



Legislation Text

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Minutes for the MAPC meeting on July 14, 1977.
July 14, 1977

The Metropolitan Area Planning Commission met on Thursday, July 14, 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, and Gott.

MEMBERS ABSENT: Brown and Morse.

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

Items for business were as follows:

Minutes for June 1977 were read and approved with an addition to MEMBERS PRESENT. Mr. Brown's name should be added to the June 1st list.

Item #1. Dr. and Mrs. Paul Stroud request a rezoning of two tracts of land. Tract A to be rezoned from Residential One (R-1) to Residential Two at the following described location: A part of the Northwest Quarter of the Southwest Quarter of Section 20, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the center of aforesaid Section 20; thence North 8.3 feet to the center line of Nettleton Avenue and thence south 89.0 degrees 8.0 minutes west along said center line 325.8 feet to the point of beginning property; thence south 89.0 degrees 8.0 minutes west along center line 245.6 feet; thence south 1320.3 feet to the center line of Wilkins Avenue; thence north 89.0 degrees 10.0 minutes east along said center line 571.5 feet; thence north 715.6 feet; thence south 89.0 degrees 8.0 minutes west 325.8 feet; thence north 605.0 feet to the point of beginning proper, containing 12.79 acres, subject to public right-of-way containing .53 acres. General location of this property is being described as being at 1507 East Nettleton Avenue and south to Wilkins Avenue.

Tract B from Residential One (R-1) to Commercial Four (C-4) at the following described locations: A part of the Northeast Quarter of the Southwest Quarter of Section 20, Township 14 North, Range 4 East, being more particularly described as follows: Beginning at the center of aforesaid Section 20; thence North 8.3 feet to the center line of Nettleton Avenue; thence South 89.0 degrees 8.0 minutes west along said center line 325.8 feet; thence north 596.7 feet to the point of beginning, containing 4.2 acres, subject to right-of-ways, containing .18 acres.

General location of this property is described as being west of Emerson Funeral Home on Nettleton Avenue. Mr. Tom Womack represented Dr. and Mrs. Stroud explaining their development plans. George David Walker, Attorney, presented petitions opposing this rezoning from surrounding property owners. Mr. Mabe Spurlock represented residents of Robin Road opposing rezoning. Mr. Witt Wood represented residents of Wilkins and

Hillcrest Drive opposing rezoning. Mr. Wood also presented a letter from Arkansas State University Board of Trustees urging the committee to DENY the request for rezoning. A motion was made by Mr. Tilton and seconded by Mr. Gott to deny the request, because the request did not meet with established land use criteria for the area involved. A vote was taken. The vote was YEA: Ball, Smith, Tilton, McDaniel, and Gott. PASS: Cooper. The motion to deny the request was passed.

Item #2. J. Wesley Cowles requests rezoning from Residential One (R-1) to Commercial Three (C-3) at the following location. A part of the East half of the East half of the Southwest Quarter, Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas being South 600.0 feet of that part of the east half of the Southwest Quarter of said Section 29, lying north of the north right-of-way line of U.S. highway no. 63 bypass and the west right-of-way of Brown's lane, containing 8.451 acres, more or less, being more particularly described by metes and bounds from information contained on Arkansas highway Department right-of-way plans: Commencing at the Southwest corner of said East one-half of the Southwest Quarter of Section 29, a distance of 228.4 feet to the north right-of-way line of U.S. Highways No. 63 bypass and to the point of beginning proper; thence continuing along said west line North 0 degrees 58.0 minutes east 600.0 feet; thence North 89.0 degrees 5.0 minutes east 623.8 feet to the west right-of-way line of Brown's Lane; thence south and southwesterly along the west right-of-way line of Brown's Lane as follows: South 0 degrees 58.0 minutes west 333.1 feet, south 23.0 degrees 45.0 minutes west 26.1 feet, south 3.0 degrees 49.0 minutes west 200.3 feet; thence south 62.0 degrees 58.0 minutes west 98.8 feet to the north right-of-way line of U.S. Highway No. 63 Bypass 516.5 feet to the point of beginning proper. General location is described as being the parcel of property on the northwest corner of Brown's lane and the U.S. Highway No. 63 bypass. A motion was made by Mr. Gott and seconded by Mr. Ball to APPROVE the request. A vote was taken and a motion was passed unanimously.

Item #3. L.D. Farmer requests a rezoning from Residential Two (R-2) to Commercial Three (C-3) at the following described location : A part of Lots 19 and 20 of Cobb and Lee Survey of the Northwest Quarter of the Northwest Quarter, Section 27, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southwest Corner of Lot 18 Cobb and Lee Survey of the Northwest Quarter of the Northwest Quarter, Section 27, Township 14 North, Range 4 East; thence North 0 degrees 55. Minutes west on the west line of said Lot 18, 207.7 feet to the south right-of-way line of Arkansas State Highway No. 18; thence west to said right-of-way line 255.6 feet; thence South 0 degrees 25.0 east 636.6 feet; thence north 89.0 degrees 51.0 minutes east, 159.7 feet; thence north 0 degrees 55.0 minutes west 71.2 feet; thence north 89.0 degrees 55.0 minutes east 68.0 feet; thence north 0 degrees 55.0 minutes west 357.0 feet; thence north 89.0 degrees 55.0 minutes east 33.9 feet to the point of beginning proper, containing 3.33 acres. General location is described as being the parcel of land being on the south side of Highland Drive and east of Highway Drive Church of Christ. A motion was made by Mr. Ball and seconded by Mr. Gott to APPROVE the request subject to a dedication deed being presented to the City of Jonesboro for 60 feet of right-of-way on Highland Drive. A vote was taken and the motion was passed unanimously.

Item #4. George F. Baldwin requests rezoning from Residential Two (R-2) to Commercial Three (C-3) at the following described location. The west $\frac{3}{4}$ of Lot 4 of Thorn's addition. General location of this property is on the southeast corner of Highland Drive and Cain 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 #5. John White, Jr. et al requests a rezoning of Commercial Three (C-3) 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 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 part of the East one-half of the Southeast Quarter of Section 29, Township 14 north, Range 4 East, being more particularly described as follows: Commencing at the Northeast Corner of the Northeast Quarter of aforesaid Section 29; thence South 850.0 feet; thence South 89.0 degrees 4.0 minutes west 60.0 feet to the point of beginning proper; thence south 458.0 feet along said right-of-way line; thence south 88.0 degrees 58.0 minutes west 604.1 feet; thence north 89.0 degrees 4.0 minutes east 604.1 feet along the south line of Spence Subdivision to the point of beginning proper, containing 6.91 acres more or less. General location of this property is described as being on the west side of Caraway Road and north of the U.S. Highway No. 63 Bypass. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request. A vote was taken and the motion as passed unanimously.

Item #6. Joe H. and Sue Murray, Jr. request a zoning classification of Residential One (R-1) for parcels of property abutting the present city limits of the City of Jonesboro, Arkansas. Subject zoning request is submitted under the provision 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 the west half of the Southwest Quarter of the Southeast Quarter of Section 26, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 26, aforesaid; thence North 0 degrees 21 minutes east 1320.2 feet to the Southwest corner of Rankin's Oak Forest Second Addition; thence North 87.0 degrees 52.0 minutes east 648.5 feet along the south property line of said 2nd Addition to the Northwest corner of Timber Trails 2nd Addition; thence south 0 degrees 9.0 minutes east 1318.4 feet along the west property line of said Timber Trails 2nd Addition to the South line of said Southwest Quarter of the Southeast Quarter; thence south 87.0 degrees 45.0 minutes west 60.0 feet along said south line to the point of beginning proper containing 19.80 acres, more or less. General location of this property is described as being on Neely west of Timber Trails Addition and south of Rankin's Oak Forest Addition. A motion as made by Mr. Gott and seconded by Mr. Cooper to APPROVE the request subject to a dedication deed being presented to the City of Jonesboro for a 41 ft. right-of-way on Neely Road.

Item #7. George F. Baldwin requests final approval of a replat of the West three quarters of Lot 4 of Thorn's Addition. General location of this property is described as being on the east side of Cain Street and south side of Hwy 18. A motion was made by Mr. Ball and seconded by Mr. Tilton to APPROVE the request. A vote was taken and the motion was approved unanimously.

Item #8. Dr. R.S. Mitchell requests preliminary approval of Morning Dove Subdivision. Subject property being described as the South one-half of the Southeast Quarter of the Northwest Quarter of Section 2, Township 14 North, Range 4 East, Craighead County, Arkansas; and being more particularly described as follows: Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter, Section 2, aforesaid; Thence North 89.0 degrees 35.0 minutes west, along the south line of the aforesaid Southeast Quarter of the Northwest Quarter, 1322.0 feet; thence North 1 degree 24.0 minutes East 652.1 feet; thence South 89.0 degrees 34.0 minutes East 1322.9 feet; thence South 1.0 degrees 24.0 minutes West 651.6 feet to the point of beginning, and containing, 19.80 acres more or less, and being subject to an easement along the east side of the tract for Bridger Road and approximately one-half a mile north of Hwy no. 1. A motion was made by Mr. Ball and seconded by Mr. Cooper to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #9. George and Maxie Stem requests final 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 4 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. Subject addition has received preliminary approval from the MAPC June 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. Gott and seconded by Mr. Cooper to TABLE the request, due to incomplete plats presented. A vote was taken and the motion was approved unanimously.

Item #10. Bruce Burrow requests final approval of a Property Development Plan which proposes the construction of two buildings on one lot, Captain D's which has already been construction and proposed Firestone Tire Store. General location of this property is south of Wal-Mart Store and North of Wilkins Street. A motion was made by Mr. Gott and seconded by Mr. Tilton to APPROVE the request subject to a fire lane approval by the Chief of Bureau of Fire Prevention, as appointed by Section 9-3 Code of Ordinance, City of Jonesboro, Arkansas. A vote was taken and the motion was passed. The vote was YEA: Cooper, Smith, Tilton, McDaniel, and Gott. NO: Ball.

Item #11. Michael and Deborah Medlock and Guaranty Mortgage Company request final approval of a replat of Lots 56, 57, and 58 of the Merrywood Addition into two lots. General location is at the end of Merrywood Cove. A motion was made by Mr. Gott and seconded by Mr. McDaniel to APPROVE the request subject to a 5ft easement on each side of the lot line between lots 56 and 58. The vote was taken and the motion was approved unanimously.

Item #12. Greg Pittman requests final approval of a Property Development Plan which proposes the place of two building of one lot. Distinctive Home Furnishings which is presently on the lot and the placing of a portable building for a film development service. General location of this property is on East Nettleton and East of Bittle Street. A motion was made by Mr. Ball and seconded by Mr. Gott to APPROVE the request. A vote was taken and the motion was approved unanimously.

Item #13. John White requests preliminary approval of the White Plaza, Jonesboro, Ark. Subject property being a part of the East one-half of the Southeast Quarter of Section 29, Township 14 North, Range 4 east, Craighead County, Ark containing 6.91 acres, more or less. General location of subject property is south of Spence Subdivision and on the east side of Caraway Road. (Hwy #173). A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion was approved unanimously.

Item #14. J.W. Veal requests final approval of a replat of part of Lots 26, 27, 28, 29, 30, 31, and 32 of Block 4 of the R. L. Hay's Second Addition of Jonesboro, Ark. General location of subject lots are south of Center and Warren Street. A motion was made by Mr. Cooper and seconded by Mr. Gott to APPROVE the request. A vote was taken and the motion was approved unanimously.

Item #15. IMPACT STATEMENT FOR ANNEXATION OF PROPEPRTY

#5. John White Jr. We foresee no major problems with this area. We recommend it be accepted as requested.

#6. Joe H. And Sue Murray, Jr. We foresee no major problems with this area. We recommend it be accepted as requested.

Mr. Cameron requests the Planning Committee make a recommendation on the closing of Nelms Street and Denny Street. The commission voted unanimously to recommend the streets remains open based on Section 21 -26, Paragraph J, Code of Ordinances, City of Jonesboro, Ark. There shall be no private streets plated in any subdivision. Every subdivided property shall be served from a publicly dedicated accepted street.

The meeting was adjourned at 10:50 P.M.