

ATTN: PLANNING & ZONING DEPARTMENT

THE PURPOSE FOR THIS LETTER IS TO VOTE THAT CHRIS ISHMAEL IS GRANTED PERMISSION TO REZONE THE LOT THAT SITS ON LOBERG TO BUILD APARTMENTS. THIS AREA IS A VERY NICE, QUIET SIDE OF TOWN FOR RENTERS LIKE MYSELF. TO FEEL SAFE AND LET THE KIDS PLAY AROUND OUTSIDE. THE YMCA IS MINUTES AWAY FROM THIS AREA. THE ONLY MAJOR ISSUE THAT I HAVE ENCOUNTERED IN THIS NEIGHBORHOOD IS HOW THE OWNERS TREAT AND FEEL ABOUT RENTERS MOVING INTO THE COMMUNITY. ITS AS THOUGH IF YOU'RE NOT AN OWNER THEN YOUR NOT WORTHY ENOUGH TO FIT IN THIS COMMUNITY. THERE ARE TWO LADIES IN PARTICULAR THAT WALKS THE COMMUNITY EVERY MORNING JUST TO HAVE SOMETHING TO COMPLAIN ABOUT AND CALL CITY CODE ENFORCEMENT OUT IF IT DOESN'T MEET THEIR STANDARDS. THEY HAVE CALLED THE CITY CODE ENFORCEMENT ON ME SEVERAL TIMES. EACH TIME I NOTICED IT'S THE SAME GUY THERE IS NEVER A DIFFERENT GUY. I ASKED HIM IF HE WAS RELATED TO THEM (THOSE TWO LADIES), BECAUSE THEY ALWAYS CALL HIM OUT. I LATER FOUND OUT THAT HE STAYS IN THE SAME COMMUNITY. THAT'S WHY HE WAS SO CONVENIENT FOR THEM TO REACH OUT TO. MY LANDLORD TOLD ME THAT THOSE SAME WOMEN HAD CALLED CODE ENFORCEMENT QUITE FREQUENTLY ON THE RENTERS BEFORE ME AND THAT THEY ALWAYS COMPLAINED ABOUT SOMETHING. I AM 100% SURE THAT THESE ARE THE SAME WOMEN THAT HAS FORMED A GROUP TO APOSE AGAINST THIS PROJECT TAKING PLACE. THOSE TWO WOMEN ARE ESTHER LANE 1204 STONEMILL AND CAROLYN HARRIS 2020 TIMBERRIDGE DRIVE. I'VE BEEN LIVING ON THIS SIDE OF TOWN FOR OVER TWO YEARS AND I NEVER UNDERSTOOD WHY THESE TWO LADIES TURNED MY NEIGHBORS AGAINST ME AND WHY WHEN THEY ARE WALKING IN THE MORNING AND I AM OUTSIDE. ESTHER LANE GIVES ME ONE OF THE MEANEST STARES AS THOUGH SHE HATES ME. UNTIL NOW WHEN I HAPPENED TO READ A POST THAT WAS POSTED ON OUR NEIGHBORHOOD SOCIAL SITE (SCENIC HILLS ). I READ HOW SOME OF THE OWNERS FEEL ABOUT RENTERS BEING IN THIS AREA. IT'S NOT FAIR HOW WE (RENTERS) ARE BEING LABELED AND TREATED. WE DESERVE TO STAY IN A NICE AREA AS WELL. SOME OF US (RENTERS) MAY HAVE PERSONAL REASONS WHY WE CAN'T PURCHASE A HOME RIGHT NOW. ATTACHED TO THIS LETTER IS A COPY OF THE STATEMENTS THAT WAS MADE ON OUR COMMUNITY SOCIAL MEDIA SITE OF HOW THE OWNERS REALLY FEEL ABOUT THE RENTERS.

THANK YOU IN ADVANCE,

A CONCERNED RENTER 09/12/2017

[Mary jo Franklin](#), Briarwood  
Private message  
[View profile](#)

## Apartments on loberg

A person named Chris Ishmael is wanting to rezone a lot on loberg to build apartments, if you are opposed write the rezoning office or go to the meeting at 5:30 on sept 12th

31 Aug · 10 neighborhoods in General

Thank

Reply

4 Thanks · [30 Replies](#)

[Melissa Sennett](#), Briarwood · 31 Aug

We don't need,any more Apts we have enough with crime and so forth with the Apts in the area now

Thank

1 Thank

[Jason Pierce](#), Briarwood · 31 Aug

Derrel Smith Planning & Zoning Director Tracy McGaha Planner Jonathan Smith Planner Planning & Zoning Department 300 S. Church St. Jonesboro, AR 72401 Ph: 870-932-0406 Fx: 870-336-3036

Found this on [Jonesboro.org](#). Too many apartments in the city already.

Thank

4 Thanks

[Mary jo Franklin](#), Briarwood · 31 Aug

Agree

Thank

[Judy Casteel](#), Scenic Hills · 1 Sep

Actually, he's wanting to rezone from R1 to RM8, limited use to build 6 duplexes (not apartments) which will yield 12 family households on this piece of property, which is in the middle of single family dwellings. Proposal goes before MAPC Tues., 9/12 @ 5:30. PLEASE come & stand with Scenic Hills Neighborhood if you're opposed to this! Do not write city rezoning office, if you want to write or email someone, it would be the MAPC members, names & emails can be found on [Jonesboro.org](#). Thank you, Mary Jo & all others showing an interest in this! Building duplexes seems to be the new "hot trend" as just this year there have been more than 4X the amount built than all of last year & we're just now in Sept.!

Thank

1 Thank

[Mary jo Franklin](#), Briarwood · 1 Sep

If someone can't be there at least write your complaint, I plan to be at the meeting

Thank  
2 Thanks

Judy Casteel, Scenic Hills·1 Sep

If you want to sign a petition against this articulate rezoning (I see lots of Scenic Hills people as members here) & someone hasn't been to your door, Tues-Fri I can be found @ 1902 Independence Cove until at least 5:30, many days all evening as well & have petitions! All support is very much appreciated! Again, MAPC meeting 9/12 @ 5:30 @ Municipal Bldg (300 S Church St) in council chambers, front right of bldg & support there is critical also! Thank you so very much!

Thank



Jerry & Debbie Finley, Briarwood·1 Sep

As a former planning commission member, I can tell you that someone has to get highly organized and show up with reasons why they should deny instead of only a large group who is just against the project. Your group must show great restraint but stamina to go the long haul. If the planning commission recommends the approval, it will then go to the City Council. You must have a large group there and respectfully speak and voice your opinions. You can take pictures of current duplexes and quads and apartments and how they effect your neighborhood. Be careful not to sound like you are better than someone who is a renter. But everyone knows that most renters don't take care of the residence like an owner would.

Thank  
4 Thanks

Judy Casteel, Scenic Hills·2 Sep

Thank you Debbie. Through meetings of our neighborhood association, we've mapped this all out complete with list of speakers for each of our points as well as petitions & emails. Appreciate your input.

Thank  
1 Thank



Brandon Hogan, Briarwood·2 Sep

This is the second post here I have seen where people are concerned that there may be people/families renting homes or apartments in this area. Why is this considered a problem? I bought my home 3 years ago, but before that I always lived in rented spaces except for my time in the Army (housing was provided for us). I don't understand all the animosity toward someone renting. I tend to think it is due to the perception that anyone renting a house or apartment is not financially able to purchase a home and are, therefore, "those people" always mentioned when something comes up missing or damaged just because they do not have/make as much money as others. Please tell me I am mistaken.

Thank

Melissa Sennett, Briarwood · Edited 2 Sep

It just seems the renters do not take care of the property and it becomes a eyesore especially in this area drive down dupwe and rosemond the houses are trashed and so are the yards it brings down the value of the neighborhood there are 2 houses on my block that people are trying to sell if I was on the outside looking in I would not buy in this area we moved here 11 years ago and it has gone down very bad

Thank



Steve Cudd, Scenic Hills · 2 Sep

Brandon Hogan, Thank you for your service. I didn't buy my home in this neighborhood of single family dwellings for some jackwagon with dollar signs in his eyes to build apartments in my back yard. This is my home for 20+ years and I don't take that lightly. If that's offensive...I guess whoever is offended has a problem. I don't want this in my back yard and MY PROPERTY BORDERS THE LOT IN QUESTION.

Thank

2 Thanks



Brandon Hogan, Briarwood · 2 Sep

Steve Cudd I really enjoyed my time as a Medic in the Army and would still be enlisted if not for an injury and resulting neurological problem forcing me to leave the service after only a few years. Why would it be a problem to have your property border a property that has apartments on it? I honestly don't see or understand the problem unless you just don't want "poor" people living around you.

Thank



Steve Cudd, Scenic Hills · 2 Sep

Brandon, it has nothing to do with "poor people". And I believe it's my right to not want an apartment complex in my back yard. This would physically be what I would see out the back of my lot. Until now, it's been a small wooded area. If you are taking this personally, I don't know what to tell you.

Thank



Brandon Hogan, Briarwood · 2 Sep

Steve Cudd No, I'm not taking any offense to what you're saying-personally or on behalf of others. I'm just trying to understand what would be so bad about having apartments adjacent to your lot. I

honestly don't understand/see any problem with apartments or how they are fundamentally different from houses or how rented houses are fundamentally different from owned houses as Ms Sennett was complaining about.

Thank  
1 Thank

Mary jo Franklin, Briarwood·2 Sep

With a lot of apartments comes a lot of noise, I have been here 20+years and the neighborhood has run doe and stealing increased, single family owners usually take pride in their house and make improvements and keeps the house repaired. I was told my house has decreased in value

Thank  
2 Thanks



Cathy Hall, Scenic Hills·2 Sep

My property also backs to this property. I too spent 22 years as an army wife. We took care of our property as the amy required it, when we didn't live in quarters we rented and when able we purchased. This has nothing to do with disliking renters, they are an important economic portion of this city. Problem is this area is single family dwellings. From what we have been told these aren't going to b the type of duplexes of apartments that will draw the higher rent, but lower income housing. This area isn't ready for low income rentals. Part of the reason we bought this property is the wooded lot behind us and the privacy it afforded. Since the woods have been razed, we have had property stolen from our backyard and a machete welding drug addict running from the police cut through our yard. I can't imagine what the outcome will b if/when there are low income apartments there

Thank  
4 Thanks



Brandon Hogan, Briarwood·3 Sep

So, the issue everyone seems to be upset about is having poor people around. I was afraid of that. Everyone is entitled to their own opinions and ideas and I will respect those of all of you. However, I will be extricating myself from this discussion now. Have a good weekend and I hope everything works out for the best.

Thank  
1 Thank

Melanie Griffin, City Water and Light Park·3 Sep

We own our home but are lower income. I was raised by a single mom in a rental. My mom was raised with values that include taking care of things. I adhere to that. We've rented in the past. We were good tenants. I wanted my deposit back and didn't want to pay for any damages. I know a lot of people don't care about things like that. We have lots of rentals around us and most of the folks take

care of things...well, outside anyway. BUT I see exactly what the others are seeing on certain mentioned streets. I see it here on Oak as well. I mentioned in another post about how I worked at the section 8 office. One thing that surprised me was how often folks move from one place to another. Some people move ALL.THE.TIME. I don't get it personally. I also heard from landlords all the time about damage to their property. Some people tend not to take care of their own stuff, why would they worry about others property? It's a tough situation.

Thank  
3 Thanks

Mary jo Franklin, Briarwood·3 Sep

It has nothing to do with poor people, the houses in this area are not for the rich but my house is my castle and I want it to be safe and I want the neighborhood to be single family homes, there are a lot of apartments here already

Thank  
3 Thanks



Renay Williams, Scenic Hills·6d ago

People do realize that they're using classist and racist dog whistles when they talk about "crime" and "renters don't take care of their homes", right? I signed the petition to oppose this development and I really hope that those who go to speak in opposition don't use bigoted reasoning (remember: your intent doesn't matter) to argue against these townhouses. I live in a single family house on Bunker Hill and I rent, and I am disappointed and appalled at people insinuating me and people like me don't care about taking care of our homes. Y'all talking about us like that should be ashamed.

Thank



Steve Cudd, Scenic Hills·6d ago

That's the single most self centered, self serving statement I've read in a long time. I and my family spent most of our lives living in trailer parks...RENTING. Yeah, spent the majority of my life as "poor white trash". This has NOTHING to do with the color of anyone's skin, and quite honestly, it's racist and bigoted to think black people have cornered the market on it. Racist and bigoted talk is NOT welcome here Renay.

Thank

Mary jo Franklin, Briarwood·5d ago

Nothing was said about race, the subject is about not wanting more apartments in a neighborhood that folks would like to keep as single family homes.

Thank  
2 Thanks

Judy Casteel, Scenic Hills·5d ago

Holy cow people!! The issue is not wanting high density housing on a small tract of land in the middle of single family homes! How the heck did you go from that to all this mess?! This property is at the crest of a hill on a street where traffic travels at any rate of speed that suits them, where the only entrance/exit will be & will have TWELVE FAMILIES...not twelve people...living in a very limited area (with no green space for children, I might add) making it a bad deal from the health, safety & welfare aspect of the area and ALL it's inhabitants...those here presently & those that would come if this were built. As the president of the Scenic Hills Neighborhood Association, I can tell you unequivocally that race is NOT the issue! We have Caucasians, African Americans, Latinos, Chinese, Vietnamese & Puerto Rican folks that I know of all living in Scenic Hills. All the people that belong to the neighborhood association would be ashamed to hear this mess. We ALL work & live TOGETHER. Seriously, stop making this something it isn't. Just as I cannot speak for every single person in our area, no one else can speak for all either. Please, just stop this!

Thank  
5 Thanks



Cathy Hall, Scenic Hills · 5d ago

Very well said  
Thank

Judy Casteel, Scenic Hills · 5d ago

Furthermore, let me be clear that piece of property is almost directly across from the Catholic cemetery on Loberg Lane on the north side of Nettleton Ave. from Briarcrest. Scenic Hills Neighborhood Association encompasses area from West Nettleton to West Matthews & Strawfloor Dr. to Gee St., tho we always welcome with open arms anyone who would like to join in our meetings & always open to helping another area set up a neighborhood association. BTW, that's "neighborhood association", as in friendly group of neighbors looking out for each other, not "homeowners association" as in telling folks what color to paint their homes or what they can & cannot do with their property. We are very community oriented & try to keep open dialogue between city & association to better ourselves, neighborhood & community. Email me for details @ [scenichillsassoc@yahoo.com](mailto:scenichillsassoc@yahoo.com). (Wow, was that a commercial?? Sorry! 😊)

Thank  
4 Thanks

Mimi Cox, Briarwood · 5d ago

Thanks, Judy!  
Thank  
2 Thanks

Mary jo Franklin, Briarwood · 5d ago

Very well said  
Thank  
2 Thanks



Blake Mills, Briarwood·3d ago

Sorry....a little late to the discussion here...but Judy has it right. There really are enough apartments/duplexes in this area as it is...it is about keeping this a single family housing area. I enjoy being able to sit in my back yard, let the dog out without having to put him on a leash and go with him, having a place where my grandchildren can put a swing set and run around.

Thank  
2 Thanks

Mary jo Franklin, Briarwood·2d ago

I just saw several apartments building on Matthews  
Thank

Judy Casteel, Scenic Hills·1d ago

Yes, exactly what we've been talking about. The newest "hot thing" is to slap these in anywhere they can, knowing they're easier to slip in than big apartment bldgs. They're going up all over the place! Anything zoned R2 or higher is fair game. So many neighborhoods are R2. Can't tell yet if those on Matthews are duplexes, tri or quads.

Thank  
1 Thank