



## Legislation Text

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Minutes for the MAPC meeting on June 9, 1977.  
June 9, 1977

The Metropolitan Area Planning Commission met on Thursday, June 9, 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, Ball, Smith, Tilton, McDaniel, Gott, and Brown

**MEMBERS ABSENT:** Morse

**OTHERS PRESENT:** Joe Tomlinson, Mike Cameron, Larry Fugate, Jimmy Cooper, and Shirley Watkins

Items for business were as follows:

Item #1. Porter Jones and Marie Jones request a rezoning from Residential One (R-1) to Commercial Three (C-3) at the following described location. A part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 14 North, Range 4 East, being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of aforesaid Section 21; thence South 89.0 degrees, 30.0 minutes West 667.0 feet to the point of beginning proper; thence South 328.0 feet; thence South 89.0 degrees 30. Minutes West 454.0 feet; thence North 328.0 feet to the South line of Forest Home Avenue; thence North 89.0 degrees 30.0 minutes East 454.0 feet along said South line of Forest Home Avenue to the point of beginning proper, and containing 3.4 acres, more or less. General location of this property is described as being approximately 200.0 feet east of Sycamore Street being on the South side of Forest Home Avenue. A motion was made by Mr. Cooper and seconded by Mr. McDaniel to APPROVE the request. A vote was taken and the motion passed unanimously.

Item #2. Elmer L. Doty and Mary J. Doty request a rezoning from Residential One (R-1) to Residential Two (R-2) at the following described location: Lot 6, Block A, Spence Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East. General location of this property is described as being on the South side of Race Street commencing approximately 400 feet west of South Caraway road. A motion was made by Mr. Brown and seconded by Mr. Ball to APPROVE the request subject to a 41 foot right of way from the center line of Race Street being dedicated. A vote was taken and the motion was passed unanimously.

Item #3. Robert M. Lindley and Monica J. Lindley request a zoning classification of Residential One (R-1) for a 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 land. Subject property is described as follows: A part of the Northeast Quarter of Section 26, Township 14 North, Range 3 East, more

particularly described as follows: Begin at the Southwest corner of Lot 1, Block A of Fleetwood Oaks Addition to the City of Jonesboro, Arkansas; thence West 110.0 feet frontage on El Dorado Cove Extended from its present location; thence North 130.0 feet; thence East 110.0 feet to the Northwest corner of Lot 1, Block A of Fleetwood Oaks Addition, thence South 130.0 feet to the point of beginning. General location of this property is described as being on the north side of El Dorado cove, being approximately 500.0 feet North of Woodsprings Road. A motion was made by Mr. Brown and seconded by Mr. Ball to APPROVE the request subject to a five foot right-of-way dedication on the south property line beginning 30.0 feet from Elaine Street. A vote was taken and the motion was passed unanimously.

Item #4. Shelby Acres Development Corporation and Barton Equipment Company, Profit Sharing Trust, request a zoning classification of Commercial Three (C-3) for a 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 a zoning classification prior to the subject property being annexed to the city. The MAPC is also asked to make written statement as to what effect the proposed annexation of this property would have on the city accepting said land. Subject property is described as follows: Lots 1 through 13 of Shelby Acres, Craighead County, Arkansas, contains 20.1 acres. General location is described as being West of Arkansas Highway 173 (Caraway Road) and South of the U.S. 63 Bypass. A motion was made by Mr. Cooper and seconded by Mr. McDaniel to APPROVE the request subject to Amanda Circle being changed to Carol Circle. A vote was taken and the motion was passed unanimously.

Item #5. Donald F. Seay, attorney, requests zoning classification of Residential One (R-1) and Commercial Three (C-3) for parcels of property abutting the present city limits of the City of Jonesboro, Arkansas. Subject zoning requests are submitted under the provisions of City Ordinance #1473 providing for zoning classifications prior to the subject 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 parcel of property requesting a zoning classification of Residential One (R-1) is described as follows:

All that part of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, Craighead County, Arkansas, lying South of Arkansas State Hwy. No. 1, less and except, the following described tract; Begin at the center of Section 10, Township 14 North, Range 4 East; thence North 2.0 degrees 0 minutes East 884.0 feet; thence South 85.0 degrees 42.0 minutes West 30.18 feet to the point of beginning proper; thence continue South 85.0 degrees 42.0 minutes West 150.82 feet; thence North 39.0 degrees 41.0 minutes 12.0 seconds West 226.02 feet to the South right-of-way line of Arkansas State Highway No. 1; thence North 59.0 degrees 48.0 minutes 22.0 seconds East along said right-of-way line 354.72 feet; thence South 2.0 degrees 0 minutes West 341.14 feet to the point of beginning proper, containing 25.25 acres, more or less. The parcel of property requests a zoning classification of Commercial Three (C-3) is described as follows:

A part of the Northwest Quarter of Section 20, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the center of Section 20, Township 14 North, Range 4 East; Thence North 2.0 degrees 0 Minutes East 884.0 feet; thence South 85.0 degrees 42.0 minutes West 30.18 feet to the point of beginning proper; thence continue South 85.0 degrees 42.0 minutes West 150.82 feet; thence North 39.0 degrees 41.0 minutes 12.0 seconds West 226.02 feet to the South right-of-way line of Arkansas State Highway No. 1; thence North 59.0 degrees 49.0 minutes 22.0 seconds East along said right-of-way line 354.72 feet; thence South 2.0 degrees 0 minutes West to the point of beginning proper, containing 1.49 acres, more or less. General location of this property is described as being West of Airport Road south of Arkansas Highway No. 1, and North of Sunset Hills Addition. A motion was made by Mr. Cooper and seconded by Mr. Brown to APPROVE the request subject to dedication of a 50 foot right-of-way on Maplewood Terrace Extended; also subject to a 41 foot right-of-way dedication from the center line of Airport Road; also subject to an acceptable

Property Development Plan being submitted before commission to the City Council. A vote was taken and the motion was passed unanimously.

Item #6. McDonalds, Inc. and Saul Kaplin request 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 follow: 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 Avenue, the point of beginning proper; thence South 185.0 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 Avenue; 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. This item was TABLED at the owner's request.

Item #7. E.L. McCarty requests final approval of a Property Development Plan which proposes the construction of two buildings (40 ft. x 240 ft. each bldg.) on one lot. This item was tabled by the MAPC in May, 1977. General location is described as being east of Falls Street, West of East Matthews Extended, North of East Nettleton Avenue, immediately South of Whitman Avenue, a platted unimproved street. A motion was made by Mr. Cooper and seconded by Mr. Smith to APPROVE the request subject to Mr. McCarty developing street as shown on plat now; also developer of Lot 10, Block C of E. Nettleton Second Addition will bear 100% of cost of developing remainder of street to point between Lot 9 and 10. I.E. Mr. McCarty will share equal cost of developing street common to Lot 9 and his property. A vote was taken and them motion was passed unanimously.

Item #8. Allen Hester requests preliminary approval of Hester's Addition. Subject property being described as a part of the Southeast Quarter, Section 24, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: commencing at the center of said Section 24, Township 14 North, Range 3 East; thence South 89.0 degrees 44.0 minutes East on the Quarter Section line 400.6 feet to the point of beginning proper; thence continue South 89.0 degrees 44.0 minutes East 330.1 feet; thence South 1.0 degree 36.0 minutes West 273.7 feet; thence North 88.0 degrees 24.9 minutes West 130.0 feet; thence South 1.0 degree 36.0 minutes West 237.0 feet; thence South 10.0 degrees 23.0 minutes West 131.0 feet; thence South 1.0 degrees 36.0 minutes West 13.5 feet; thence South 88.0 degrees 24.0 minutes East 130.0 feet; thence South 1.0 degree 36.0 minutes West 13.5 feet; thence South 88.0 degrees 24.0 minutes East 130.0 feet; thence South 1.0 degree 36.0 minutes West 430.8 feet; thence North 89.0 degrees 59.0 minutes West 310.1 feet; thence North 1.0 degree 36.0 minutes East 1084.5 feet to the point of beginning proper and containing in all 6.85 acres, more or less. General location of this property 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 as made by Mr. Ball and seconded by Mr. Tilton to APPROVE the request subject to the dedication of 30 feet of right-of-way along the west property line for street right-of-way. A vote was taken and the motion was passed unanimously.

Item #9. Tion J. Hassen and James Blalock request final approval of the Sunset Hills Fourth Addition. Subject addition was granted preliminary approval by the MAPC in May, 1977. General location of this property is described as being bounded on the North by Vicki Drive and on the East by Arkansas Highway ##51 (Airport Road) containing 2.12 acres, more or less. A motion was made by Mr. Gott and seconded by Mr. Brown to

APPROVE the request. Also as part of the motion it should be noted that the developer will not be expected to develop the 30 feet that he is required to dedicate.

Item #10. B.B. Vance and Sons, Inc. request final approval of Vance's Second Addition, Jonesboro, Ar. Subject addition was granted preliminary approval by the MAPC in May, 1977. General location of this property is described as being South and West of the Coca Cola Company property on Highland Drive, contains 9.956 acres more or less. A motion was made by Mr. Cooper and seconded by Mr. Gott to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #11. Eargle Phillips, Eugene Phillips, Troy Phillips, and Leon Phillips request final approval of the Phillips Addition to the City of Jonesboro, Ar. Subject addition was granted preliminary approval by the MAPC in May, 1977, contains 26.964 acres, more or less. General location of this property is described as being bounded on the East by Arkansas Highway No. 1 (Young Street) and on the South by Hwy. 63 Bypass. A motion was made by Mr. Cooper and seconded by Mr. Gott to APPROVE the request subject to easements being granted as needed by the City Water and Light Plant, subject to drawings showing the drainage details and cross sections being furnished and subject to the city engineer noting required right-of-way on file copies so this may be dedicated by the property owner. A vote was taken and the motion was passed. The vote was YEA: Ball, Smith, Tilton, McDaniel, Gott, and Brown. Pass: Cooper.

Item #12. Dot Jackson and Bill Brown requests final approval of a replat of the South 15.5 feet of Lot 2, all of Lots 3 and 4, and the North 25.0 feet of Lot 5, Block B, of the McCarty Addition into one lot. General location of this property is described as being on the East side of Franklin Street commencing approximately 195.0 feet South of Nettleton Avenue. A motion was made by Mr. Gott and seconded by Mr. McDaniel to APPROVE the request. A vote was taken. The vote was YEA: Cooper, Ball, Smith, Tilton, McDaniel, Gott. PASS: Brown. The motion to APPROVE the request was passed.

Item #13. George and Maxie Stem request a preliminary approval of George and Maxie Stem's Replat and Subdivision, being a replat of Lots 6 and 7 of Block C, and Lots 4,5,6, 7 and 8 of Block D of Curtview Acres Subdivision of a part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 14 North, Range 3 East, and a subdivision of a part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas. This request was submitted to the MAPC in February 1977. The MAPC approved the street location and lot sizes on the plat only since the request was determined to be an incomplete preliminary plat. Current shows variations in lots configurations from those submitted in Feb. 1977. General location of this property is described as being South of Race Street along the East and West side of the far South portion of Curtview Street. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request subject to the developer submitting all requirements for final approval. A vote was taken and the motion was passed unanimously.

Item #14. Gilmore Enterprises requests preliminary and final approval of the Gilmore Addition to the City of Jonesboro, Arkansas. Subject addition is described as being a part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 14 North, Range 4 East of the Fifth Principal Meridian in Craighead County, Arkansas, more particularly described as follows: From the Southwest corner of said Section 28, thence North 319.13 feet to a point, thence East 102.27 feet to a point, thence North 3.0 degrees 3.0 minutes 27.0 seconds West 202.30 feet to a point, thence North 2.0 degrees 33.0, 13.0 seconds West 54.54 feet to a point, thence North 2.0 degrees 55.0 minutes 52.0 seconds West 174.75 feet to the point of beginning: Thence North 3.0 degrees 2.0 minutes 53.0 seconds West 176.03 feet to a point, thence North 0 degrees 42.0 minutes 46.0 seconds East 388.24 feet to a point, thence South 89.0 degrees 54.0 minutes 3.0 seconds East 1265.34 feet to a point, thence South 0 degrees 46.0 minutes 21.0 seconds West 1068.26 feet to a point, thence South 89.0

degrees 51.0 minutes 13.0 seconds west 537.31 feet to a point, thence, north 0 degrees 8.0 minutes 11.0 seconds east 320.0 feet to a point, thence North 89.0 degrees 54.0 minutes 3.0 seconds west 500.0 feet to a point, thence north 88.0 degrees 54.0 minutes 17.0 seconds West 199.83 feet to a point of beginning, containing some 24.742 acres, more or less. General location of this property is described as being East of Caraway Road and North of the U.S. Hwy. property is described as being East of Caraway Road and North of the U.S. Hwy. No. 63 Bypass. A motion was made by Mr. ball and seconded by Mr. Brown to APPROVE the request subject to a 10.0 ft. easement on the west side of Tracts 1 and 2 which runs along Hwy. #173. A vote was taken. The vote was YEA: Ball, Smith, Tilton, McDaniel, Gott, and Brown. PASS: Cooper. The motion was passed.

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