



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 08-23-10
Case Number: RZ 10-15

LOCATION:

Site Address: 401 E. OAK (aka 1002 COBB ST)

Side of Street: So. between COBB and CITIZEN
PART OF THE NW 1/4
Quarter: 1/4 Section: 19 Township: 14 Range: 4

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

SITE INFORMATION:

Existing Zoning: R-2 Proposed Zoning: CR-1

Size of site (square feet and acres): RW 6,714 sq. ft. DA 10,000 6720 SQ. FT. / .15 AC Street frontage (feet): 56 FT. - COBB ST
150 FT. - OAK ST.

Existing Use of the Site: APPRAISAL BUSINESS

Character and adequacy of adjoining streets: PAVED & ADEQUATE

Does public water serve the site? YES

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? YES

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North ST. BERNARD EMPLOYEE PARKING LOT
South RENTAL PROPERTY
East RENTAL PROPERTY
West RENTAL PROPERTY

Physical characteristics of the site: PREDOMINANTLY LEVEL LOT WITH WOOD FRAME STRUCTURE

Characteristics of the neighborhood: RESIDENTIAL & COMMERCIAL

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 17th 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: *SEE ATTACHMENT "B"*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be in the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.*
*SEE ATTACHMENT "C"
- (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.

Applicant:

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

N/A

Name: GLEN & NANCY MORING
 Address: 5201 PROSPECT RD
 City, State: JONESBORO AR. ZIP 72401
 Telephone: 870-930-6565
 Facsimile: 870-931-6892
 Signature: Glen A. Moring

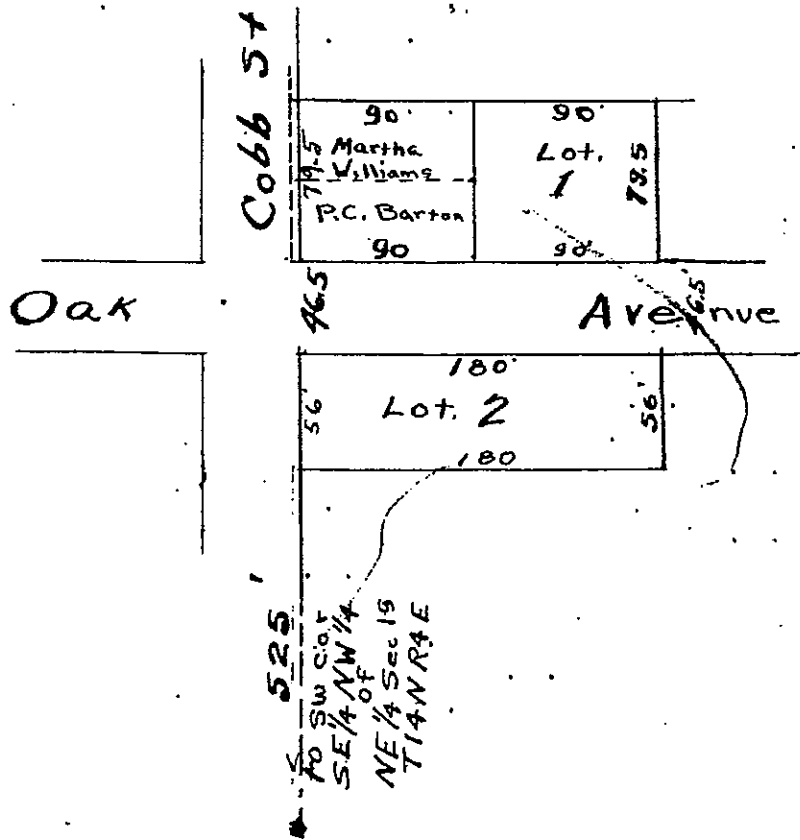
Name: _____
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

Deed: *Please attach a copy of the deed for the subject property.*
 *SEE ATTACHMENT "D"

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 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

ATTACHMENT "A"

VI



PLAT.

showing a part of the NW¹/₄ of NE¹/₄ Sec. 19-T. 14 N, R 4 E. Described as follows: Commencing at a point 525 ft. North of the SW corner of the SE¹/₄ of NW¹/₄ of the section 19-T 14 N, R 4 E; thence North 192 Ft; Thence East 180 Ft.; Thence South 56 Ft.; Thence West 180 Ft. to point of beginning, except that portion of the tract now owned by Martha Williams and P.C. Barton & that portion prescribed as OAK AVENUE.

--DEDICATION--

This is to certify that we the undersigned owners of the above described property on this day caused the same to be platted & placed of record to be known as Stonefield in addition to the City of Jonesboro, Ark.

Witness our hands & seal this 3rd day of Aug., 1915.

signed.

Alex Berger.
M. Stonefield

State of Arkansas
County of Craighead.

Be it remembered that on this day came before me, the undersigned a Notary Public within and for the County aforesaid, duly commissioned and acting, Alex Berger and M. Stonefield, who presented to me the foregoing described plat and state

GLEN & NANCY MORING
REZONING REQUEST FOR 401 E OAK STREET (aka 1002 COBB ST) JONESBORO, ARKANSAS

(1) HOW WAS THE PROPERTY ZONED WHEN THE CURRENT OWNER PURCHASED IT?
R-2

(2) WHAT IS THE PURPOSE OF THE REZONING? WHY IS THE REZONING NECESSARY?
TO UTILIZE PROPERTY FOR APPRAISAL BUSINESS; TO FACILITATE A QUITE BUSINESS
LOCATED IN A RESIDENTIAL AREA

(3) IF REZONED, HOW WOULD THE PROPERTY BE DEVELOPED AND USED?
NO ADDITIONAL ALTERATIONS REQUIRED, WE WOULD CONTINUE TO USE THE
STRUCTURE AS IT CURRENTLY EXISTS

(4) WHAT WOULD BE THE DENSITY OR INTENSITY OF DEVELOPMENT? (e.g. number of
residential units; square footage of commercial, institutional, or industrial buildings)?
ONE RESIDENTIAL BUILDING AS CURRENTLY EXISTING; USED AS IS; APPROXIMATELY 1,754
SQUARE FEET.

(5) IS THE PROPOSED REZONING CONSISTANT WITH THE JONESBORO COMPREHENSIVE
PLAN AND THE FUTURE LAND USE PLAN?
TO THE BEST OF OUR KNOWLEDGE

(6) HOW WOULD THE PROPOSED REZONING BE THE PUBLIC INTEREST AND BENEFIT THE
COMMUNITY?
WE PURCHASED THE PROPERTY AUGUST 2006, IT WAS VACANT AND IN NEED OF REPAIR.
WE REFURBISHED THE PROPERTY AND IT HAS BEEN MAINTAINED EQUAL TO OR BETTER
THAN SURROUNDING STRUCTURES. AS AN APPRAISAL BUSINESS, WE CONTRIBUTE TO
THE ECONOMIC WELL BEING OF THE COMMUNITY BY CONTRIBUTING TO EMPLOYMENT
AND TAX BASE.

(7) HOW WOULD THE PROPOSED REZONING BE COMPATIBLE WITH THE ZONING, USES
AND CHARACTER OF THE SURROUNDING AREA?
THERE ARE NUMEROUS EXISTING BUSINESS IN THE IMMEDIATE AREA CURRENTLY
ZONED C-1 AND C-5. SOME HAVE CONSTRUCTED NEW STRUCTURES, OTHERS HAVE
UTILIZED EXISTING RESIDENTIAL STRUCTURES. THERE ARE SEVERAL APARTMENTS AND
MULTI-FAMILY UNITS IN THIS R-2 AREA. DIRECTLY ACROSS THE STREET IS ST.
BERNARDS EMPLOYEE PARKING AND OTHER COMMERCIAL INTITIES. OUR STRUCTURE
WOULD NOT BE ALTERED, THERE BY THE COMPATIBILITY WOULD BE CONSISTANT WITH
THE SURROUNDING AREA.

(8) ARE THERE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN
ACCORDANCE WITH EXISTING ZONING?
THE BUSINESS HAS EVOLVED FROM A HOME OFFICE, IN A COUPLE OF ROOMS TO
OVERTAKING THE MAJORITY OF THE HOUSE. IT WOULD BE COSTLY TO FIND OFFICE
SPACE AND MOVE TO ANOTHER LOCATION. SINCE THE SURROUNDING AREA IS
TRANSITIONING FROM RESIDENTIAL TO COMMERCIAL, REZONING APPEARS TO BE THE
BEST SOLUTION.

(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?

THERE SHOULD BE NO AFFECT TO CURRENT PROPERTY VALUE.

TRAFFIC WILL BE NO MORE THAN THAT OF A NORMAL RESIDENCE OR QUIET BUSINESS. THERE WILL BE NO ADDITIONAL IMPACT TO DRAINAGE SINCE THERE WILL BE NO ALTERATION TO TARRAIN. THERE WILL BE NO ALTERATION TO THE VISUAL APPEARANCE SINCE THE STRUCTURE WILL BE USED AS IT CURRENTLY EXISTS.

THERE WILL BE NO ACTIVITIES OR PROCESSES WHICH CREATE ADVERSE ODORS, NOISE, LIGHT OR VIBRATION AS THERE ARE NO ACTIVITIES BEYOND THAT OF A NORMAL RESIDENCE OR QUIET BUSINESS. HOURS OF USE OR OPERATION WOULD BE SIMILAR TO THAT OF SURROUNDING BUSINESSES, TYPICALLY 8-5. THERE WOULD BE NO RESTRICTION OF NORMAL AND CUSTOMARY USE OF THE AFFECTED NEARBY PROPERTY.

(10) HOW LONG HAS THE PROPERTY REMAINED VACANT?

WE PURCHASED THE PROPERTY AUGUST 2006, IT WAS VACANT AT THAT TIME. IT WAS OUR UNDERSTANDING IT HAD BEEN VACANT FOR QUITE SOME TIME. IT HAS NOT BEEN VACANT SINCE WE PURCHASED AND REFURBISHED IT.

(11) WHAT IMPACT WOULD THE PROPOSED REZONING AND RESULTING DEVELOPMENT HAVE ON UTILITIES, STREETS, DRAINAGE, PARKS, OPEN SPACE, FIRE, POLICE, AND EMERGENCY MEDICAL SERVICES?

THERE WILL BE NO ADDITIONAL DEVELOPMENT AND THERE IS NO ADDITIONAL IMPACT TO ANY OF THE ABOVE THAN CURRENTLY EXISTS.

(12) IF THE REZONING IS APPROVED, WHEN WOULD DEVELOPMENT OR REDEVELOPMENT BEGIN?

NO ADDITIONAL DEVELOPMENT WILL BE REQUIRED, IT WILL BE UTILIZED AS IS.

(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.

* SEE ATTACHMENT "C"

(14) IF THE APPLICATION IS FOR A LIMITED USE OVERLAY (LUO), THE APPLICATION MUST SPECIFY ALL USES DESIRED TO BE PERMITTED.

Respectfully,

Glen & Nancy Moring
Glen & Nancy Moring

PROPOSED REZONING FOR PROPERTY LOCATED AT 401 EAST OAK STREET, JONESBORO, ARKANSAS (aka 1002 COBB ST)

REZONING FROM R-2 TO CR-5
FROM RESIDENTIAL TO QUIET BUSINESS
THERE WILL NO OBVIOUS CHANGE TO THE CURRENT EXISTING STRUCTURE OR ACTIVITY LEVEL

NAME WES EDDINGTON

OWNER OF TENNANT AT _____

ADDRESS 1006 COBB
JONESBORO, AR

PHONE NUMBER 215-1938

I HAVE NO OBJECTIONS TO THE PROPOSED REZONING OF THE ABOVE PROPERTY

I OBJECT TO THE PROPOSED REZONING OF THE ABOVE PROPERTY.

REASON: _____

Signature _____ Date _____

I CONTACTED MR. EDDINGTON VIA CELL PHONE. (8-22-10)
MR. EDDINGTON SAID HE HAD NO OBJECTIONS TO
THE PROPOSED REZONING UNLESS THE CHANGE
WOULD HAVE FINANCIAL IMPACT ON HIM.

Glen A. Moring
8-22-10

PROPOSED REZONING FOR PROPERTY LOCATED AT 401 EAST OAK STREET, JONESBORO, ARKANSAS (aka 1002 COBB ST)

REZONING FROM R-2 TO CR-5
FROM RESIDENTIAL TO QUIET BUSINESS
THERE WILL NO OBVIOUS CHANGE TO THE CURRENT EXISTING STRUCTURE OR ACTIVITY LEVEL

NAME Debbie Hollingsworth

OWNER OF ___ TENNANT AT

ADDRESS 1006 COBB

JONESBORO, AR

PHONE NUMBER 870-268-8768

I HAVE NO OBJECTIONS TO THE PROPOSED REZONING OF THE ABOVE PROPERTY

I OBJECT TO THE PROPOSED REZONING OF THE ABOVE PROPERTY.

REASON: _____

Debbie Hollingsworth 8-22-10
Signature Date

PROPOSED REZONING FOR PROPERTY LOCATED AT 401 EAST OAK STREET, JONESBORO, ARKANSAS (aka 1002 COBB ST)

REZONING FROM R-2 TO CR-5
FROM RESIDENTIAL TO QUIET BUSINESS
THERE WILL NO OBVIOUS CHANGE TO THE CURRENT EXISTING STRUCTURE OR ACTIVITY LEVEL

NAME TOMMY RANKIN

OWNER OF TENNANT AT

ADDRESS 413 E. OAK
JONESBORO, AR

PHONE NUMBER 219-1432

I HAVE NO OBJECTIONS TO THE PROPOSED REZONING OF THE ABOVE PROPERTY

I OBJECT TO THE PROPOSED REZONING OF THE ABOVE PROPERTY.

REASON: _____

Signature _____ Date _____

I CONTACTED MR. RANKIN VIA CELL PHONE. (8-22-10)
MR. RANKIN WAS IN ATLANTA ON PERSONAL BUSINESS AND
WILL NOT RETURN UNTIL THAT BUSINESS IS CONCLUDED.
MR. RANKIN SAID THAT HE HAD NO OBJECTIONS
TO THE PROPOSED REZONING.

Alan A. Moring
8-22-10

PROPOSED REZONING FOR PROPERTY LOCATED AT 401 EAST OAK STREET, JONESBORO, ARKANSAS (aka 1002 COBB ST)

REZONING FROM R-2 TO CR-5
FROM RESIDENTIAL TO QUIET BUSINESS

THERE WILL NO OBVIOUS CHANGE TO THE CURRENT EXISTING STRUCTURE OR ACTIVITY LEVEL

NAME Bianca Williams

OWNER OF _____ TENNANT AT

ADDRESS 413 E. OAK

JONESBORO AR

PHONE NUMBER (870) 356-0189

I HAVE NO OBJECTIONS TO THE PROPOSED REZONING OF THE ABOVE PROPERTY

I OBJECT TO THE PROPOSED REZONING OF THE ABOVE PROPERTY.

REASON: _____

Bianca Williams 8.28.10
Signature Date

PROPOSED REZONING FOR PROPERTY LOCATED AT 401 EAST OAK STREET, JONESBORO,
ARKANSAS (aka 1002 COBB ST)

REZONING FROM R-2 TO CR-5
FROM RESIDENTIAL TO QUIET BUSINESS
THERE WILL NO OBVIOUS CHANGE TO THE CURRENT EXISTING STRUCTURE OR ACTIVITY
LEVEL

NAME Idalia Gómez

OWNER OF TENNANT AT ✓

ADDRESS 311 E. OAK
JONESBORO AR.

PHONE NUMBER (870) 316-3830

I HAVE NO OBJECTIONS TO THE PROPOSED REZONING OF THE ABOVE PROPERTY

I OBJECT TO THE PROPOSED REZONING OF THE ABOVE PROPERTY.

REASON: _____

Idalia Gómez 08-22-10
Signature Date

ATTACHMENT "D"
1/2

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY AT LAW

WARRANTY DEED

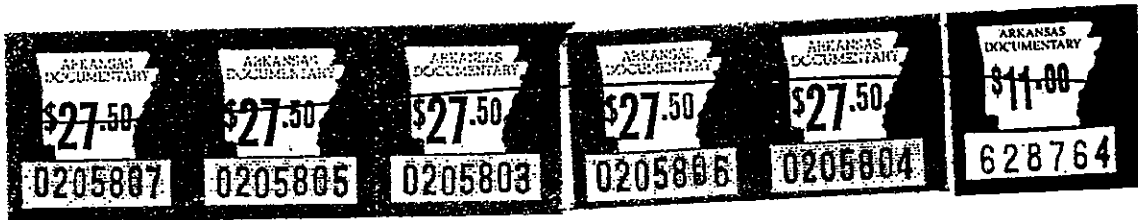
(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, Ester Marie Vickers Snearly, a single person, widow of Fred Snearly, deceased, for and in consideration of the sum of \$45,000.00, and other good and valuable considerations to me in hand paid by the Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Glen Moring and Nancy Moring, husband and wife, as tenants by the entirety, and unto their heirs and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

The West 120 feet of Lot 2 of Stonefield-Berger Addition to the City of Jonesboro, Arkansas, as recorded in Book 43 page 105 at Jonesboro, Arkansas.

Fred Snearly died on August 6, 2001.



To have and to hold the same unto the said Grantees and unto their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And I hereby covenant with said Grantees, that I will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS my hand and seal on this 9th day of August, 2006.

Ester Marie Vickers Snearly

ESTER MARIE VICKERS SNEARLY, widow of Fred Snearly, deceased

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named **Ester Marie Vickers Snearly, a single person, widow of Fred Snearly, deceased**, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this 9th day of August, 2006.

My Commission Expires:
August 20, 2010



Sanda Greene
Notary Public

CERTIFICATE OF RECORD

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Buyer *Nancy Moring*

Address 5201 Prospect Rd, Jonesboro AR 72401

DEED BK 729 PG 998 - 999
DATE 08/14/2006
TIME 09:47:55 AM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Ann Hudson, D.C.
RECEIPT# 152348