



## Legislation Text

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Minutes for the MAPC meeting on August 12, 1997.

### MINUTES

METROPOLITAN AREA PLANNING COMMISSION

AUGUST 12, 1997

MEMBERS PRESENT: Coleman, Little, Damron, Gardner, Finley, Beadles, Pitts, Shaw and Phillips

Minutes of the July 8, 1997 meeting were approved as amended by changing the word party to part in Item # 4.

#1 RZ97-31 Dewayne Winters requested approval of rezoning from Agricultural AG-1 to Industrial I-2 for 35 acres located in the SW 1/4, NE 1/4 of Section 25, T14N, R4E. The general location of the property is east of Moore Road, 1/4 mile south of Highland Drive.

Ms. Shaw moved to approve the request subject to:

1. Site plan approval by MAPC before development
2. R/W for streets and drainage easements will be addressed at platting
3. Providing drainage information on ditches and flood plain
4. Elevation certificates before building permits

Dr. Beadles seconded, 7 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ97-32 Real Estate Solutions requested approval of rezoning from Agricultural AG-1 to Commercial C-3 for Lots 1 & 2, Block A of Lazy Acres. The property is located on the southeast corner of Highland Drive and Commerce Drive.

Ms. Finley moved to approve the request subject to a site plan being approved by MAPC prior to development. Mr. Damron seconded, 5 voted aye, 3 no, REQUEST APPROVED WITH STIPULATION.

#3 MP97-27 Mark Keller requested approval of a minor plat containing 1.62 acres. The property is located on the west side of Caraway Road, north of Sunny Meadow Drive.

Mr. Pitts made the motion to approve the request subject to a site plan being approved by MAPC before development. Mr. Damron seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#4 RZ97-33 Gail D. Henderson requested approval of rezoning for Lots 6 & 7, Block B of Apple Hills Subdivision. The request is to change from Residential R-1 to Residential R-2 for 5.58 acres and from Residential R-1 to Commercial C-3 for 3.5 acres. The property is located on the south side of Jonathan Street, east of Warren Street.

John Warner, who is building a house on Winesap, opposed the request. His desire is to keep the area R-1. Other residents who live in the area opposed the request because the keeping of horses on the property would

create bad smells and flies and cause problems for an environmental lab nearby.

Dr. Beadles moved to table the request for the property owner to meet with Staff for find a better solution for the zoning. Ms. Shaw seconded, 4 voted aye, 5 voted no (Chairman voting to break a tie). MOTION FAILED.

An alternate motion was offered by Mr. Pitts to recommend to the City Council that the two tracts be changed to AG-1 and a site plan be submitted to the MAPC before development showing placement of the barn and houses. Mr. Damron seconded, 5 voted aye, 3 voted no, REQUEST APPROVED WITH STIPULATIONS.

#5 RP97-37 STT, Inc. requested approval of site plans for a truck terminal to be built on a part of Heatherly Industrial Park. The property is located on the northwest corner of Highland Drive and Gulley Road.

Mr. Little moved to approve the request subject to the Engineer Comments. The motion was amended to add driveway specs and ingress and egress easement. Street is to be completed prior to occupying the building. Dr. Beadles seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#6 FP97-15 Bob Gibson requested approval of subdivision plans for Forest Green Subdivision, Phase III containing 23 lots on 10.9 acres. The property is located on the south side of Thomas Green Road, 1/4 mile east of N. Culberhouse Street.

Mr. Gardner moved to approve the request subject to a full half street or lesser improvements on the whole street on Thomas Green Road. Dr. Beadles seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#7 RP97-43 John Kazi requested approval of a replat of Lots 14, 15 and 16 of the Phillips Addition. The property is located on the south side of Phillips Drive, east of Gilmore Drive.

Mr. Damron moved to approve the request, seconded by Ms. Shaw. Eight voted aye, 0 no, REQUEST APPROVED.

#8 SP97-22 First National Bank of Paragould requested approval of site plans for a new building to constructed on the northeast corner of Johnson Avenue and Old Greensboro Road.

Dr. Beadles moved to approve the request subject to:

1. Granting 60' R/W from centerline on Johnson Avenue
2. No left turns onto Johnson except at the light
3. Eliminate 3 parallel parking places adjacent to Johnson and the first space on east side
4. Increase curb radius on Johnson to allow for quicker turn in
5. Provide drainage calculations for 25 year storm for City Engineer's approval
6. Use landscaping in areas where parking is deleted
7. Move drive off Old Greensboro 10' south and widen to 30' with AHTD approval

Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#9 RP97-42 Samuel Watts requested approval of a replat of Lot C-2 of Sage Meadows Phase I-D. The property is located on the east side of Old Dornick Drive, south of Macedonia Road.

Dr. Beadles moved to approve the request subject to addressing the drainage problems by installing a silt fence or re-installing it properly and lined with hay bales so that construction erosion and debris does not comes

down on Mr. Barnett, until construction is completed. Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 FP97-14 Phillips Investments requested final approval of plans for Rossland Hills Phase III The property is located on the east side of Forest Hill Road, and is an extension of Rolling Forrest Drive and Brandywine Drive., a subdivision containing 35 lots of 17.97 acres.

Mr. Pitts moved to approve the request subject to agreements between the City Engineer and the Developer on drainage, completing drainage in Phase II and straightening centerline on Brandywine. Ms. Shaw seconded, 7 voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#11 RP97-41 Hay Hosts, Inc. requested approval of a replat of a part of Parcel B and all of Parcel C of the Gilmore Addition. The property is located at 2408 Phillips Drive.

Dr. Beadles moved to approve the replat subject to removing the notes that do not apply from the plat. Mr. Pitts seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#12 SP97-23 Hay Hosts, Inc. requested approval of site plans for 15 room expansion and conversion of the Autumn Inn into a Days Inn. The property is located at 2408 Phillips Drive.

Dr. Beadles moved to approve the site plan subject to:

8. Move building off easement on north or get easement abandoned
2. One way drive around building, exiting on west side
3. All uses shall be conforming use
4. Parking spaces to be 180 sq. ft.
5. Bring site plan back if changes are made to building

Ms. Shaw seconded, 7 voted aye, 1 no, REQUEST APPROVED WITH STIPULATIONS.

#13 RP97-40 Janice Clark requested approval of a replat of Lots 20 & 29 of Gott Subdivision. The property is located at 1605 Darrick Circle.

Mr. Gardner moved to approve the request subject to:

1. Granting additional 10' R/W on Darrick Lane and Darrick Circle
2. Remove mobile home within 18 months
3. Street improvement agreement
4. Development of Lots 1 and 2 prohibited until trailer moved

Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.