



## Legislation Text

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Minutes for the MAPC meeting on September 9, 1976.  
September 9, 1976

The Metropolitan Area Planning Commission met in regular session on Thursday, September 9, 1976 in the Court Room and City Hall.

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

MEMBERS PRESENT: Morrison, Cooper, Smith, Ball, McDaniel, Gott, and Mrs. Morse.

MEMBERS ABSENT: Wheelless and Brown.

OTHERS PRESENT: O.C. Pickens, Joe Tomlinson, Larry Fugate, Gene Martz, and Shirley Watkins.

Items for business were as follows:

Item #1. Minutes of the August, 1976 meeting were approved as read.

Item #2. Ralph Benefield requests a rezoning from Commercial Five to Commercial Four at the following described location: Begin at the point 890.0 feet west of the northeast corner of section 28, Township 14 North, Range 4 East, thence south 210.0 feet, thence west 160.0 feet, thence North 210.0 feet, thence east 160.0 feet to the point of beginning a part of the Northeast Quarter of Section 28. General location of this property is described as being on the southeast corner of Parkside Drive and Highland Avenue. The item was tabled during the August, 1976 meeting for further classification on the zoning status of this property and adjacent property. A motion was made by Mr. Cooper and seconded by Mr. Smith to DENY the request. A vote was taken and the motion was passed unanimously.

Item #3. Discussion/Evaluation of a drainage plan for the Valhalla Estates Addition. Said plan being requested by the MAPC to determine if said addition is in compliance with a stipulation regarding surface water, said condition being imposed by the MAPC at eth time final approval was granted for the addition in May, 1976. Mr. Skip Mooney, attorney, spoke for the property owner, Mr. Lindsey. Three drainage proposals were submitted for the city to review. These will be referred to the new city engineer. Mr. Lindsey accepted the statement of his council, Mr. Mooney, that a plan of action will be made for drainage and worked out with the city.

Item #4. James K. Thompson requests a zoning of Residential Two for a parcel of property abutting the present city limits of the City of Jonesboro. Subject zoning request is submitted under the provision 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: Lot 5 in Block C of Spence Subdivision, Jonesboro, Arkansas. General location of this property is described as being on the south side of

Spence Circle commencing approximately 400 feet west of South Caraway Road. A motion was made by Mr. McDnaiel and seconded by Mr. Cooper to APPROVE the request with the stipulations that curb and gutters be erected throughout this property; that the street will be blacktopped, and that the setbacks will conform to the adjacent property. A vote was taken. The vote was YEA: Cooper, Smith, McDaniel, Gott, and Mrs. Morse. NO: Ball. The motion to APPROVE the request was passed.

Item #5. Dr. Harvey O. Edwards and Quida T. Edwards requests a zoning classification of Residential Three 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 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. Subject property is described as follows: A part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East, Craighead County, Arkansas; thence east 457.38 feet to the point of beginning proper; thence north 1.0 degree 23 minutes east 794.4 feet; thence south 88.0 degrees, 37.0 minutes east 595.8 feet, thence south 1.0 degree, 22.0 minutes west, 780.0 feet to the center line of Belt Avenue; thence west 596.2 feet to the point of beginning proper; and containing 10.77 acres, more or less, and being subject to an easement along the south side of the tract for the aforementioned Belt Avenue; and a part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 14 North, Range 4 East, more particularly described as follows: Beginning at a point 282.48 feet east of the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence north 1391.94 feet to public road; thence north 50.0 degrees 28.0 minutes east 125.72 feet along said public road; thence in a southeasterly direction 460.0 feet along a fence line, which line if extended would intersect the south line of said Southwest Quarter of the Southeast Quarter at a point 457.38 feet east of the Southwest corner of said Southeast Quarter for a point of beginning proper; thence continue south along said fence line extended a distance of 947.52 feet; thence west 75.0 feet, more or less, to a point 382.38 feet east of the west line of said Southwest Quarter of the Southeast Quarter; thence south 125.0 feet to the south line of said Southwest Quarter of the Southeast Quarter; thence west along said south line 99.0 feet; thence north 1011.94 feet; thence east to the point of beginning proper. General location is described as being on the north side of Belt Avenue commencing approximately 325 feet east of Scott Street. A motion was made by Mrs. Morse and seconded by Mr. Gott to APPROVE the request subject to the developer being required to give the necessary street right of way on Belt Avenue for the unplatted west portion of the property. A vote was taken. The vote was YEA: Cooper, Ball, McDaniel, Gott, and Mrs. Morse. NO: Smith. The motion to APPROVE the request was passed.

Item #6. Maxine Gregg requests a rezoning of a parcel of property from Residential Two to Commercial Two. This property is described as being Lots 9, 17, 18, and 19 which were replatted into one lot of the Homer Parr Addition to Jonesboro, Arkansas. General vicinity of this property is described as being between Jefferson and Matthew Avenue bounded on the east by Madison 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: Smith, Ball, McDaniel, Gott, and Mrs. Morse. PASS: Cooper. The motion was to APPROVE the request was passed.

Item #7. James Hudson requests final approval of a replat of the North 127.0 feet of Lot 1 of Brewer Addition to Jonesboro, Arkansas. General location of this property is described as being on the south side of East Nettleton Avenue approximately 440.0 feet east of Turtle Creek. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #8. Newell Couch requests final approval of a replat of Lots 10, 11, and 12 of Keichs Third Addition into

one lot. General location of this property is described as being on the northwest corner of Nettleton Avenue and Race Street. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #9. Gary Tate requests final approval of a replat of Lots 30, 31, and 32 of Block 2 of R.L. Hayes Second Addition to Jonesboro, Arkansas. General location of this property is described as being on the south side of Cedar Street commencing 75.0 feet west of Warren Street. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #10. Harold Fisher requests final approval of the Fisher commercial Subdivision, subject tract of property was granted preliminary approval by the Planning Commission in July 1976 and was known as the Fisher Trailer Park and Commercial Property Addition. The proposed trailer park as shown on preliminary approval has been eliminated and now designates seven individual lots proposed as commercial zoned property. Subject property is partially in the city limits of Jonesboro, Arkansas. General location is described as being immediately east of North Kathleen and north of Highway 18 East, containing 20.60 acres more or less. A motion was made by Mr. Smith and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #11. John White requests final approval of a replat of Lots 2 & 3 of a replat of Lots 1, 2, 3 and a replat of Lot 4, all being in Block C, Rankins Oak Forest Third Addition, Jonesboro, Arkansas. General location is described as being on the northeast corner of Rankins Drive and White Lane. A motion was made by Mr. Cooper and seconded by Mrs. Morse to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #12. John White requests final approval of a replat of Lots 1, 2, and 3, Block E, Rankins Oak Forest, Third Addition, and Jonesboro, Arkansas. General location is described as being south of White Lane, west of Covey Road, and east of Turtle Creek Road. A motion was made by Mrs. Morse and seconded by Mr. Gott to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #13. Guaranty Mortgage Company requests final approval of a replat of Lots 43, 44, 45, 46, and 47, Merrywood Subdivision, Jonesboro, Arkansas. This item was tabled by the MAPC in July 1976. General location is described as being on the east side of Honeysuckle Lane immediately north of Wilkins. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #14. Guy Pardew requests preliminary approval of Briarwood Sixth Addition. General location is described as being north of the present Briarwood Fifth Addition, containing 13.0 acres, more or less. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request subject to the continuation of Tanglewood on the east side of Briarwood Sixth westward to connect to Loberg Street and the dedication of one-half of the street right-of-way on this street. A vote was taken and the motion was passed unanimously.

The meeting was adjourned at 10:05 P.M.