



Legislation Text

File #: MIN-78:1531, **Version:** 1

Minutes for the MAPC meeting on April 13, 1978.
MAPC MINUTES
APRIL 19, 1978

The Metropolitan Area Planning Commission met Thursday, April 13, 1978 at 7:00 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, Freeman & Morse

Members Absent: McDaniel and Brown

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

Minutes for March were read and approved.

Items for business were as follows:

Item #1 Floyd Emerson requests rezoning from Residential Two (R-2) to Commercial Three (C-3) the East 180.0 feet of Lot 1 Block B of Gwydale Sub-division of a part of Lot 12 of Charles A. Stuck's Turtle Creek Ranch Addition to Jonesboro, Arkansas. General location of this property is on the east side of Stadium Boulevard (Ark. Hwy No 1) and North of the City Rural Electric Company Office. A motion was made by Mr. Freeman and seconded by Mr. Smith to approve request subject to a stipulation of a suitable buffer along the east side of boundary. REQUEST APPROVED UNANIMOUSLY.

Item #2 Agnus F. Singleton request a rezoning from Residential Two (R-2) to Industrial One (I-1) for Lot 4 of Block 1 of the Matthews Addition to the City of Jonesboro, General location of this lot is on the South side of Cate Street fronting approximately 50 feet on Cate Street and being approximately 50 feet east of Allis Street. Tabled at the March MAPC meeting. A motion was made by Mr. Cooper and seconded by Mrs. Morse to deny the request. Reason for denial was that the request would constitute spot zoning. REQUEST DENIED UNANIMOUSLY.

Item #3 Denver and Susan Dudley requests rezoning of the following lots from Residential Two (R-2) to Commercial three (C-3). A part of Lot 8 in Block A of A.M. Love's Addition to the City of Jonesboro, Arkansas, more particularly described as follows: Commence at a point 250 feet west of the Northeast Corner of Lot 8 aforesaid; thence run west 50 feet; thence run south 190.5 feet; thence run east 50 feet; thence run north 190.5 feet to the point of beginning; and a part of Lot 8 in Block "A" of A.M. Love's Subdivision to the City of Jonesboro, Arkansas, being more particularly described as follows: Commencing at a point 300 feet west of the Northeast Corner of Lot 8 aforesaid; thence run south 190.5 feet; thence run west 50 feet; thence run north 190.5 feet; thence run east 50 feet to the point of beginning. General location of this property is

approximately 200 feet east of Hwy 63-B and adjoining the south side of Oak Street. A motion was made by Mr. Ball and seconded by Mr. Smith to approve with the following stipulations:

1. A 50 ft. buffer being placed on the east side of subject tract;
2. Also that this 50 foot area can only be used for parking space and not for the erection of a structure;
3. An 8 ft. high fence of suitable material be placed on the east property line which adjoins residential property.
4. Subject to placement of curbs and gutters and drainage tile being installed.
5. Subject to property being re-plated within 60 days after change of ownership from present owners.

A vote was taken. Voting aye: Ball, Smith Tilton, Freeman and Morse. PASS: Cooper. REQUEST APPROVED.

Item #4 Howard Vance requests a rezoning from Residential One (R-1) to Residential Two (R-2) the following parcel of land. That part of the Southwest Quarter of the Southwest Quarter, Section 13, Township 14 North, Range 3 East, Craighead County, Arkansas, lying south of the south right-of-way line of Washington Avenue, west of the West Bank of Christian Creek and north of the north right-of-way line of Matthews Avenue less and except the west 926.88 feet thereof, containing 6.34 acres, more or less. General location of this property is south of Washington Avenue, north of Matthews and adjoining the West Bank of Christian Creek. A motion was made by Mr. Cooper and seconded by Mr. Ball to approve request subject to correct right-of-way on Washington and Matthews. REQUEST APPROVED UNANIMOUSLY.

Item #5 Arthur M. Cooper requests approval of a rezoning from Residential Two (R-2) to Commercial Three (C-3) at the following described location. Lots 1, 2, 3 of the Cox Addition. General location of this property is described as being on the northwest corner of Arch Street and East Highland Drive. A motion was made by Mr. Cooper and seconded by Mr. Ball to approve request subject to proper right-of-way being dedicated on Arch Street. REQUEST APPROVED UNANIMOUSLY.

Item #6 Bruce Burrow requests a replat of Lots 15 and 16 of Block "B" of the East Nettleton Avenue Addition into a single lot, described as Lot 15 of Block "B" of the East Nettleton Avenue Addition to the City of Jonesboro. The general location of this property is north of East Nettleton Avenue and west of East Matthews Road. A motion was made by Mrs. Morse and seconded by Mr. Freeman to approve request subject to proper right-of-way being dedicated on East Nettleton. REQUEST APPROVED UNANIMOUSLY.

Item #7 Troy Phillips requests a replat of Lot 13, of Hunter Heights Subdivision into Lots 13a and 13b of said subdivision. General location of this property is north of Aggie Road and East of Cater Drive. A motion was made by Mr. Freeman and seconded by Mr. Smith to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #8 Connie Berry requests a replat of Lot 11 of Hunter Heights Sub-division into lots 11a and 11b of said subdivision. The general location of this property is north of Aggie Road and east of Hunter Heights. A motion was made by Mr. Cooper and seconded by Mrs. Morse to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #9 Sue Likowski requests a replat of Lots 2 and 5 Block F of Rankin's Oak Forest 3rd Addition into one lot. This property is generally located east of White Circle and west of Turtle Creek Road. A motion was made by Mr. Ball and seconded by Mrs. Morse to approve request with stipulations that approval is received from all utility companies for 20' utility easements as shown between Lot 2 and 5. REQUEST APPROVED

UNANIMOUSLY.

Item #10 Leon Hedger requests final approval of Hedger Subdivision. This item was tabled at the March 9, 1978 MAPC meeting until a letter was received from Ruben Griffin stating that Leon Hedger would comply with the street plans for a portion of Fox Road in Clarks First Subdivision. This letter is filed in the MAPC files. A motion was made by Mr. Smith and seconded by Mr. Ball to approve request with stipulation that Leon Hedger would construct Fox Road as provided in item #5 of the September 1975 approval for Clarks 1st subdivision. A letter was received March 10, 1978 from Mr. Griffin asking Mr. Hedger to comply with this stipulation. REQUEST APPROVED UNANIMOUSLY.

Item #11 Howard Vance request final approval of Vance's Third Addition. Property is described as being Northwest Quarter Northeast Quarter Section 29, Township 14 North Range East, Craighead County, Arkansas, more particularly described as follows: Beginning at the Northwest corner said NW ¼ NE ¼ thence north 89' 56' east 1320.3 feet; thence south 0' 49' west 1316.6 feet; thence south 89' 54' 30" west 1323.7 feet, thence north 0' 58' east 1317.25 feet to the point of beginning proper, containing 39.96 acres of which 3.57 acres lies within the right-of-way from Brown's Lane and Highway #18. Generally described as Southeast corner of Brown's Lane and Highway Drive. A motion was made by Mr. Ball and seconded by Mr. Cooper to approve request with a stipulation that a revised drainage plan be submitted at the May MAPC meeting along with street development plans for Bernard Street. REQUEST APPROVED UNANIMOUSLY.

Item #12 Harvey Johnson requests final approval of a revised, corrected plat of Rankin's Oak Forest Fifth Addition. This addition received final approval at the August 11, 1977 MAPC meeting. A motion was made by Mr. Tilton and seconded by Mr. Freeman to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #13 Ernest J. Schroeder requests a preliminary approval of Schroeder Subdivision being described as follows: Parts of Lots 5 and 6 of Schroeder Subdivision of part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 26, Township 14 North, Range 3 East of the 5th Principal Meridian in Craighead County, Arkansas as shown on the recorded plat thereof, lying south of the proposed right-of-way of Arkansas Highways 226 and more particularly described as follows: From the Southeast Corner of the SE ¼ of the NW ¼ said Section 26, the same being the Southeast corner of said Lot 6, the point of beginning: Thence south 88' 28' 48" west 758.49 feet along the quarter section line to a point, thence north 00' 27' 30" west 427.08 feet to a point on the southerly right-of-way of said Highway 226, thence north 80' 07' 13" east 322.58 feet along said right-of-way to a point, thence in a northeasterly direction along said right-of-way a curve whose radius is 716.18 feet a distance of 519.52 feet to a point on the east line of said SE ¼ of the NW ¼, said point bearing north 60' 26' 18" east and being 509.36 feet distant from the previous point, thence south 00' 03' 47" East 713.59 feet along the quarter section line to the point of beginning, containing some 8.971 acres, more or less. General location of this property is west of Rankin's Oak Forest Addition and south of proposed Woodsprings Road. A motion was made by Mr. Freeman and seconded by Mr. Tilton to approve request subject to stipulation required by the City Engineer. REQUEST APPROVED UNANIMOUSLY.

Item #14 Jonesboro Development Associates, Inc. requests preliminary approval of Country Club Village Subdivision, described as follows: A part of Lots 1 and 2 of Cobb and Lee Survey of SW ¼ 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 south 1282.8' to the north line of Walkins Avenue; thence South 89' 10' west along said line 571.5'; thence north 748.1'; thence east 115'; thence north 70' 29' east 123.4'; thence north 170'; thence east 115' to the P C of a curve whose radius equals 25" thence southeasterly along said curve 39.3' to the P.T. of same; thence north 100' to the P.T. of a curve whose radius equals 25'; thence southeasterly along said curve 39.3' to the P.C. of same; thence west 115' thence north 276.8' to the Section

line; thence north 89° 14' east on the quarter section line 340.04 to the point of beginning. The General location of this property is north of Wilkins Street, south of Nettleton, west of Emerson Funeral Home and east of ASU property. A motion was made by Mr. Freeman and seconded by Mr. Cooper to approve request subject to stipulations required by the City Engineer. REQUEST APPROVED. Voting aye, Chairman Morrison, Cooper, Smith, Freeman and Morse, pass was Ball and Tilton.

Item #15 Village Communities Inc. request final approval of Candlewood Estates Seventh Addition. Described as a part of the Northwest Quarter of Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows: Beginning at the Northwest corner of said Section 36, thence north 88° 07' east along the north line of said Section 36, a distance of 150.2 feet; thence south 1° 53' east 170.0 feet; thence south 88° 07' west 45.4 feet, thence 153' east 60 feet, thence south 28° 54' east 155.5 feet thence south 67° 30' west 50.3 feet; thence south 28° 54' east 1085.0 feet to the point of beginning proper, thence north 89° 30' east 313.0 feet, thence north 61°06' east 130.0 feet; thence south 28° 54' east 96.8 feet, thence north 37° 32' east 288.1 feet; thence south 0° 30' east 720.9 feet; thence south 88° 00' west 770.6 feet; thence north 2°00' west 200.0 feet thence south 88° 00' west 25.1 feet; thence north 2°00' west 140.0 feet; thence north 88° 00' east 153.5 feet; thence north 0° 30' west 194.2 feet to the point of beginning proper containing 9.37 acres, more or less. General location is the southeast corner of Candlewood Estates. This item received preliminary approval at the March MAPC meeting subject to a request from the commission to provide a passable access road from Hwy 39 and additional utility easements requirements by City Water and Light. A motion was made by Mr. Ball and seconded by Mr. Smith to approve request subject to a stipulation that Lot #37 be deeded to the City of Jonesboro for possible future access to Ark. 39. REQUEST APPROVED. Voting aye, Morrison, Ball, Smith, Tilton, Freeman and Morse, pass, Cooper.

Meeting was adjourned at 10:15 P.M.