



Legislation Text

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Minutes for the MAPC meeting on May 12, 1977.
May 12, 1977

The Metropolitan Area Planning Commission met on Thursday, May 12, 1977 at 6:30 P.M. in the Court Room at City Hall.

The MAPC met with the Zoning committee of the Chamber of Commerce to discuss zoning regulations in the City of Jonesboro at 6:30 P.M.

The regular meeting was called to order at 7:30 by the Chairman, Mr. Ralph Morrison.

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

MEMBERS ABSENT: Brown

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

Items for business were as follows:

Minutes for April, 1877 were read and approve with an addition to Item #4. (A property development plan should be submitted to the MAPC for approval prior to beginning any construction.)

Item #1. P.F. Services, Inc. requests final approval of a rezoning from Commercial Five (C-5) to Residential One (R-1) at the following described location: Lots 1, 2, 5, 6, 7, 8, and 9 of Block G, Marlo Acres Sixty Addition. General location of this property is described as being south of Bermuda Drive on the east side of Greenbriar Drive. A motion was made by Mr. Cooper and seconded by Mr. Smith to APPROVE the request. A vote was taken. The vote was YEA: Cooper, Smith, Tilton, Gott, and Morse. PASS: Ball and McDaniel. The motion to APPROVE the rezoning was passed.

Item #2: Gary Ezell requests final approval of a replat of Lots 3 and 4 of Block C, Earl Keich's Fourth Addition, City of Jonesboro. General location of this property is described as being south of Highland Drive being bounded on the west by Kathleen Street and the east by Industrial Drive. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request subject to a 41-foot right-of-way dedication on Industrial Drive in accordance with the Master Plan. A vote was taken and the motion passed unanimously.

Item #3. B.B. Vance and Sons, Inc. requests preliminary approval of Vance Second Addition, Jonesboro, Arkansas. Subject property being described as part of the East Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Northeast Quarter of said Section 29; thence South 89.0 degrees 10.0 minutes West along the north line of said Section 29 a distance of 660.1 feet; thence South 0 degrees 3 minutes West 62.3 feet to a point on the South right-of-way line of Arkansas Highway #18 and the point of beginning

proper; thence North 88.0 degrees 58 minutes East along said right-of-way line 147.6 feet; thence South 965.6 feet; thence East 50.0 feet; thence North 293.0 feet; thence North 88.0 degrees 44.0 minutes east 402.7 feet to the West right-of-way line of Arkansas Highway #173; thence South 582.0 feet along said right-of-way line; thence South 89.0 degrees 5.0 minutes 30 seconds west 601.4 feet; thence North 0 degrees 3.0 minutes East 1252.5 feet to the point of beginning property, containing 9.956 acres, more or less. General location of this property is described as being south and west of the Coca Cola Company property on Highland Drive. A motion was made by Mr. McDaniel and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion passed unanimously.

Item #4. Tion J. Hassen and James Blalock requests preliminary approval of the Sunset Hills Fourth Addition. Subject property being described as a part of the North Half of the Southwest Quarter, Section 10, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of Sunset Hills Second Addition, Jonesboro, Arkansas; thence North 88.0 degrees 42.0 feet West along the South line of Ferrell Street to a point on the west right-of-way line of Arkansas Highway #351 and the point of beginning proper; thence South 1.0 degree 56.0 minutes west along said right-of-way line 160.0 feet; thence North 88.0 degrees 42.0 minutes West 577.4 feet; thence North 1.0 degree 18.0 minutes East 160.0 feet to the South line of Ferrell Street; thence south 88.0 degrees 42.0 minutes East along South line of Ferrell Street; 579.0 feet to the point of beginning proper and containing in all 2.12 acres, more or less. General location of this property is described as being bounded on the north by Ferrell Street and on the East by Arkansas Highway #351 (Airport Road). A motion was made by Mr. Gott and seconded by Mr. Cooper to APPROVE the request. A vote was taken and the motion was passed unanimously.

Item #5. Mr. and Mrs. Charles Metzler, Jr. requests final approval of a replat of Lots 5 and 6, Block B, Metzler Addition, into one lot. General location of this property is described as being approximately 350 feet North of Highland Drive on the west side of Metzler Lane. 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 #6. H.L. Daugherty and Norma J. Daugherty request final approval of a replat of Lot 8 of Duncan's Subdivision of Lot 13 of Thorn's Addition to the city of Jonesboro, (formerly Nettleton) Arkansas, being a part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East. Subject replat satisfies dedication of right-of-way on East Nettleton. General location of this property is described as being on the east side of Nettleton Avenue commencing approximately 200 feet north of the intersection of Thron, Griffin, and East Nettleton Avenue. 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 #7. Village Communities requests final approval of the Candlewood estates Fifth Addition, Jonesboro, Arkansas. Subject addition was granted preliminary approval by the MAPC on the 10th of June, 1976. General location of this property is described as being south of the Candlewood Estates Fourth Addition and west of Candlewood First and Third Additions. Contains 6.53 acres. A motion was made by Mr. Cooper and seconded by Mr. McDaniel to APPROVE the request subject to the developer providing a detailed drawing of typical section and location of ditch to be improved within the drainage easement as provided on plat on west property line. A vote was taken and the motion was passed unanimously.

Item #8. Craig Jonkers requests final approval of a replat of a part of Lots 17 and 18 of Wooded Acres Subdivision, Craighead County, Arkansas. Contains 4.47 acres, more or less. General location of this property is described as being south and west of the Apt Community. A motion was made by Mr. Gott and seconded by Mr. Smith to APPROVE the request subject to the property notation on road right-of-way being placed on file copies on Old Ridge Road. A vote was taken and the motion was passed unanimously.

Item #9. E.L. McCarty requests final approval of a replat of Lots 3, 4, 6, and 7 of the East Nettleton Addition into one lot. General location of this property is described as being east of Falls Street, west of East Matthews Extended, north of East Nettleton Avenue, being immediately south of Whitman Avenue, a platted unimproved street. A motion was made by Mrs. Morse and seconded by Mr. Cooper to APPROVE the request. A vote was taken. The vote was YEA: Cooper, Ball, Smith, Tilton, Gott, and Morse. PASS: McDaniel. The motion to approve the request was passed.

Item #10. E.L. McCarty requests final approval of a Property Development Plan which proposes the construction of two building (40 ft. x 240 ft. each bldg.) on one lot. Subject lot being established upon approval of Item #9 this same agenda. General location is same as Item #9 this same agenda. A motion was made by Mrs. Morse and seconded by Mr. Gott to TABLE the request for thirty days. A vote was taken. The vote was YEA: Cooper, Ball, Smith, Tilton, Gott, and Morse. PASS: McDaniel. The motion to TABLE the request was passed.

Item #11. Earle Phillips, Eugene Phillips, Troy Phillips, and Leon Phillips request preliminary approval of the Phillips Addition to the City of Jonesboro, Arkansas. A part of the Southeast Quarter of the Southwest Quarter of Section 28, Township 14 North, range 4 East of the Fifth Principal Meridian in Craighead County, more particularly described as follows: From the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 28, thence North 0 degrees 57.0 minutes 28.0 seconds east 275.19 feet to the point, thence South 88.0 degrees 38.0 minutes 51.0 seconds West 161.15 feet to the point on the northerly right-of-way of U.S. Highway 63 Bypass, thence South 88.0 degrees 44.0 minutes 26.0 seconds West 366.28 feet along said right-of-way to the point of beginning. Thence South 88.0 degrees 35.0 minutes 2.0 seconds West 533.68 feet along said right-of-way to a point thence South 89.0 degrees 53.0 minutes 58.0 seconds west 232.09 feet along said right-of-way to the easterly right-of-way of Gilmore Drive, thence North 0 degrees 46.0 minutes 21.0 seconds East 1068.16 feet along the easterly right-of-way of said Gilmore Drive to a point on the north line of the Southeast Quarter of the Southwest Quarter of said Section 28, thence South 89.0 degrees 54.0 minutes 3 seconds East 1235.90 feet along the North Line of the Southeast Quarter of the Southwest Quarter of said Section 28 to a point on the westerly right-of-way Arkansas Highway Number 1, thence South 0 degrees 25.0 minutes 38.0 seconds west 482.90 feet along the westerly right-of-way said Highway 1 to a point, thence South 4 degrees 12.0 minutes 31.0 seconds West 233.12 feet along the westerly right-of-way said Highway 1 to a point, thence South 88.0 degrees 49.0 minutes 35.0 seconds West 462.34 feet to a point, thence South 1.0 degree 20 minutes 41 seconds East 327.59 feet to the point of beginning containing some 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 the Highway 63 Bypass. A motion was made by Mr. Smith and seconded by Mr. McDaniel to APPROVE the request. A vote was taken. The vote was YEA: Ball, Smith, Tilton, McDaniel, Gott, and Morse. PASS: Cooper. The motion to APPROVE was passed.

Item #12. Glendola Shelby, Charles Miller, and J.T. Barr requests final approval of a replat of Lots 2, 5, and 6 of the Barton Center into one lot. Subject replat also requests that the name Barton Center be changed to Shelby Acres, further requests that the existing lot numbers be changed to those indicated on the plat of Shelby Acres, further requests to change several street names within the addition. General location of this property is described as being east of Caraway Road and south of Parker Road. A motion was made by Mrs. Morse and seconded by Mr. Gott to APPROVE the request subject to the developer installing a concrete pipe rather than a galvanized pipe on Parker Road, also subject to the developer substituting reinforced concrete pipe rather than corrugated metal pipe as proposed on Parker Road and subject to reinforced concrete pipe being installed at the West end of Machine road and at the South end of Barton Drive to replace the proposed swales. A vote was taken and the motion was passed unanimously.

Item #13. A routine replat was presented to the MAPC for consideration that was not on the regular agenda. Subject replat was represented by Joe Tomlinson, City Inspector, Subject replat was as follows: Stephen Greenwood requests a replat of Lots 7 & 8 or a replat of Lots 6 & 7 of Dacus Acres into one lot. A motion was made by Mr. Cooper and seconded by Mr. Smith to APPROVE the request. A vote was taken and the motion was passed unanimously.

The meeting was adjourned at 10:20 P.M.