1.46 acres, more or less. Mr. Cooper made a motion to Table request, seconded by Mr. Tilton. (No representative for this item was present for comment). REQUEST TABLED UNANIMOUSLY.

Item #7 Guaranty Mortgage Co. requests a final approval of Scenic Hills Subdivision Second Addition described as follows: A part of the Northeast Quarter of Section 123, Township 14 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the Quarter corner between Section 23 and 24 of Township 14 North, Range 3 East; thence south 89 degrees 40' west along the center line of Nettleton Avenue 555.0 feet; thence North 0 degrees 20' west 156.0 feet thence north 89 degrees 40' east 15.5 feet; thence north 0 degree 20' west 254.4 feet to the point of beginning proper; thence North 48 degrees 13' west 3.3 feet' thence along centerline of ditch as follows: South 67 degrees 07' west 267.0 feet, south 75 degrees 20' west 300.0 feet, south 89 degrees 40' west 461.0 feet to the centerline of Loberg Street; thence north 0 degree 20' west 654.5 feet along the centerline of Loberg Street; thence north 89 degrees 40' east 1136.5 feet; thence south 35 degrees 49' west 144.1 feet; thence south 0 degree 20' east 380.0 feet; thence south 32 degrees 41' west 100.0 feet to the point of beginning proper containing 17.15 acres, more or less. The general location of this property is north of Nettleton Avenue and east of Loberg.

Mr. Brown made a motion to approve request, seconded by Mr. Freeman, subject to a drop inlet being installed on the NE corner of Loberg and Stonemill and additional drainage pipe to connect to the drop inlet at Penwood

Cove. REQUEST APPROVED UNANIMOUSLY.

Item #8 Eric Rogers requests final approval of a replat of the following described property:

Tract A: Begin at the center of Section 30, Township 14 North Range 4 East; thence South 0 degree 16' west along the half section line 356.1 feet; thence north 89 degrees 16' west along the half section line 356.1 feet; thence north 89 degrees 05' east parallel to the north line of the Southeast Quarter of Section 30, 1328.2 feet to the westerly right-of-way of Arkansas State Highway #163; thence south 42 degrees 33' east along said right-of-way 26.6 feet to the point of beginning proper; thence continue south 42 degrees 33' east along said right-of-way line 214.9 feet; thence south 48 degrees 16' east along said right-of-way line 147.7 feet; thence south 42 degrees 42' west 151.8 feet; thence south 89 degrees 05' west 185.4 feet; thence north 19 degrees 45' west 345.3 feet; thence north 72 degrees 44' east 155.8 feet to the point of beginning proper, containing 2.00 acres.

Tract B: Begin at the center of Section 30, Township 14 North, Range 4 east; thence south 0 degree 16' west along the half section line 356.1 feet; thence north 89 degrees 05' east parallel to the north line of the Southeast Quarter of Section 30, 1084.7 feet to the point of beginning proper; thence continue north 89 degrees 05' east 243.5 feet to westerly right-of-way line of Arkansas State Highway #163; thence south 42 degrees 33' east along said right-of-way line 26.6 feet; thence south 72 degrees 44' west 155.8 feet; thence south 19 degrees 45' east 345.3 feet; thence south 89 degrees 05' west 230.9 feet; thence north 0 degree 16' east 390.8 feet to the point of beginning proper, containing 1.59 acres. The general location of this property is north of Joe N. Martin Expressway and Southwest of Highway 163 (1-B.)

A motion was made by Mr. Scott and seconded by Mr. Ball to deny request. Reason for denial being that the replat does not show proper R/W and Mr. Rogers chose not to dedicate an additional 11' as indicated by the Master Street Plan. Voting aye, Cooper, Ball, Smith, Tilton, Gott, Brown and Scott, voting no was Freeman. REQUEST DENIED

ITEM #9 Ray Blevins requests final approval of a replat of Lot 4 and an area south of said Lot 4 of Sylvan Hills Estates First Addition. The general location of this property is east of Sylvan Hills Drive.

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

Item #10 J.C. Miller requests final approval of a replat of the south half of lot 4 and all of Lots 5 and 6 of Block 11 of Matthews Addition to the City of Jonesboro. Subject plat is to be known as Lot 1 of Miller's Replat of the South Half of Lot 4 and all of Lots 5 and 6 of Block 11 of Matthews Addition. The general location is south of Johnson Avenue and east of Labaume.

Mr. Brown made a motion to approve request, seconded by Mr. Freeman, subject to dedicating an additional 25' R/W on Johnson Avenue and 1.25' on Labaume. REQUEST APPROVED UNANIMOUSLY.

Item #11 J.C. Miller requests final approval of a site development plan for two (2) buildings to be located on a single lot. The existing and proposed buildings are located on the proposed Millers Replat of the south half of Lot 4 and all of Lots 5 and 6 of Block 11 of Matthews Addition to the City of Jonesboro. The general location is south of Johnson Avenue and east of Labaume.

Mr. Brown, seconded by Mr. Ball, made a motion to approve request subject to dedicating an additional 25' R/W on Johnson and 1.25 on Labaume. REQUEST APPROVED UNANIMOUSLY.