



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_

Case Number: \_\_\_\_\_

## LOCATION:

Site Address: 5200 and 5202 Woodsprings Rd.

Side of Street: \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: County Proposed Zoning: RS-5

Size of site (square feet and acres): 3.23 Acres Street frontage (feet): \_\_\_\_\_

Existing Use of the Site: Residence

Character and adequacy of adjoining streets: \_\_\_\_\_

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic System

## Use of adjoining properties:

North County

South County

East AG-1

West County

Physical characteristics of the site: Flat

Characteristics of the neighborhood: Primarily Undeveloped / Residential

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 1<sup>st</sup> of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it? Unzoned / County
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Annexation, Would like to become a citizen of Jonesboro living in city limits.
- (3). If rezoned, how would the property be developed and used? It is already developed for single family houses
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 2 Single family residents built on 3.23 acres.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes
- (6). How would the proposed rezoning be the public interest and benefit the community? The zoning is restrictive and compatible.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? It is compatible.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Currently unzoned, needs zoned for annexation.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. No Impact
- (10). How long has the property remained vacant? There are two occupied houses.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? No Impact.
- (12). If the rezoning is approved, when would development or redevelopment begin? None Planned.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application. Annexation, all owners agree to zoning.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Adam Saulsbury / Randell Pierce  
Name: Randi Saulsbury / Diann Pierce

Address: 5202 Woodsprings/5200 Woodsprings Address:

City, State: Jonesboro, AR ZIP 72404

Telephone: 870-926-9347 / 870-972-9078

Facsimile: 870-930-3304

Signature: Adam Saulsbury, Randell Pierce

Deed: Please attach a copy of the deed for the subject property.

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

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IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS  
WESTERN DISTRICT

IN THE MATTER OF THE PROPOSED  
ANNEXATION OF CERTAIN LANDS TO  
THE CITY OF JONESBORO, ARKANSAS

NO. CO-2007- 2  
11/19/2007

PETITION FOR ANNEXATION

1. WE PETITIONERS ADAM SAULSBURY AND RANDELL PIERCE OWN THE FOLLOWING DESCRIBED PROPERTY IN CRAIGHEAD COUNTY, ARKANSAS:

Part of the South 463.00 feet of the East Half of the Northeast 1/4 of Section 5, T13N-R3E, more particularly described as follows; commence at the East 1/4 corner of said Section 5; thence North 25.97 feet to the point of beginning; thence continue North 437.03 feet; thence S 88° 03' 00" W 286.65 feet; thence S 03° 58' 00" E 208.72 feet; thence S 88° 03' 00" W 90.28 feet; thence S 01° 21' 00" E 229.17 feet to the North right-of-way of a road; thence N 88° 30' 08" E along the North right-of-way of said road 362.72 feet to the point of beginning, containing 3.23 acres more or less, and subject to highway right-of-way on the East side.

2. The above property is contiguous to and adjoins the city limits of Jonesboro, Craighead County, Arkansas, and should be annexed thereto. Adam Saulsbury is hereby named as the person authorized to act on behalf of the petitioner.

WHEREFORE, petitioner prays that this court enter an order fixing a date, time and place for the hearing on said Petition for Annexation; that notice thereof be published as provided for in Ark. Code Ann. § 14-40-605; and that, at such hearing, the court make the necessary orders annexing said above described lands to the City of Jonesboro, Arkansas.

PETITIONER;  
Adam Saulsbury  
5202 Woodsprings RD.  
Jonesboro, Arkansas 72404

by Adam Saulsbury

PETITIONER;  
Randell Pierce  
5200 Woodsprings RD.  
Jonesboro, Arkansas 72404

By Randell Pierce

**FILED**  
NOV 20 2007  
NANCY NELMS  
COUNTY & PROBATE COURT CLERK

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS  
WESTERN DISTRICT

IN THE MATTER OF THE PROPOSED  
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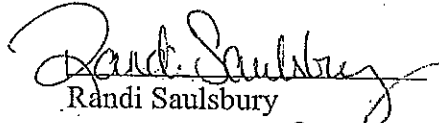
NO. CO-2007-2

CONSENT TO ANNEXATION AND ENTRY OF APPEARANCE

Adam Saulsbury and Randell Pierce have petitioned this court requesting that the following lands be annexed into the City of Jonesboro, Arkansas:

Part of the South 463.00 feet of the East Half of the Northeast 1/4 of Section 5, T13N-R3E, more particularly described as follows: Commence at the East 1/4 corner of said Section 5; thence North 25.97 feet to the point of beginning; thence continue North 437.03 feet; thence S88E03'00" W 286.65 feet; thence S03E58'00" E 208.72 feet; thence S88E03'00" W 90.28 feet; thence S01E21'00" E 229.17 feet to the North right-of-way of a road; thence N88E30'08" E along the North right-of-way of said road 362.72 feet to the point of beginning, containing 3.23 acres, more or less, and subject to highway right-of-way on the East side.

Randi Saulsbury, wife of Adam Saulsbury, and Diann Pierce, wife of Randell Pierce, own the above described property with their spouses as tenants by the entirety. Randi Saulsbury and Diann Pierce consent to the property being annexed into the City of Jonesboro and hereby enter their appearance in this action and join in as petitioners along with their spouses.

  
Randi Saulsbury

  
Diann Pierce

Subscribed and sworn to before me this December 14, 2007.



My commission expires: 7/1/12

  
Notary Public

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS  
WESTERN DISTRICT

IN THE MATTER OF THE PROPOSED  
ANNEXATION OF CERTAIN LANDS TO  
THE CITY OF JONESBORO, ARKANSAS

NO. CO-2007-2

ORDER OF ANNEXATION

On this December 31, 2007, comes on to be heard the Petition of Adam Saulsbury and Randell Pierce together with the Consent to Annexation and Entry of Appearance of Randi Saulsbury, wife of Adam Saulsbury, and Diann Pierce, wife of Randell Pierce, praying for the annexation of the following described lands to the City of Jonesboro, Craighead County, Arkansas:

Part of the South 463.00 feet of the East Half of the Northeast Quarter of Section 5, T13N-R3E, more particularly described as follows:

Commence at the East  $\frac{1}{4}$  corner of said Section 5; thence North 25.97 feet to the point of beginning; thence continue North 437.03 feet; thence S  $88^{\circ} 03' 00''$  W 286.65 feet; thence S  $03^{\circ} 58' 00''$  E 208.72 feet; thence S  $88^{\circ} 03' 00''$  W 90.28 feet; thence S  $01^{\circ} 21' 00''$  E 229.17 feet to the North right-of-way of a road; thence N  $88^{\circ} 30' 08''$  E along the North right-of-way of said road 362.72 feet to the point of beginning, containing 3.23 acres, more or less, and subject to highway right-of-way on the East side.

From the evidence adduced, the court finds that the above described property is contiguous to and adjoins the city limits of Jonesboro, Arkansas; petitioners own all of the above described lands; notice of the time, place, and date of this hearing has been published in the Jonesboro Sun, a newspaper of general circulation in Craighead County, Arkansas; the first publication thereof was at least three weeks before this hearing and the Petition has been filed for not less than thirty days.

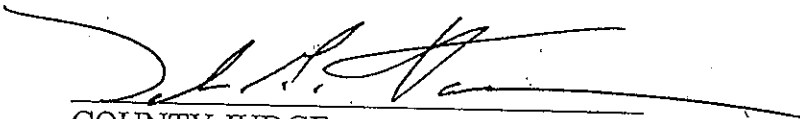
**FILED**

DEC 31 2007

NANCY NELMS  
COUNTY & PROBATE COURT CLERK

The court further finds that the statements in the Petition are true; that the territory sought to be annexed has been accurately described; that an accurate map of the lands has been made and filed; that the lands described above should be annexed; and that no objections have been made to said annexation.

**IT IS THEREFORE CONSIDERED, ORDERED AND ADJUDGED** that the prayer of the petitioners is hereby granted and that the above described lands are hereby annexed to and made a part of the City of Jonesboro, Craighead County, Arkansas.

  
COUNTY JUDGE