



## Legislation Text

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Minutes for the MAPC meeting on April 12, 1979.  
MAPC MINUTES  
APRIL 12, 1979

The Metropolitan Area Planning Commission met Thursday, April 12, 1979 at 7:00 P.M. in the Court Room at City Hall.

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

Members Present: Morrison, Cooper, Ball, Smith, Tilton, Gott, Freeman and Brown.

Members Absent: Scott

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 Forest Home Church of the Nazarene Inc. requests a zoning classification of Residential One (R-1) for a parcel abutting the present city limits. Subject zoning request is submitted under the provisions of Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the said annexation would have on the City accepting such lands. The description of the property is as follows: A part of the south half of the southwest Quarter of the northwest Quarter of Section 29, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the southwest corner of aforesaid southwest Quarter of the northeast Quarter; thence north 89 degrees 02' east on the 40 acre line 50 feet; thence north 0 degrees 11 ½' east 50 to the north right-of-way line of Race Street; thence north 89 degrees 02' east along said right-of-way line 149 feet; thence south 89 degrees 03' east along said right-of-way 600.34 feet; thence north 89 degrees 02' east along said right-of-way line 212.4 feet to the point of beginning proper; thence north 0 degrees 11 ½' east 627.76 feet to the north line of said south half of the southwest Quarter of the northeast Quarter; thence north 89 degrees 05' east on the 20 acre line 282.37 feet to a point 30 feet from the east line of aforesaid 20 acre tract; thence south 0 degrees 04' west 30 feet from and parallel to the east line of aforesaid 20 acre tract 627.49 feet to the north right-of-way line of Race Street; thence south 89 degrees 02' west along said right-of-way line 283.74 feet to the point of beginning proper, containing 4.08 acres. The general location of this property is north of Race and west of proposed Bernard Street.

A motion was made by Mr. Ball and seconded by Mr. Gott to approve request subject to an additional 7' R/W being provided on Race Street. REQUEST APPROVED UNANIMOUSLY.

Item #2 Town and Country International Ins. Requests a zoning classification of Commercial three (C-3) for land adjoining the present city limits. This request is submitted under the provisions of ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked

to prepare a written statement as to what effect eh said annexation would have on the City accepting such lands. The property is described as follows: A part of the northeast Quarter of the northwest Quarter of Section 32, Township 14 North, Range 4 East, more particularly described as follows: Being at the northeast corner of said northwest Quarter of Section 32; thence west on the Section line 983.27 feet to the point of beginning proper; thence south 1° 12' west along a fence and fence row 1311.8 feet to the south line of the aforesaid northeast Quarter of Section 32; thence north 89° 57' west on the 40 acre line 232.5 feet, thence north 1° 12' east 1311.6 feet to the north line of said northeast Quarter of the Northwest Quarter of Section 32; thence east on the Section line 232.5 feet to the point of beginning proper. containing 7 acres. The above described tract is subject to Parker Road, Power line, gas easement and a 60 foot right-of-way by City ordinance all along and off the north side, Higginbotham Creek off the south side, sanitary sewer with easement for same and an underground telephone cable all as shown or indicated on plat of survey of said property. The general location of this property is south of Parker Road and west of Town and Country International Inc.

A motion was made by Mr. Tilton and seconded by Mr. Freeman to approve request with the stipulation that Town and Country will develop curb and gutter on south side of Parker Road the length of their property being annexed. REQUEST APPROVED UNANIMOUSLY.

Item #3 Jonesboro Properties Ltd., petitions to rezone from Residential One (R-1) to Commercial Three (C-3) the following described property: A part of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter 6.86 acres, a part of the Southwest Quarter of the Southeast Quarter 7.26 acres, all being in Section 25, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Beginning at the South Quarter corner of said section 25, Township 14 North, Range 3 East; thence South 87 degrees 59 minutes west on the South line of said Section 25, a distance of 654.3 feet; thence North 206.05 feet; thence north 87 degrees 59 minutes east along said fence produced 270 feet; thence north 215.5 feet to a fence; thence north 86 degrees 57 minutes east along said fence 100.0 feet; thence north 88 degrees 06 minutes east along said fence 133.4 feet to the N-S Center of Section 25; thence north 0 degrees 05 minutes west along N-S center of Section 25 a distance of 291.3 feet to the south right-of-way line of U.S. Highway No. 63 Bypass; thence south 69 degrees 10 minutes east 167.2 feet along said right-of-way line; thence South 63 degrees 40 minutes east along said right-of-way line 409.6 feet to the west right-of-way line of U.S. Highway No. 49; thence southwesterly along said right-of-way line of U.S. Highway No. 49 south 23 degrees 35 minutes west 35.4 feet, south 22 degrees 57 minutes west 88.0 feet, south 35 degrees 18 minutes west 208.5 feet, south 7 degrees 31 minutes east 64.2 feet, south 27 degrees 28 minutes west 33.5 feet, south 63 degrees 05 minutes east 10.0 feet; thence continuing along said right-of-way line on a curve to the left as follows: On a chord bearing south 27 degrees 22 minutes west 100.0 feet, on a chord bearing south 24 degrees 57 minutes west 100.0 feet, on a cord bearing south 22 degrees 23 minutes west 143.6 feet to the south line of said Section 25, Township 14 North, Range 3 East; thence south 88 degrees 03 minutes west along said Section line 211.1 feet to the point of beginning proper, containing in all 14.12 acres, more or less. The general location of this property is south of U.S. Bypass and west of U.S. Hwy 49. Attorney Don Seay and James Lyons represented several property owners that were in opposition to the above request. Skip Mooney, Attorney, represented Jonesboro Properties.

Commissioner Tilton made a motion to approve request with a deletion of a portion of request. That portion being a part of Tract 1 as shown on the rezoning plat described as follows: Beginning at the S.W. corner of the property adjoining Wood Street, thence east approximately 240'; thence north approximately 431.5'; thence east 270'; south 255' west 150'; thence south 206.5 to a point of beginning. Mr. Gott, commission member, offered an amendment that there be no access into the commercial area from Wood Street and that a buffer fence be constructed along the west property boundary approximately 647' in length, Mr. Tilton did not accept that amendment to his motion. That motion died for lack of a second. Chairman Morrison entertained another motion.

Mr. Ball offered a second motion to approve request with a stipulation that an additional 10' R/W be provided on Hwy 49. Mr. Tilton seconded the motion. A vote was taken. Voting aye, Tilton and Gott, voting no, Cooper, Ball, Smith and Freeman, Passing were Brown. REQUEST DENIED.

Item #4 Mark Wisdom requests a replat of the following described parcel of property: A part of Lot 6 of Loves Survey of the NE ¼ SE ¼ of Section 19, T 14 N, R 4 E, being more particularly described as follows: begin at the Northwest corner of the NW ¼ SW ¼ of Section 19, T 14 N, R 4 E, thence South on the range line 760' to the South line of Park Street the point of beginning proper; thence west on the south line of Park Street 65' thence S 0° 13' W 124.4' to the north line of College Avenue; thence east on the north line of College Avenue 50' to the westerly line of Wood Street; thence N 31° 56' E on the westerly line of Wood Street 146.6' to the south line of Park Street; thence west on the south line of Part Street 63' to the point of beginning proper. The general location of this property is between College Avenue and Park Street. A motion was made by Mr. Tilton and seconded by Mr. Ball to approve request subject to an additional 5' R/W on Park and 5' additional on College and maintain 30' centerline on Wood. REQUEST APPROVED UNANIMOUSLY.

Item #5 Mark Wisdom requests approval of a site development plan for two buildings located on a single lot, a replat of 4 and 6 of Love's survey. The general location of this property is at the southwest corner of Park and Wood Street. Mr. Tilton made a motion seconded by Mr. Freeman to approve request subject to Mr. Wisdom's agreement that Soundplex building, which now exist on the lot, would be torn down if the property was sold and its present use is ceased. (A letter to this agreement between Mr. Wisdom and MAPC is to be filed with the MAPC.) REQUEST APPROVED UNANIMOUSLY.

Item #6 Gordon Stinnet requests preliminary approval of Towering Oaks Subdivision described as follows: A part of the SE ¼ of Section 1, Township 13 North, Range 3 East, being more particularly described as follows: Begin at the Southeast corner of Section 1, T 13 N, R 3 E; thence north on the Section line 801.1' to the point of beginning proper; thence N 87°59' W 275'; thence N 87° 49' W 133' thence N 87° 56' W 210' thence N 88° 58' W 48.9'; thence N 0° 02' E 250'; thence N 0° 05' E 197.1'; thence N 0° 38' 123' thence N 0° 15' E 284'; thence N 0° 39' E 103'; thence S 89° 51' E 182.9'; thence S 89° 43' E 60'; thence S 89° 35' E 190'; thence S 89° 45' E 230' toe the east line of Section 1, T 13 N, R 3 E; thence south on the Section line 977.4; to the point of beginning proper, containing 14.77 acres. The above described property is subject to Arkansas State Highway Right-of-way along the East side. The general location of this property is approximately one and three quarter miles south of U.S. 63 Bypass and west of South Culberhouse (Hwy 141).

Mr. Cooper made a motion to approve request, seconded by Mr. Freeman. REQUEST APPROVED UNANIMOUSLY.

NOTE: It should be noted that the MAPC has approved neither design standards nor construction methods in its consideration of this item since the development is located outside the City Limits of the City of Jonesboro, and is therefore not within the jurisdiction of the Code of Ordinances of the City of Jonesboro.

Item #7 P.F.S. and H.S.C. Inc. requests preliminary approved of a Subdivision and replat of Lots 1 and 2 of Block H of Marlo Acres sixth addition. The general location of this property is north of U.S. 63 Bypass and east of Greenbriar Street. A motion was made by Mr. Cooper and seconded by Mr. Tilton to approve request subject to approval by City Engineer. If City Engineer anticipates any problems then request should be brought back before the planning commission. Voting eye, Cooper, Smith, Tilton, Gott, Freeman and Brown, passing was Ball. REQUEST APPROVED.

Item #8 Marland Alexander requests final approval of a replat of Lots 6, 7 and 8 of Block B of Noble Acres Addition into a single Lot, Lot A, more particularly described as follows: The east 22.5' of Lot 6, all of Lot 7 and the west 7' of Lot 8 all in Block B of the re-plat of Noble Acres Addition, to Jonesboro, Arkansas into one Lot "A". The above described property shall hereinafter be known and referred to as Lot "A" of the Alexander First Re-plat of a part of Block B of the re-plat of Noble Acres Addition to Jonesboro, Arkansas. The general location of this property is north of Noble Drive, between Tony and Oakdale Streets.

A motion was made by Mr. Freeman and seconded by Mr. Brown to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #9 Guy Pardew requests a preliminary approval of a site development plan for 56 Housing Units to be located on a single lot. The lot is legally described as Block B of Briarwood Sixth Addition. Owner requests preliminary approval so as to possibly obtain funding for Section Eight Housing. The approximate acreage is 3.756 acres. The general location of this property is north of Smoot Drive and south of West Nettleton Avenue. A motion was made by Mr. Ball and seconded by Mr. Smith to approve request, (Preliminary approval only) provided that developer is able to obtain funding for mentioned property. He will be required to submit a detailed development plan for Final Approval. This plan should include drainage of the area, any necessary easements, and should show any utility connections. The owner must also replat the lots where the proposed development is to be located into a single lot. REQUEST APPROVED UNANIMOUSLY.

Item #10 Larry Grisham requests approval of a site development plan for Block 1 of Vance's Second Addition, containing approximately 1.643 acres. The general location of this property is south of Highland Drive and between the Malco Inc. and Coca Cola property.

Mr. Cooper made a motion, seconded by Mr. Brown to approve request with a stipulation that the area adjacent to the east side of the building be designated as a fire lane and that six (6) parking spaces be removed from the front of the building. (north side). REQUEST APPROVED UNANIMOUSLY.

Item #11 H.R. Shaver request approval of a property development plan located south of Race Street. The development plan was to be submitted and approved before the subject property is annexed to the City of Jonesboro. The general location of this property is south of Race Street and west of Brown's Quick Shop.

Mr. Brown, seconded by Mr. Smith, made a motion to approve request subject to curbing being placed 15 feet from the centerline of Race Street instead of 13 feet as previously noted. REQUEST APPROVED UNANIMOUSLY.

Item #12 Forest Home Church of the Nazarene requests final approval of a property development plan. The property is located north of Race Street.

Mr. Freeman made a motion to approve request, seconded by Mr. Brown. REQUEST APPROVED UNANIMOUSLY.

Other items for business were: (Added to Agenda)

Item #13 Clay Kenward, representing Hillpoint Development Corp. requested that the Commission delete the requirement that Curb and Gutter be placed along Hwy 1-B. In a letter received from the Ark. Hwy & Trans. Dept., a minimum distance of 22' from the centerline to the face of the curb should be maintained. This would require construction of a four lane roadway. The AHTD felt that construction of four lanes at this particular

point would create several safety problems. This item was presented as Item #5 at the march 1979 MAPC meeting. A letter from the AHTD is filed with the MAPC. A vote was taken to approve this deletion. REQUEST APPROVED UNANIMOUSLY.

Item #14 Dan Merryman requested that the Commission delete the requirement that curb and gutter and storm sewers be constructed adjacent to his property at the corner of Brazos and Dayton. The Commission agreed to delete this requirement provided the developer reroute the present ditch and construct a wider shoulder with a safety slope along Brazos and Dayton Streets. Re-constructing the shoulder and ditch would not require curbs and gutters. The developer would only be required to provide proper drainage under each driveway. A letter from Mr. Merryman is filed with the MAPC.

A motion was made by Mr. Tilton and seconded by Mr. Ball to approve this deletion in relation to the above request. REQUEST APPROVED UNANIMOUSLY.

Meeting adjourned at 10:45 P.M.