



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, March 5, 2024

5:30 PM

Municipal Center, 300 S. Church

PUBLIC SERVICES COUNCIL COMMITTEE MEETING AT 5:00 P.M.

Council Chambers, Municipal Center

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

MIN-24:016 MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 20, 2024

Attachments: [CC Minutes 02202024](#)

RES-24:011 A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A TWO YEAR LEASE CONTRACT FOR THE PURCHASE OF FIVE SANITATION SIDE LOAD TRUCKS, ONE FRONT LOAD SANITATION TRUCK AND ONE REAR LOAD SANITATION TRUCK

Sponsors: Sanitation and Finance

Attachments: [2024 Proposal 7 Sanitation truck](#)

Legislative History

2/27/24 Finance & Administration Recommended to Council
Council Committee

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-24:007 AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

Sponsors: Engineering

Legislative History

2/20/24	Public Safety Council Committee	Recommended to Council
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7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-24:005 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 FOR PROPERTY LOCATED AT 5709 E. NETTLETON AVENUE

Sponsors: Planning

Attachments: [Rezoning Application](#)
[Rezoning Plat](#)
[CWL Signed Notification](#)
[Rezoning Sign](#)
[Receipts](#)
[Staff Summary - CC](#)
[Publication Receipt](#)

Legislative History

2/20/24	City Council	Held at one reading
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ORDINANCES ON THIRD READING

ORD-24:001 AN ORDINANCE FOR A MICROBREWERY-RESTAURANT PRIVATE CLUB PERMIT FOR DEFENDING ADVANCEMENT, INC. d/b/a LEBOWSKI'S INC. TO BE LOCATED AT 1514 SOUTHERN RIDGE BLVD., JONESBORO, ARKANSAS

Attachments: [Application Redacted](#)
[Publication Receipt](#)

Legislative History

2/6/24	City Council	Held at one reading
2/20/24	City Council	Held at second reading

ORD-24:002 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 6725 E. HIGHLAND DRIVE AS REQUESTED BY GARRETT DUNHAM OF FISHER ARNOLD ON BEHALF OF PLATINUM PROPERTIES OF NEA,

LLC

Attachments: [Staff Summary-CC](#)
[Rezoning Plat](#)
[01032024 Certified Receipts](#)
[01042024 Certified Receipts](#)
[Platinum Properties Cover Letter](#)
[Platinum Properties Property Owner Notification](#)
[Platinum Properties Rezoning Application](#)
[Staff Summary \(6\)](#)
[6725 e highland](#)

Legislative History

2/6/24	City Council	Held at one reading
2/20/24	City Council	Held at second reading

ORD-24:003 AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR JONESBORO KIDS D/B/A SOUTHERN BBQ HILLTOP

Attachments: [Southern BBQ Hilltop Private Club Redacted](#)

Legislative History

2/6/24	City Council	Held at one reading
2/20/24	City Council	Held at second reading

ORD-24:004 AN ORDINANCE FOR THE TRANSFER OF LOCATION OF A PRIVATE CLUB PERMIT FOR 1812 PIZZA COMPANY

Attachments: [Private Club Relocation Application](#)
[Publication Receipt](#)

Legislative History

2/6/24	City Council	Held at one reading
2/20/24	City Council	Held at second reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:016

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 20, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, February 20, 2024

5:30 PM

Municipal Center, 300 S. Church

PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

Absent 1 - Charles Coleman

4. SPECIAL PRESENTATIONS

Special Presentation to Officer Ellison

Mayor Harold Copenhaver asked Police Chief Rick Elliott and Officer Troy Ellison to come to the podium.

Police Chief Rick Elliott said, thank you Mayor. Good evening Council. I would like to take this time to recognize one of my officers for an act that he did a few weeks ago back when we had the snow and ice. To Officer Troy Ellison, on January 20, 2024, Patrolman Ellison responded to the Gladiolus Apartments for a child that had fallen through the ice, unable to swim, unable to get out of the frozen water, Patrolman Ellison was the first unit to arrive on the scene and without hesitation or regard for his own personal safety, he slide out on the ice to prevent the child from drowning. Patrolman Ellison was able to safely remove the child from the frozen pond and get him pulled to the side. So, for his heroic efforts in the saving of this child's life, I present Officer Ellison with the JPD Medal of Valor. So, thank you.

Mayor Copenhaver said, and Council, if I may, I would like to add a few other comments. Officer Ellison did something that is usually under the radar, but this is what the City of Jonesboro officers do every day. It is an act of bravery, but this one was caught on camera. And, this is just a great tribute to you officer. It is also a tribute to all of the officers who perform feats of kindness and indeed, heroism, every day in our city. I stand firmly by the officers of the Jonesboro Police Force and appreciate them on a daily basis and I thank you and congratulate Officer Ellison for acting when no one else could save a life. Thank you so much Officer. Officer Ellison said, I appreciate it sir. Mayor Copenhaver said, you bet, my pleasure once again.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, to Approve the Consent Agenda. The motioned PASSED

Aye: 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

Absent: 1 - Charles Coleman

[MIN-24:010](#) MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 6, 2024

Attachments: [CC Minutes 02062024](#)

This item was passed on the Consent Agenda.

[RES-24:009](#) RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO PLACE A MUNICIPAL LIEN ON PROPERTY LOCATED AT 300 N. THIRD, PARCEL 01-144182-18000, OWNED BY TYRONE L. FUTRELL IN THE AMOUNT OF \$3,792.19

Attachments: [300 N Third Invoice Letter](#)
[Council Letter Notice](#)
[Notice of Violation, Inspection Report, proof of service](#)
[Notice to Repair or Remove](#)
[Title Search](#)
[300 N Third Affidavit](#)
[300 N Third Council Letter](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-014-2024

[RES-24:010](#) A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ATLAS ASPHALT INC. FOR THE 2024 ASPHALT MILLING AND OVERLAYS SELECTED CITY STREETS PROJECT - JOB NO. 2024:03

Attachments: [Bid 2024-03 Asphalt Cold Milling Overlays Tabulation](#)
[2024 Asphalt](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-015-2024

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

[RES-24:012](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO ARKANSAS TO

ENTER INTO AN AGREEMENT WITH CITY, WATER AND LIGHT (CWL) TO APPLY FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FY2023 BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT TO REPLACE WOODEN UTILITY POLES WITH STEEL POLES

Attachments: [MOU CWL Received from Grants on 02272024](#)

Councilmember John Street asked to be recused from discussion and voting on RES-24:012 due to the fact that he serves on the CWL Board of Directors.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this matter be Passed. The motion PASSED with the following vote.

Aye: 10 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;LJ Bryant and Ann Williams

Absent: 1 - Charles Coleman

Recused: 1 - John Street

Enactment No: R-EN-016-2024

RESOLUTIONS TO BE INTRODUCED

[RES-24:015](#)

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 700 S. PATRICK STREET

Attachments: [Land Bank Minutes - Feb. 13, 2024](#)
[700 Patrick Plat](#)
[Letter from Mike Cone](#)

Councilmember Dr. Anthony Coleman said, I do have a couple of questions, Mayor. First of all, let me say this, I do and I am very much so believe that it is apropos that we consider historic and heritage value, especially with this being what we consider across the country Black History Month. As a proud black man, I do appreciate even this opportunity to share and address, but as a businessman, I just want to know based on the information that is here that it was appraised, this particular value was appraised at \$31,000 and then they are requesting \$65,000. So, I would like to know what conversations were had, if there were any. And, I saw the notes that there were a couple of counteroffers and what that was and so on and so forth.

Mayor Copenhaver said, councilman, and we have. This has been going on for a long time. Any discussions we have had individuals in from even Chicago on the historical portion of it, but Brian can bring you a little bit of an update as well and we have Derrel for some other if you have any other questions. So, Brian, if you would? Chief Administrative Officer Brian Richardson said, sure and I may defer to Derrel if I am incorrect on this, but the appraisal was actually on the property that the two lots on which the house resides on. It did not include the adjacent three lots that kind of makeup that corner. So, the appraisal is not for the entire property. It is for that specific set of two lots where the house is. So, the rest of the property that is being actually considered here tonight consists of lots 1-5 and the appraisal was only on the two lots that are where the house is actually located. So, the \$31,000 appraisal did not reflect the vacant property that is included with this. That was at the time whenever we were appraising that for the original consideration. The house was in an estate that there was some discussion back and forth on about how those property sales were going to go and that they are trying to combine it all on one property. So,

that appraisal, I believe, was part of those discussions. So, again, the \$31,000 does not include the five lots as presented by council. Those have not been appraised, the additional three. Councilmember Dr. Anthony Coleman asked, so to be clear, the \$65,000 will be for all three lots? Mr. Richardson said, correct, it is the entire yellow portion that is on the screen there behind you. Councilmember Dr. Anthony Coleman asked, that would be five, five lots? Mr. Richardson said, yes. It is roughly 6/10ths of an acre, give or take. Councilmember Dr. Anthony Coleman asked, with that being said, with the \$65,000, is that good based on whomever appraises or whatever did they think that it was a good amount? Mr. Richardson said, the \$31,000 was the appraisal with the lot that has the house on it and I guess I would kind of defer to potentially Councilman Street could help answer this. I am not sure if that house is a hindrance or on the appraisal in the condition that it is in or if the rest of the property is more valuable because it doesn't have a house that if I was buying it to develop, that would probably be one of the first things you would do is remove that house to build whatever property around whatever you are going to develop on top of it. So, that very well may be a hindrance, the non-recoverable house.

Councilmember John Street said, those lots too by their proximity to the other city property is worth more to us through plottage than it would be to somebody else if they just looked at those individual lots, but yeah, based on where it is at and the historical factor, I think it is well within the asking price on that. Councilmember Dr. Anthony Coleman said, that is all I had. Councilmember David McClain said, I have a couple of questions. Mayor Copenhagen said, sure councilman. Councilmember McClain said, so, I want to make sure because in the Land Bank meeting, a couple of things that were pointed out, one was that the property will go to the Land Bank. And, then Mr. Thomas affirmed that the property will return to the Land Bank for use if the structure was not developed by the Parks Department. First of all, what does that mean? I want to make sure if we say, hey, we will buy the property for \$65,000 and we exhaust \$500,000 or \$1,000,000 trying to restore the home, do we then say, well, we spent too much, now it goes back to the Land Bank. Help me understand the plan there, if you could. Mr. Richardson said, I would say that scenario would be, let's say that we acquire the property and upon further architectural review, which it has been, Jeff Steiling, the Mayor, myself, Mr. Thomas and some other staff members went out and looked at the house and he actually restored, I believe, the Dyess House. So, he has had some experience in trying to bring these old historic structures back up to period correctness, but you wouldn't enter into trying to fund something that both without a significant grant to be able to pay for a lot of that cost or at least know what your final end goal was. So, I would say that the scenario in which it went back to the Land Bank would be that the house is looked at and no grants were possibly required and work couldn't start on the project really at all, not \$500,000 to \$1,000,000 into a project, you wouldn't just stop like that. And, not to put the cart ahead of the horse because we are just considering the actual property here, but I do want us to be aware that while we think and we feel confident there are significant grants out there to help pay for this project, we can't assume that those are going to automatically come through. It's just that those conversations don't really start until you own the property. So, there would be some due diligence to try to find a grant or foundation matching support which again there is a lot of that out there. But, until you start trying to ferret that stuff down, it's a bit of a hope that you will be able to find it. I can't imagine the City Council or the administration pursuing it with an actual construction project until those funds have been allocated or approved from other sources.

Councilmember McClain said, let me follow up with what you just said with this second question. It feels like to me we don't have a grasp on what it would cost to restore or whatever we are going to do and I honestly feel like we don't know what direction we are going with it because we don't know if it is salvageable. And, the reason I say that, Mayor, you emailed us and you told us that Jeff Steiling looked at

the house and estimated that the restoration and conversion to a public museum could cost in the area of \$1.5-\$2 million. So, again, what is the plan with the property? And, if we don't know what the plan is with the property right now, my suggestion would be number one: we hold on. We hit the pause button and make sure what we are going to do with this property before we say, let's just buy the property and then we will make a plan. Well, then, we will try and come up with something else. That's my suggestion.

Mayor Copenhaver said, with the pause button, we hit the pause button, the property will be sold to another buyer. Councilmember Chris Moore said, I am pretty sure that one of my buddies would buy that tomorrow because it is five lots for \$65,000, that all have \$1,900 water meters on them. I am pretty sure that after it goes out tonight, if we were to turn this down, I mean, we've been down (sic). Councilmember McClain said, I am not saying that, but that's the (sic). Councilmember Moore said, you are saying there's not a pause. Councilmember McClain said, yeah. Councilmember Moore said, either we are going to buy it tonight or somebody else will.

Councilmember McClain said, I just don't think we should get into the business of buying properties that we don't have a plan or vision for. Now, I understand if there has been discussion, but if we don't have anything lined out or anything mapped out, I just don't understand, number one: we overpay in my opinion, again, for one piece of property or two lots and then we turn around also and we just don't know what we are going to do with it. If it is going to go back and be a part of the Land Bank, then (sic). Chief Operating Officer Tony Thomas said, that is the sole purpose of the Land Bank is to acquire properties for redevelopment within the City of Jonesboro. I mean that is their overall mission and their overall thrust is to locate properties that could be hindering development in certain parts of town, acquiring those properties and then making them available for redevelopment in our community. What we are saying as the City of Jonesboro is before you make that available for redevelopment in our community, that you give us an opportunity to take some archives that we have as a part of a community center in the City of Jonesboro and look at developing that property for that purpose in an effort to free up rental space in the E. Boone Watson Center that can be used for other purposes. That is what the request is tonight. Now, we have some preliminary estimates, but you know, preliminary estimates are just that, preliminary estimates. Once a property is acquired, my comment was correct, that if we got into this project, not that we are going to spend any money on this project, but if we have a plan to develop this property as an African American Cultural Center in the City of Jonesboro. If that is not cost effective as a part of the next steps that will occur, then that property is retained by the Land Bank and can be made available for their use or for a redevelopment in this critical core of Jonesboro, adjacent to our E. Boone Watson Center.

Councilmember Joe Hafner asked, couldn't it also be sold to another investor if the city decided they didn't want to develop? Mr. Thomas said, if the Land Bank, if the city choses to not move forward because of costs related to this project, this property remains in the hands of the Land Bank and then the Land Bank who purchased the property, then will decide how it moves forward. City Attorney Carol Duncan said, and they have way more restrictive guidelines on how it is developed than if it is just bought in the private market. Councilmember Hafner said, right. I guess my only point was if the city and Land Bank decides it is not a good piece of property for the city, we can get rid of it. Ms. Duncan said, the Land Bank does just what they do. Mr. Thomas said, an African American Cultural Museum is one aspect of it. But, as you have also heard, it is adjacent to the E. Boone Watson Community Center. So, I know as a part of that meeting, staff was there to talk about potential use in that way. So, I do think that there is a viable city use for this property, but in the event there is not, then they can make this property available on the market as they may do for other properties that they have acquired as a part of their work here in the city.

Councilmember Hafner asked, have any other locations been looked at as potential expansion place for the museum? Mr. Thomas said, we have not. We have had some discussions with the Arkansas State University Museum, but because of their limited space, they are not able to take the archives. I keep calling them archives for lack of a better word under their umbrella. Just when this house became available, just because of that site has historic value in the City of Jonesboro. The E. Boone Watson Center was the old Industrial High School here in Jonesboro from what I understand. So, when it became available, just because of its proximity, there is talk of the original owner or one of their family members who had ties to the school having resided there in that facility, so once it hit the market and we knew it became available, actually, the family reached out and we have been having conversations with them since that time. So, to answer that question, no. No other location has been considered because of the proximity to the E. Boone Watson Center which has significant value for the African American community and its location in the neighborhood.

Councilmember Dr. Anthony Coleman said, I have a follow up statement. Thank you Tony for sharing, Mr. Thomas for sharing. My main concern was as a business standpoint. I just wanted to hear was it worth it and so now that I heard from my colleagues and others that it is worth it, I am good in that regard. But, my other concern is this, I want to see it happen. I want to see it followed up and followed through. I want to see it completed. I don't want this to be another project that we have 10, 15, 20 years down the road and then we are back in the same place. So, that is the only comment I wanted to make is to make sure that we follow up and make it happen. Mr. Thomas said, yes sir and I can tell you that this is not just a city driven project. Roger McKinney, who is in the audience, who is the current overseer of the project or the museum as it sits there, so it is not just a City of Jonesboro event, but there is a great deal of interest from the community in this regards. Once the property is acquired, I can assure you that we will pulling together a group that can spearhead a process in order to make this happen. Councilmember Dr. Anthony Coleman said, great, I would love to be a part of it. I would love to be a part of it. Mayor Copenhaver said, and to add to that, we have already had curator interest from museums in Chicago and northern Illinois that have interest in this project as well and helping us. And, again, Mr. McKinney, is there anything that you would like to add? If you would like to come forward and address the council on the historical significance.

Mr. Roger McKinney said, good evening. I am the supervisor and the curator of the E. Boone Watson Community Center. I have been there 35 years. This house that we are talking about in particular, when the old Booker T. Washington School was located on the site of the E. Boone Watson Community Center, this house was also built in 1924 and it was the Principal's house. That is the significant value about the house. It was the Principal's house. And, a lot of my fellow members that went to Booker T. Washington, they would love to see this converted into a museum because this is the only standing property that ties that area to the African American high school here in Jonesboro and northeast Arkansas. Mayor Copenhaver said, thank you Mr. McKinney. And, I can assure you the interest obviously in this project is to start and to complete that project.

A motion was made by Councilperson Chris Gibson, seconded by Councilperson Chris Moore, that this matter be Passed. The motion PASSED with the following vote.

Aye: 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

Absent: 1 - Charles Coleman

Enactment No: R-EN-017-2024

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-24:005](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 FOR PROPERTY LOCATED AT 5709 E. NETTLETON AVENUE

- Attachments:** [Rezoning Application](#)
 [Rezoning Plat](#)
 [CWL Signed Notification](#)
 [Rezoning Sign](#)
 [Receipts](#)
 [Staff Summary - CC](#)
 [Publication Receipt](#)

Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-24:005 by title only. All voted aye.

Held at one reading

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-24:001](#) AN ORDINANCE FOR A MICROBREWERY-RESTAURANT PRIVATE CLUB PERMIT FOR DEFENDING ADVANCEMENT, INC. d/b/a LEBOWSKI'S INC. TO BE LOCATED AT 1514 SOUTHERN RIDGE BLVD., JONESBORO, ARKANSAS

- Attachments:** [Application Redacted](#)
 [Publication Receipt](#)

Held at second reading

[ORD-24:002](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 6725 E. HIGHLAND DRIVE AS REQUESTED BY GARRETT DUNHAM OF FISHER ARNOLD ON BEHALF OF PLATINUM PROPERTIES OF NEA, LLC

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Held at second reading

[ORD-24:003](#)

AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR JONESBORO KIDS D/B/A SOUTHERN BBQ HILLTOP

Attachments: [Southern BBQ Hilltop Private Club_Redacted](#)

Held at second reading

[ORD-24:004](#)

AN ORDINANCE FOR THE TRANSFER OF LOCATION OF A PRIVATE CLUB PERMIT FOR 1812 PIZZA COMPANY

Attachments: [Private Club Relocation Application](#)
[Publication Receipt](#)

Held at second reading

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

So, Council, in February, our neighborhood cleanup produced 6.45 tons of trash hauled off free of charge. It was held at Southside Softball Complex and we had more than 50 tires. I think many of you all heard from Director Roper earlier this evening. This has been ongoing for 14 months and it has really been a fabulous success. I want to thank our Code Enforcement, our Sanitation teams, Keep Jonesboro Beautiful for this success. Our next cleanup is 8 a.m. to 12:00 noon, Saturday, March 2, 2024, at the Rock Church, 4318 East Johnson Avenue. So, if you have anything to get rid of, this is the time and place. Again, that will be at the Rock Church on Johnson Avenue.

Alpha Kappa Alpha Sorority celebrated 116 years of service. And, with its Annual Founder's Day event, we were all proud of the organization and the entities and what they continued to do and invest in Jonesboro. I was proud to honor the Kappa Omega Chapter last week with a proclamation, but I must say, originally, they had 15 founders at Arkansas State University and only a few of them are still alive to this day. But, what they have done is grown in the capacity of over 100 women who have served our community in multiple areas, especially hunger and other capacities in the African American population and in the City of Jonesboro. So, I always commend them.

If you are wondering whether our camera system is working, all you have to do is ask the folks at Plato's Closet. Thanks to a report by a brave employee, our police department tracked the robbery vehicle and arrested the suspect within an hour.

Many of you have probably heard the story from Chief Elliott. But, again, good job by JPD and thank you to all of the staff at Plato's Closet. Hopefully, any potential criminals will think twice about showing up at your store again and in our community.

Last week, Miss Steele Capital, Erica Parker of Arkansas State University, dropped in to discuss her community service initiative, career ambitions, and Miss America opportunity. I was proud to hear of Erica because her championing is volunteerism for all ages.

As you know Council, the Great Eclipse is coming and April 8th is just around the corner. Schools, businesses, and the City of Jonesboro are all preparing for this historical event when darkness will descend on our city. A total eclipse will last in Jonesboro for a little more than two minutes, but the sun will be partially blocked for almost three hours. We have special glasses required to watch the eclipse and trust me you don't want to try it without them. So, pick up a pair at the Municipal Center, Chamber of Commerce, and the Public Library. You can even order some t-shirts if you would like.

Next week, Jonesboro plays host to the Governor's Conference on Tourism. It is the 50th such event and it will be celebrated accordingly. We expect more than 500 tourists and they are going to spend a few days in the City of Jonesboro. On the luncheon with the Governor is one of the many highlights on tap starting next weekend. We look forward to a big crowd and putting on the great event and will further establish Jonesboro as a destination for visitors around the state. A&P is hosting this major event and I want to thank Craig Rickert, Jerry Morgan, and all of the volunteers who have taken leadership roles in making it a success. And, I must say the committee has been working on this around the clock in many circumstances we are looking forward to participating in our community, whether it is downtown, whether it is Craighead Forest Park, and other amenities that the City of Jonesboro has to offer. And, you are going to be seeing a lot of things done by our Streets Department, cleaning up efforts as well. So, again, I commend for all that are taking special part in this event.

It is always an honor to address our veterans and today I was pleased to tell the Northeast Arkansas Military Officers Association about what we are doing in the City of Jonesboro. These are men and women who served our country in the way that the rest of us will fully never understand. But, we will always hold them in the highest regard. They care about their country and you best believe they care about Jonesboro.

Just to remind everyone, we have a CDBG Grant Public Hearing at 10:30 a.m. Friday at Parker Park Community Center and another at 6:00 p.m., the same day at Magnolia Road Church.

And, finally, applications are on the next youth council are now open for students in 9th through 12th grades. It will be the fourth class and the first three have been a great success. All students, public, private, and home school are invited to apply. So, just go to jonesboro.org and fill out the application form.

9. CITY COUNCIL REPORTS

Councilmember Chris Moore said, yes, I would like to thank the Mayor and his staff for coming to the West End Association meeting. We discussed it in Public Safety earlier. Due to the efforts of the Chief and Scott Roper, the calls for service in that area were 65 for the last year. So, that is pretty extraordinary and everybody down there anticipates good things so having it cleaned up and safe is top too. The other

thing that I wanted to mention, two weeks ago, I called you on a Sunday morning about the damage to the soccer field at the YMCA. I have been concerned about that because Danny and them are in the process of a million dollar synthetic turf field out at Joe Mack. And, just a few months ago, somebody damaged the Jonesboro High School field and did over \$100,000 worth of damage. I think it is very important that we catch whoever did that and we are going to have to send a message because that same instance out at Joe Mack would have been several hundred thousand dollars in damage. I mean it was just senseless destruction. They came in, tore the field all up. Danny is putting up a fence to try to barricade it off. So, that is a good effort, but I hope we make progress on finding out whoever did that.

Councilmember Chris Gibson said, I would like for Danny to come up and just give a brief synopsis of the tournament activity that we have had in Jonesboro over the course of the last two or three weeks.

Parks and Recreation Director Danny Kapales said, I will just kind of start off with part of the tournament conversation. It started when I called Mr. Gibson on a Saturday morning and informed him that we were going to be filling up one of his parking lots because we had overflow from Parker Park where we were having a volleyball tournament. All of a sudden, I looked over and this parking lot was getting full, the Parker Park parking lot was just full and people were looking for a spot to park. But, I just want to give an example of what our volleyball tournament is doing. I know I got to speak with you at one of them. And, fortunately at the first tournament on January 13th, we had 103 teams in town and I believe 57 of those teams were from out of state, here in town enjoying the weekend. They start that morning and they finish that evening so they stayed Friday and Saturday nights enjoying Jonesboro. I called the hotels through the week trying to get rooms for officials and they were full. I was having to go to different hotels to find space for them. The same thing happened on February 10th. We had a tournament called "We Care." At that point, I had 81 teams for that tournament. Now, granted, I wasn't the only one filling up the weekend. I believe we were also hosting the state Thespian Troupe. Basically, all of the high schools were here in town for that event out at ASU, but all of the hotels were packed. I ended up, one of our local hotel owners found a couple of spaces, called him and he found spaces for our officials that were traveling in from over four hours away and needed a space to stay the night and he got us a couple of rooms and he got them taken care of. But, the same thing with that event, over half the teams that were here were from out of state. So, those were folks that were coming to town to enjoy what we had and have competition. And, that was having tournaments at multiple schools. It was Jonesboro Schools, Valley View Schools, Nettleton Schools were helping us with that tournament, making sure that those happened. So, just knowing that down the road, we are going to have a large facility for those events to happen and we will be able to have more than just two of them. We will be able to have hopefully, six, seven, eight of those types of events, transitioning into basketball tournaments and other types of activities. I know this weekend coming up, it is February, and we have got a baseball tournament this Saturday. So, we have got 25 teams on turf that are playing baseball. So, come on out to Joe Mack. You all asked for tournaments to happen, we are trying our best to make sure that we have events and activities happening all of the time. On top of that, I think we have had three basketball tournaments. All three of those ranged from 60-80 teams in those basketball tournaments and those were ages, grades 3rd through 6th grade only that filled up the community centers and some of the schools that we utilized. So, we are doing everything we can to have activity within the facilities that we currently have. And, that is not just the weekends, it's during the week you will see activity within the gyms, whether it is practice, games, things of that sort. So, thank you so much for giving me the opportunity to come up and speak on that. Councilmember Gibson said, Danny, I thank you and I think this just speaks to the question of need for the

facility that we have in question. So, thank you for comments. Mr. Kapales, said, absolutely, thank you. Councilmember Chris Moore asked, Danny, is that what was going on two weeks ago at the YMCA? I saw it packed all weekend. Mr. Kapales said, it was. We had 16 year olds in that facility and it was kind of nice because they played on the new court and the teams that were not playing were sitting over on the turf and basically warming up or practicing or hanging out. And, at one point we had our travel soccer teams come in for practice. So, we had travel soccer practice happening on the turf while we had a volleyball tournament happening on the other side. So, the facility was absolutely packed full. Councilmember Moore said, yeah, I saw the parking lot was packed Friday night, Saturday, and I think even some on Sunday. Mr. Kapales said, we had practices and things going on Sunday. So, yeah, there is, our facilities are staying full at this point. Councilmember Moore stated, that's good. Mayor Copenhaver said, while we are on that, I want to commend your staff as well Danny. And, obviously, we talk every Saturday for a length, but just to bring it in order here, he's talking ten different facilities in one weekend that he had to coordinate with his staff in order for these out of town guests to participate in and again, getting referees at these ten different facilities. It is really a logistical nightmare to say the least. And, so, Danny and his staff have done a great job and so we appreciate it. And, like I said, the Thespian was going on all weekend as well. We had over 500 additional students along with their families here in the community. And, so, Jonesboro is booming on weekends. But, again, we are also doing other things during the week as you mentioned at Parker Park and Allen Park with our City Stars Basketball League that has started up as well and now baseball. So, Jonesboro is on the move. Mr. Kapales said, it is and to just add to that, we run the junior high soccer and softball programs. And, as I was telling you earlier today that both of those programs are up in numbers and both of those programs, I do have new coordinators in place and they are doing a great job reaching out, getting schools. When we say junior high programs that is all of Northeast Arkansas that comes to Jonesboro to participate in those programs. They use Southside for the softball program and then the junior high program. We will go out to the other schools, but they will be playing out at Joe Mack and we will have tournaments off of those programs also and it is just a build up getting our high schools ready making sure that they have players in place for the high school when the time comes around. Mayor Copenhaver asked, Danny, why don't you give them an update real quick on the Governor's Conference. Several of the facilities, city facilities that we will be utilizing during that time. Mr. Kapales said, you are absolutely right. And, as you said earlier, a lot of volunteers, a lot of people are in place for that. So, a lot of thank you's go out to many, many folks, but on Tuesday morning, we will have a large group going out to the Shooting Complex. They will be utilizing that facility, busing between the trap fields and the pistol/rifle end, and so they get to see what we have as far as that facility. And, I know that we will probably mention more about it, but that facility was also an award winner this past weekend. On Friday night, they won the Arkansas Delta Hospitality Award. So, that facility won a great award. It was an honor for them and hopefully I will be able to show you all more from that group that went and collected that award. And, then also, at 9:15, we will take at least 100 folks are going out to Craighead Forest and we are going to have them do a bike tour, a walking tour. We have got Shadrach's serving coffee. We are going to have some fire pits and s'mores will be cooked out there. So, we will have a large group just enjoying the park, seeing what that park has to offer as far as a tourism park. And, then downtown, add to that. I know Monday night they will be down here and the way I understand is the folks, all 500-600 folks will be going to the different restaurants downtown enjoying dinner, but also, just being, floating around downtown seeing the different shops and that's another big tourism piece for Jonesboro. It's just continuing to make downtown a spot for folks to go and to enjoy whether it is to eat or shop or just to hang out. Mayor Copenhaver said, so, a big deal. Mr. Kapales said, yes. Mayor Copenhaver said, appreciate you sir. Councilmember Gibson said, thank you Danny. Mr. Kapales said,

thank you so much. Mayor Copenhaver said, thank you councilman.

Councilmember David McClain said, the only thing I had, it looked like, was it Arkansas Business or Arkansas Talk Business, there were some grants given out throughout the state. I didn't know if we applied for any for parks and tourism or parks and rec or whatever. I was curious and you don't have to give me anything now, but I would love to see what we applied for maybe via email or something like that. Mayor Copenhaver said, and we have some other grants in the application process. Councilmember McClain said, got it. From this process, something from the state? Mayor Copenhaver said, yes, from the state, but it is a different grant that we are asking for on that. Councilmember McClain said, okay. Like I said, I would like to have maybe an email update or something like that, I don't know.

Councilmember John Street said, this last weekend was Make-a-Wish Friday. If you haven't seen or heard it, it was very successful. It made quite a few more thousand dollars than last year, but it is just one more thing that makes you proud to call Jonesboro home and Northeast Arkansas. What an orchestrated event. It always is every year, but there are so many volunteers and people who come forth and do such wonderful things for the kids who are definitely in need of something like that. And, it's not just the people who put it on, it is the people who give here, freely give. It just makes you really proud. We even had Bill Campbell show up and carried a bucket for a while. It was a great event and it does make you proud when you look at that and look at the people, your neighbors and stuff that make that possible and give freely to help these kids. It is just a wonderful event. And, everybody that puts that together, I mean, I don't even know who all does. It is just incredible, but every year they do a wonderful job. The same volunteers that come back with additional volunteers. Again, it just rolls out like crazy, but everybody here gives freely and it is wonderful. Mayor Copenhaver said, I also want to say that I think they raised a little over \$460,000 and assisted over 31 wishes. And, I appreciate you as well giving up your time. I saw you in your uniform. Councilmember Street said, we had some people who were granted wishes, we always do every year, come back and they were actually out there manning the buckets which is another thing that makes you feel like wow, how appreciative they are. Mayor Copenhaver said, it is an amazing thing. Councilmember Street said, they come back later and do that themselves. One little girl, I can't remember her name, but she was out there in a wheelchair working the curb. But, it is amazing. It is a wonderful thing. Mayor Copenhaver said, we are blessed in so many ways. Councilmember Street said, yes sir. Mayor Copenhaver said, thank you councilman.

10. PUBLIC COMMENTS

Roger McKinney, 104 West Alpine, said, I would just like to add to what I said earlier. This is Black History Month and I have been giving tours at the Washington Center like crazy. Jonesboro High School brought 60 kids out. Nettleton brought 40 kids out. Wynne Elementary brought 42 kids out. CYS came out today and the Jonesboro Probation Office, they brought kids out. So, there is a need for a larger facility because the E. Boone Watson Center has outgrown itself. We don't have any more room. People have been donating stuff, so much stuff and I don't have any place to put it. So, there again, that is another reason why we need a larger facility to house the E. Boone Watson African American Culture Center. Mayor Copenhaver said, thank you Mr. McKinney and I appreciate your passion and you are so much a part of that, so thank you again sir.

11. ADJOURNMENT

A motion was made by Councilperson Chris Gibson, seconded by

Councilperson Brian Emison, that this meeting be Adjourned. The motion PASSED with the following vote.

Aye: 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

Absent: 1 - Charles Coleman

_____ **Date:** _____

Harold Copenhaver, Mayor

Attest:

_____ **Date:** _____

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:011

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A TWO YEAR LEASE CONTRACT FOR THE PURCHASE OF FIVE SANITATION SIDE LOAD TRUCKS, ONE FRONT LOAD SANITATION TRUCK AND ONE REAR LOAD SANITATION TRUCK

WHEREAS, the City of Jonesboro, Arkansas passed the 2024 Budget in RES-23:312, which included the lease obligations for five side load Sanitation trucks, one rear load Sanitation truck, and one front load Sanitation truck; and

WHEREAS, the City of Jonesboro, Arkansas desires to enter into a two year lease contract with Arvest Bank for five Mack Automated Side Load Trucks, one Mack Front Load Truck and one Freightliner Rear Load Truck from River City Hydraulics, Inc. The financing proposal for the trucks is attached hereto.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS,
THAT:

SECTION 1: The Mayor, Harold Copenhaver and City Clerk, April Leggett, are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.



January 16, 2024

City of Jonesboro,

This is the financing proposal for the City of Jonesboro, Arkansas. This is for your consideration and is a firm quote subject to credit approval.

Customer: City of Jonesboro
Equipment: Sanitation Trucks
Tax-Exempt Rate: 5.75%
Expiration date: 3-16-2024

<u>Proposed Fin Amt</u>	<u>TERM</u>	<u>Monthly Payment</u>
New Mack FEL	24 months	8,167.98
4- New Mack ASL	24 months	35,012.64
New Freigt REL	24 months	4,936.80
New Mack ASL	24 months	8,735.66

With this proposal there are no processing fee and no prepayment penalty.

The financing will be 24 monthly payments as estimated above with a buy back payment due on the 25th month of (FEL 216,000, 4 ASL 924,000, REL 118,000, ASL 231,000)

This is a “triple Net Lease” where the borrower is responsible of license & tax, maintenance, and Insurance.

Financing documentations will be provided by Arvest Bank and will be subject to review and approval by Arvest Bank.

Sincerely,

Joey Parker

Arvest Bank
Vice President/Commercial Lender
500 Broadway Little Rock, Arkansas 72201
Cell: 501-837-9776
jparker5@arvest.com





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:007

Agenda Date:

Version: 1

Status: First Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS to make the following changes as recommended by the Traffic Control Committee:

ESTABLISH 20 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Charles Dr
CWL Dr
E Word Ave
Fielders Rd
Griggs Ave
Mary Jane Dr
Scott St
Sweet Gum Dr
Sylvan Hill Dr
Tanglewood Dr
Timms St
Trinity Oaks Dr
Warner Ave (Ferrell to W Oak)
Westwood Dr (Dupwe to Elmdale)

ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Locust Dr
Crest Dr
Linden Ave
Twin Oaks (Woodsprings Rd. to Valley Dr.)
Revere St
Bosworth St
Copley Dr
Laguna Dr
Bear Creek Cv
2nd St
Abbey RdAlonzo St
Amberwood Cv

Campus St
Carter Dr
Catharine Dr
Chapel Hill Dr
Cole St
Coleman Dr
Cornerstone Dr
Covey Dr
Crepe Myrtle Dr
Crescendo Dr
Dana Debbie St
Disciple Dr
Dogwood LnDunwoody Dr
E County Club Ter
Ely Walker Rd
Ethel St
Flatrock Trl
Forest Home Rd (Bittle to S Caraway)
Gerald Dr
Grayson Dr
Hathcoat Ln
Hester St
Hidden Valley Dr
Hope Ave
Jamestown Dr
Jessica Ln
Kimberly Dr
Krewson St
Mays Ln
Medallion Cir (Lakewood to Latourette)
Mockernut Ln (Murray Creek to Hickory)
Murray Creek Dr
N Madison St
N Main St (N Church to Terminus)
Oak Meadow Blvd
Oakhurst St
Oakland Dr
Pinehill Ln
Plum Hill Dr
Prairie Meadow Dr
Race St (Willow to Nettleton)
Rockport Dr
Russell Dr
S Church St (Oak to Nettleton)
S Floyd St

S Main St (Oak to Union)
S Patrick St
Sandstone Dr
Shady Grove Rd
Sherwood Dr
Spence Cir
Spruce St
Stillwater Dr
Summer Pl
Sunnymeadow Dr
Thompson Dr
Trailwater Dr
Twin Oaks Ave
Union St
Wakefield Dr
Walnut St
Wendy Linda Dr
Wildwood Ln

ESTABLISH 30 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

West Highland Dr

ESTABLISH 35 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

E Matthews Ave (Carson to Roland)
E Nettleton Ave (Kitchen to Madison)
Friendly Hope Rd
Krueger Dr
S Caraway Rd (I-555 to Matthews Ave)

CHANGE SPEED LIMIT FROM 30 MPH TO 25 MPH AT THE FOLLOWING LOCATIONS:

Valley Dr

ESTABLISH 40 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:

Christian Valley Dr (Mt. Carmel to Southwest Dr)
Limestone Dr (Richardson to E City Limits)
S Caraway Rd (Harrisburg Rd to Stadium Blvd)
S Culberhouse St (Scotchpine to South City Limits)

INSTALL STOP SIGNS AT THE FOLLOWING LOCATIONS:

On Bear Creek Cv at Creekview Dr
On Revere St at Copley Dr
On Revere St at Ashburton Dr
On Bosworth St at Revere St
On Bosworth St at Ashburton Dr
On Copley Dr at Ashburton Dr
On Laguna Dr at Lake Pointe Ln
Two on Laguna Dr at Lake Point Ln (East and West bound)



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:005

Agenda Date: 2/20/2024

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 FOR PROPERTY LOCATED AT 5709 E. NETTLETON AVENUE

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT

TO: I-1 LIMITED INDUSTRIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 5 AND THE NORTHEASTERLY HALF OF LOT 6 OF THE RE-PLAT OF ROBERTSON SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 4 EAST, AS SHOWN BY PLAT IN DEED RECORD 198 PAGE 14 AT JONESBORO, ARKANSAS.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed,

and approved by the Planning Department, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

January 17th, 2024

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING
PARCEL 01-144363-01100
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of C3, LLC, we are pleased to submit this rezoning request to you. The subject property is located on the south side of State Highway 463 (E. Nettleton Avenue) approximately 675 feet north of Ingles Road. The property is currently zoned R-1 with an area of 0.55 acres. We are requesting I-1 Limited Industrial District rezoning for this property. The I-1 zoning will allow warehousing and storage.

Our request is based on the need for warehousing and storage to keep up with the growing population and needed storage space in Jonesboro. The following information is being submitted in the rezoning application as required:

- The property is zoned R-1 and was at the time the owner purchased it.
- The purpose of the rezoning is to allow warehousing and storage needed for the growing population in Jonesboro.
- The property will be used for mini storage developed in compliance with the Zoning and Development regulations as a less intensive storage facility that does not create annoyance for surrounding properties.
- This property will be combined with the west abutting property (Parcel 01-144363-01200), which is already an I-1 zone. We expect 12,000 to 15,000 square feet of storage equaling approximately 80-90 storage units over the two parcels.
- The Future Land Use Plan designates this area as high intensity; therefore, our proposal is consistent with the Comprehensive Plan.
- The proposed rezoning will allow development in the area and provide more construction employment opportunities.
- The proposed rezoning is compatible with adjacent industrial and commercial uses. All adjoining properties are industrial, commercial, limited residential, and undeveloped uses.
- There are no substantial reasons why the property could not be used under its current zoning, however, the zoning requested provides the most effective use considering the

surrounding areas. There is also no access to a sewer for residential use. The property is also within a floodplain and would therefore be more costly to raise the elevation for residential development.

- The proposed rezoning will be developed with compatible materials, landscaping, and lighting for the area.
- The property has not been developed within the last 30 years.
- The project does not have an impact on the City or Emergency services. The needed water utilities and drainage will be extended to serve this area with adequate capacity, along with a frontage sidewalk to adhere to the City's ordinances.
- If approved, development would begin in Spring 2024.
- A meeting has not been held at this time, but we have informed adjacent property owners.
- This application is not for a limited use overlay.

We appreciate your consideration of our request and look forward to working with the City of Jonesboro through the Rezoning Process. Please do not hesitate to contact me if there is anything needed to assist in the review of this application.

Sincerely,

CRAFTON TULL



Jeremy Bevill, PE, CFM
Project Manager/Civil Engineer

Cc: C3, LLC.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 5709 E. Nettleton Avenue, Jonesboro, AR 72404

Side of Street: South between Ingels Road and Parker Road

Quarter: SW Section: 36 Township: 14N Range: 04E

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: R-1 (single-family residential district) Proposed Zoning: I-1 (limited industrial district)

Size of site (square feet and acres): 0.55 Ac+/- 23975 SQ FT Street frontage (feet): 150'+/-

Existing Use of the Site: Undeveloped

Character and adequacy of adjoining streets: This is a 2-Lane asphalt highway, which is State Highway 463

Does public water serve the site? Yes 6" water main along E. Nettleton

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

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Sanitary sewer is not required.

Use of adjoining properties:

North Industrial

South Commercial; undeveloped

East Industrial

West Limited residential, undeveloped, & commercial

Physical characteristics of the site: Terrain is flat

Characteristics of the neighborhood: Industrial, limited residential, commercial, agriculture

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 on the public meeting schedule. 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?
Residential (R-1)
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **I-1 Zoning allows warehousing and storage**
- (3). If rezoned, how would the property be developed and used?
Mini Storage developed In compliance with the City of Jonesboro Zoning & Development regulations
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **12K-15K square feet of storage units with drive**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
This proposal is consistent with both Comprehensive & Land Use Plans, shown as High Intensity.
- (6). How would the proposed rezoning be the public interest and benefit the community?
The proposed Rezoning will allow development to provide employment opportunities and storage options.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Proposal is compatible with adjacent industrial and commercial uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Proposal provides most effective use considering surrounding areas, considering sewer is not available for residential.**
- (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. **This proposal will be developed with compatible materials, landscaping, & lighting.**
- (10). How long has the property remained vacant?
Subject tract has not been developed in the last 30 years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
The proposed project does not have an impact on City or Emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Spring 2024
- (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.*
A meeting has not been scheduled at this time due to the non-controversial request.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
This application is not for a limited use overlay.

OWNERSHIP INFORMATION:

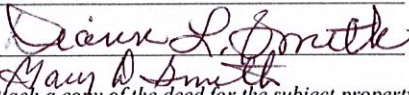
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.


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:

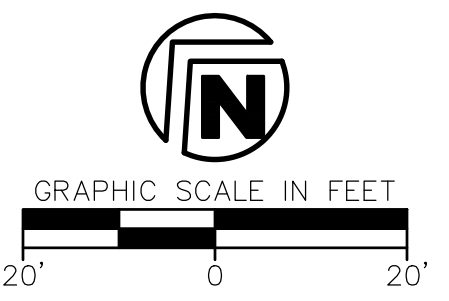
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Gary D. or Diann L. Smith
 Address: 1305 Cherokee St.
 City, State: Wynne, AR ZIP 72396
 Telephone: _____
 Facsimile: _____
 Signature: 
 Deed: *Please attach a copy of the deed for the subject property.*

Name: Jeremy Bevill
 Address: 2520 Alexander Drive, Suite C.
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-203-7876
 Facsimile: _____
 Signature: 

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 on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

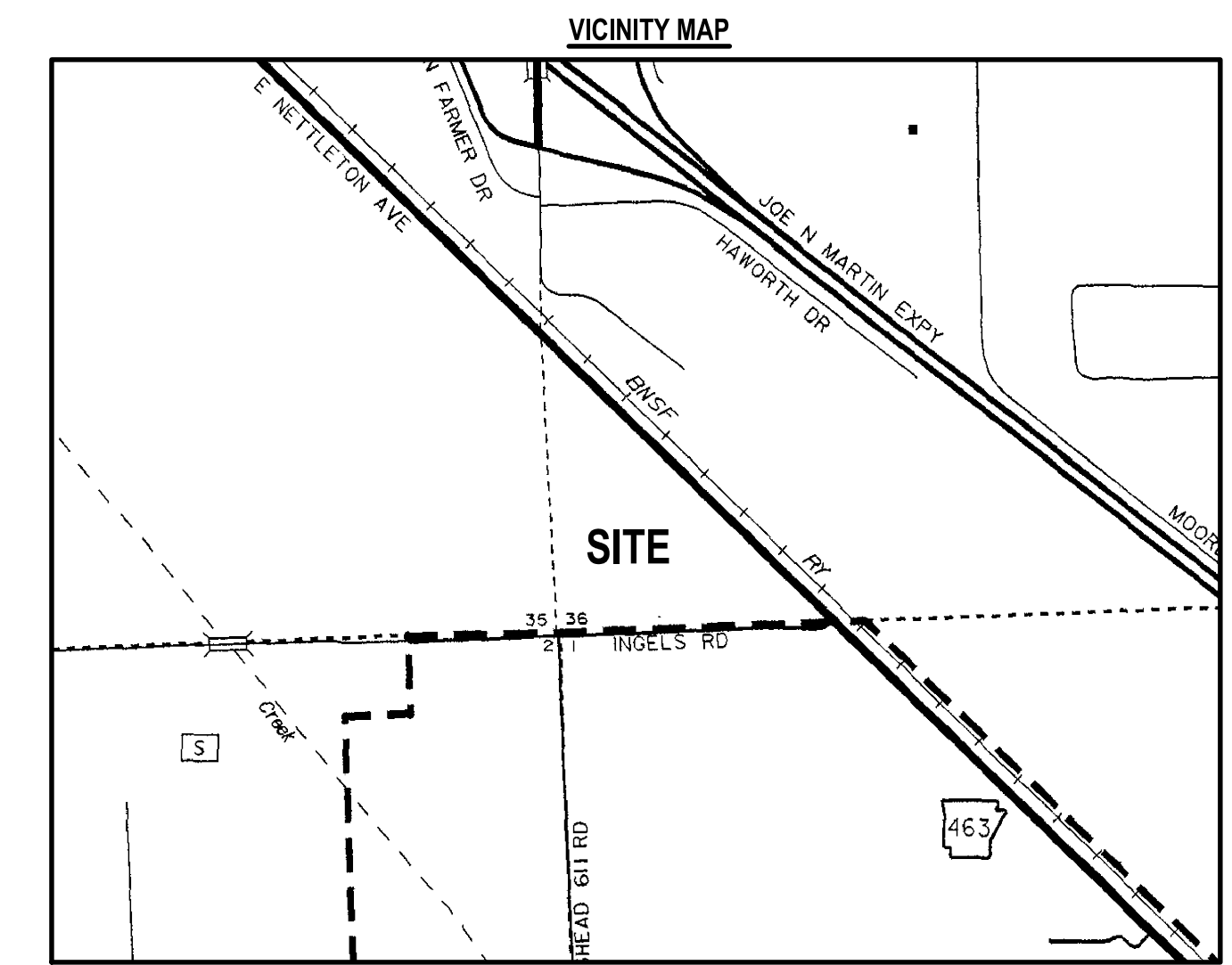
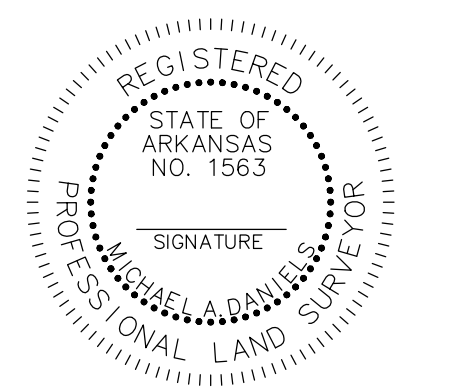
RECORD INFORMATION



ARKANSAS STATE PLANE
COORDINATE SYSTEM
NORTH ZONE

STATE PLAT CODE:
N/A

SEAL



RECORD DESCRIPTION: Deed Book 565, Page 807

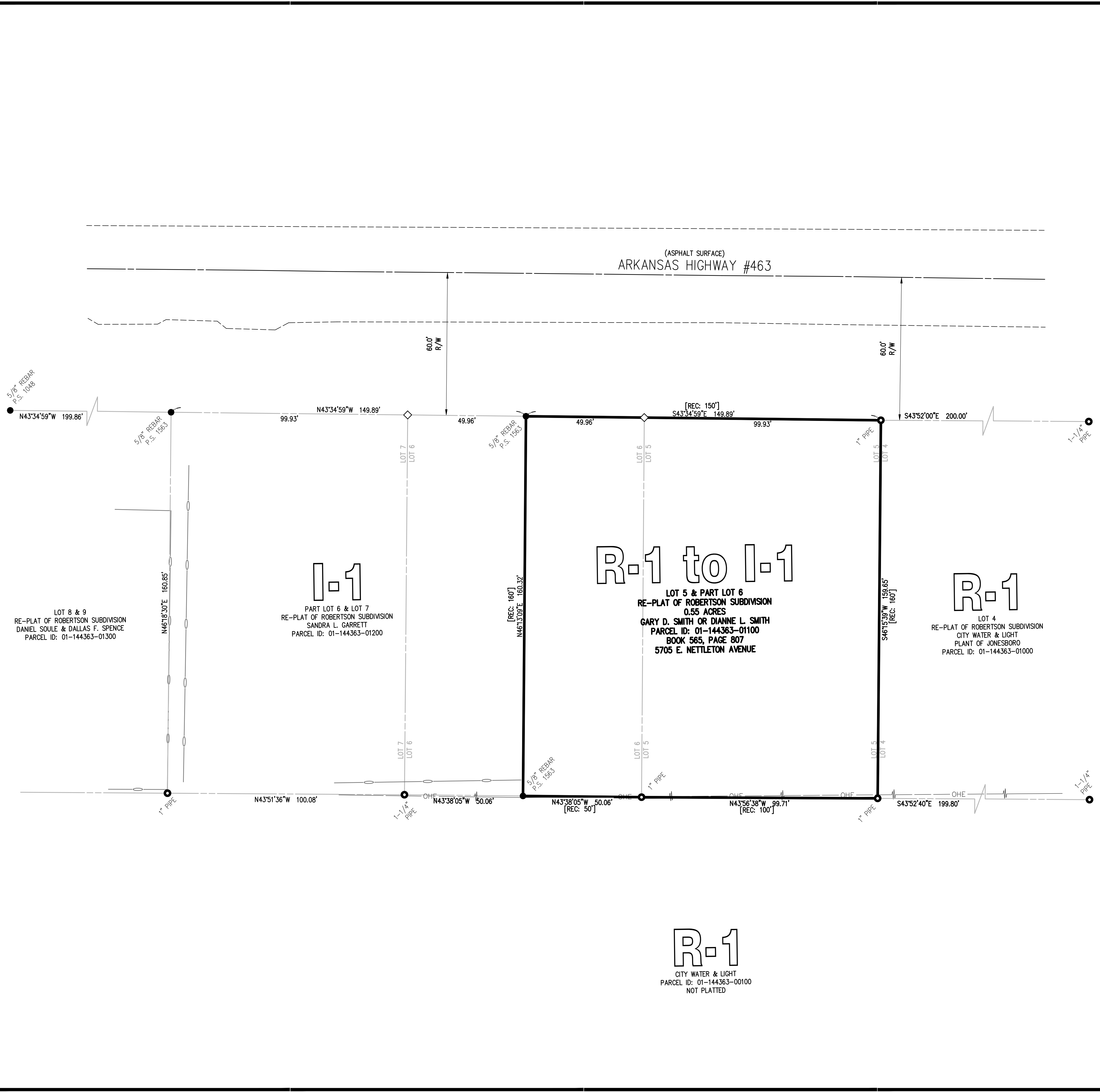
Lot 5 and the Northeastly Half of Lot 6 of the Re-Plat of Robertson Subdivision of Part of the Southwest Quarter of Section 36, Township 14 North, Range 4 East, as shown by Plat in Deed Record 198 Page 14 at Jonesboro, Arkansas.

THE FOLLOWING DOCUMENTS WERE USED IN CONSTRUCTION OF THIS SURVEY

- A. RE-PLAT OF ROBERTSON SUBDIVISION BY FRED HAYWOOD & ASSOC. DATED 11/29/1961. BOOK 198, PAGE 14 OF CRAIGHEAD COUNTY RECORDS.
- B. SURVEY BY RIDGE SURVEYING & CONSULTING PLLC, DATED 06/19/2019. SLS DOC# 201910152414
- C. WARRANTY DEED, BOOK 565, PAGE 807 OF CRAIGHEAD COUNTY RECORDS.
- D. ARKANSAS STATE HIGHWAY COMMISSION RIGHT OF WAY SKETCH MAP, BAY-NETTLETON RECONSTRUCTION JOB# 10538

LEGEND

- FOUND 5/8" REBAR P.S. 1563
- FOUND PIPE (AS NOTED)
- CALCULATED (NOT SET)
- PROPERTY LINE
- - - OHE
- - - FENCE LINE (CHAIN LINK)
- - - CENTERLINE ROAD
- - - ADJACENT PROPERTY LINE
- - - EDGE ASPHALT



R-1 to I-1

LOT 5 & PART LOT 6
RE-PLAT OF ROBERTSON SUBDIVISION
0.55 ACRES
GARY D. SMITH OR DIANNE L. SMITH
PARCEL ID: 01-144363-01100
BOOK 565, PAGE 807
5705 E. NETTLETON AVENUE

R-1

LOT 4
RE-PLAT OF ROBERTSON SUBDIVISION
CITY WATER & LIGHT
PLANT OF JONESBORO
PARCEL ID: 01-144363-01000

I-1

PART LOT 6 & LOT 7
RE-PLAT OF ROBERTSON SUBDIVISION
SANDRA L. GARRETT
PARCEL ID: 01-144363-01200

R-1

CITY WATER & LIGHT
PARCEL ID: 01-144363-00100
NOT PLATTED

REZONING PLAT
LOT 5 AND THE NORTHEASTERLY HALF
OF LOT 6 OF RE-PLAT OF ROBERTSON SUBDIVISION

PREPARED FOR:
C3, LLC.

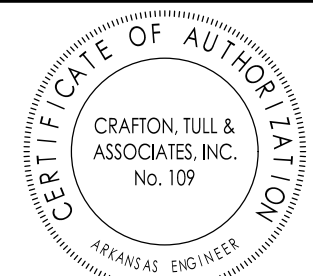
ISSUE DATE: 12/12/2023
PROJECT NO: 23P03290
CONTACT: M.DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194



870.203.7876 | www.crafterntull.com

CERTIFICATE OF AUTHORIZATION



© 2024 Craftern, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

DRAWING, CALCULATIONS, SURVEYING, ENGINEERING, AND CONSULTING SERVICES PROVIDED BY CRAFTERN TULL & ASSOCIATES, INC. (CRAFTERNTULL.COM)



**CITY OF JONESBORO
REZONING ADJOINING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

Tuesday, February 13, 2024, at 5:30 p.m.

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: C3, LLC.

DATE: Meeting Date: Tuesday, February 13, 2024, at 5:30 p.m.

SUBJECT PROPERTY ADDRESS: 5709 E. Nettleton Ave, Jonesboro, AR 72404

DESCRIPTION OF REZONING REQUESTED: ±0.55 Acres from R-1 to I-1 (Limited Industrial District).

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

City Water & Light

CITY WATER & LIGHT PLANT OF THE CITY OF JONESBORO
Printed Name of Property Adjacent Owner

Susan Meindahl
(Signature)

Date 1/31/24

**PO Box 1289
Jonesboro, AR 72403**

Address

870-935-5581
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.





9589 0710 5270 0640 0379 37

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72403

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$8.73

Sent To
City water & light
Street and Apt. No., or PO Box No.
PO Box 1289
City, State, ZIP+4®
Jonesboro, AR 72403-1289

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$3.65
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$8.73

Sent To
Soule Daniel
Street and Apt. No., or PO Box No.
4596 Highway 463S
City, State, ZIP+4®
Jonesboro, AR 72404-9613

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$3.65
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$8.73

Sent To
Jimmy Bradley Home Improvement
Street and Apt. No., or PO Box No.
3311 Redwood CV
City, State, ZIP+4®
Jonesboro, AR 72404-7731

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Montvale, NJ 07645

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$8.73

Sent To
Nice Pak Products Inc.
Street and Apt. No., or PO Box No.
100 Phillips Pkwy Ste 200
City, State, ZIP+4®
Montvale, NJ 07645-1852

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0640 0379 20

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For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72404

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$8.73

Sent To
Clark Melvin
Street and Apt. No., or PO Box No.
5637 E. Nettleton Avenue
City, State, ZIP+4®
Jonesboro, AR 72404-7969

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-02, 5709 E. Nettleton Avenue
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on February 13, 2024

REQUEST: To consider a rezoning of one tract of land containing 0.55 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “I-1” limited industrial district.

APPLICANT: Jeremy Bevill, 2520 Alexander Dr. Ste. C, Jonesboro, AR 72401

OWNER: Gary & Diann Smith, 1305 Cherokee St., Wynne, AR 72396

LOCATION: 5709 E. Nettleton Ave., Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 0.55 Acres
Street Frontage: Approx. 150 ft. on E. Nettleton Ave.

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 – Industrial (Vacant Structure)
South	R-1 – Residential (Vacant)
East	I-2 - Industrial
West	R-1 – Residential (Vacant)

HISTORY: Property has been vacant for 30 years.

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **High Intensity** Growth Sector.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

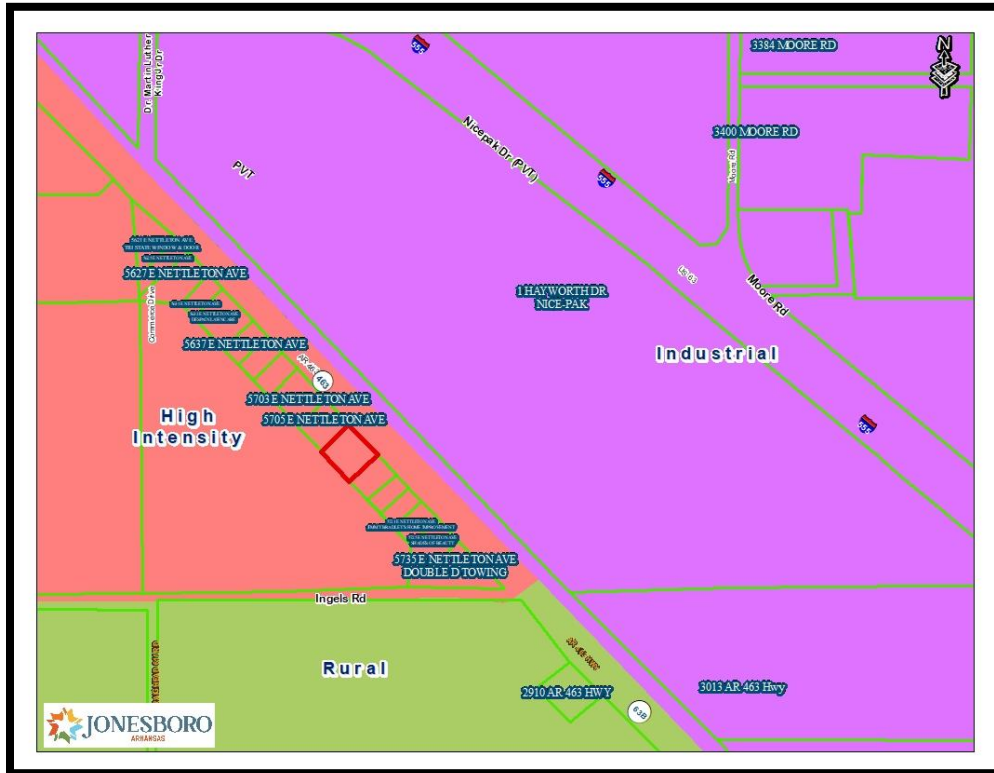
Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

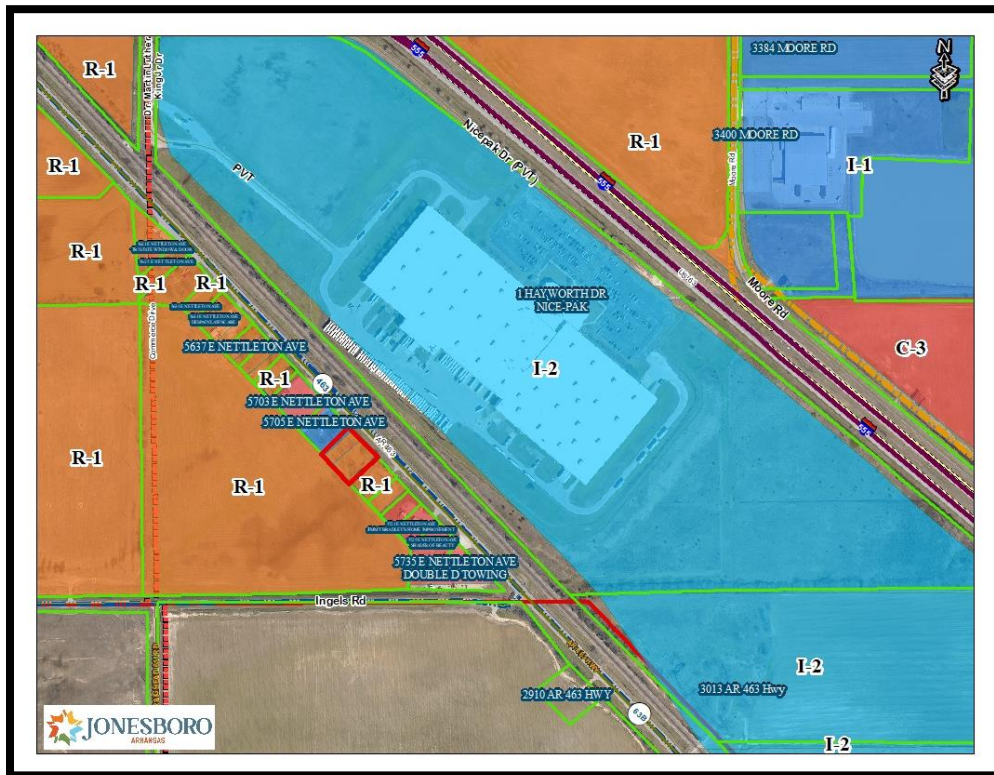
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property will be served by E. Nettleton Avenue. The Master Street Plan classifies this road as a **Minor Arterial**.

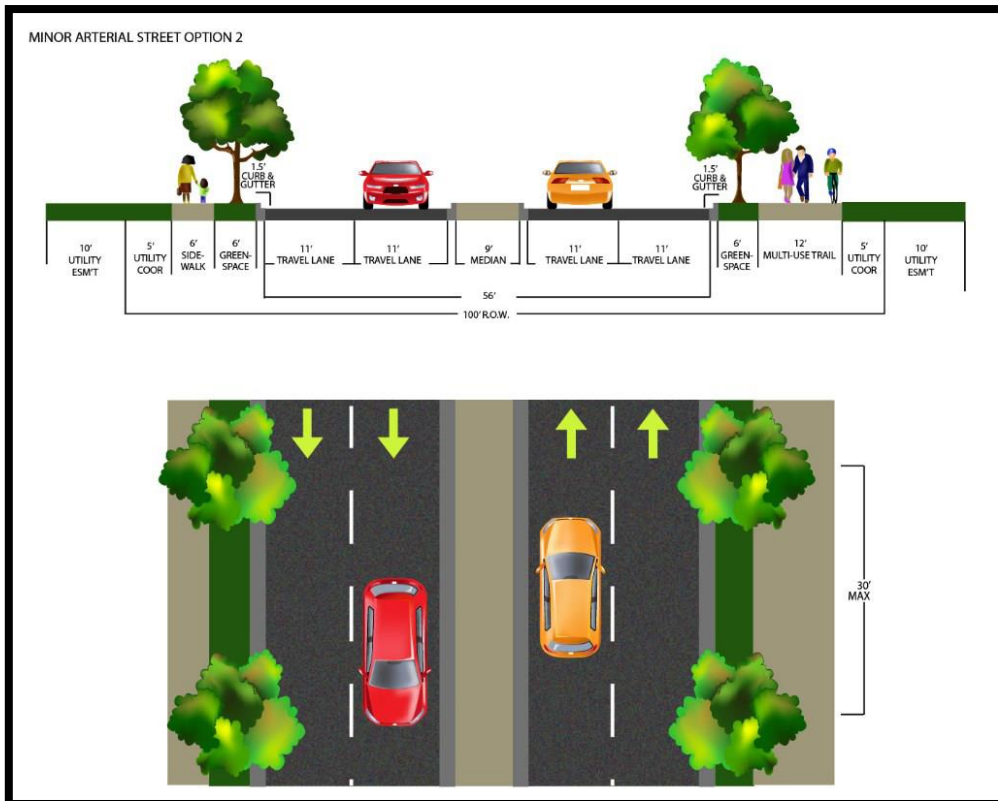
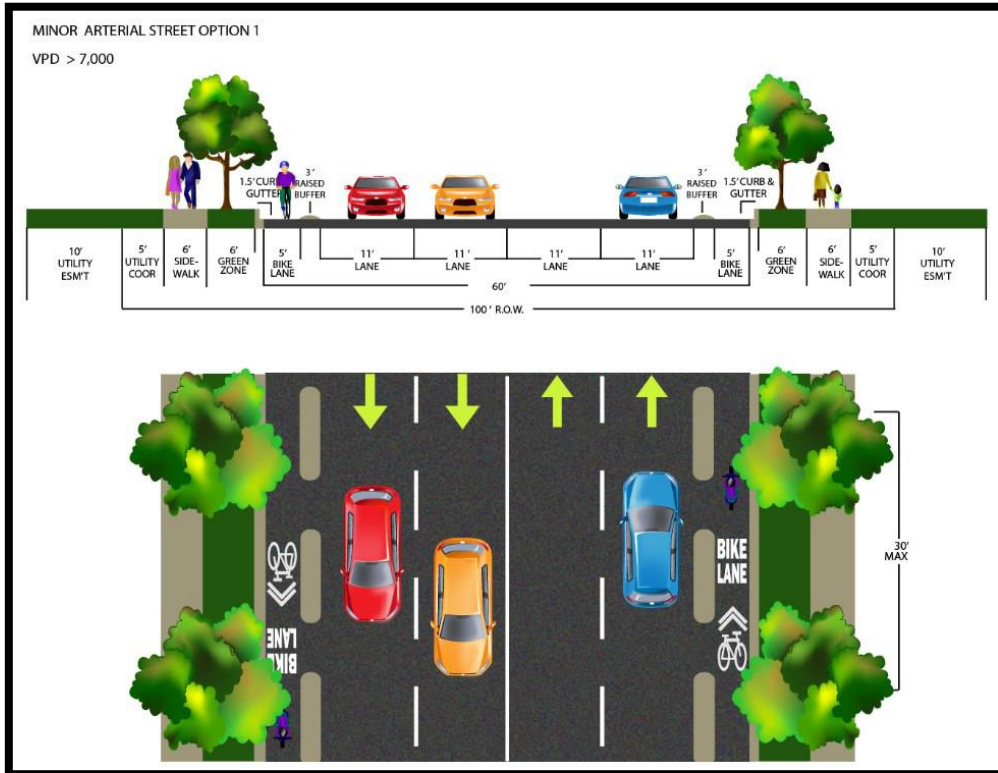
Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

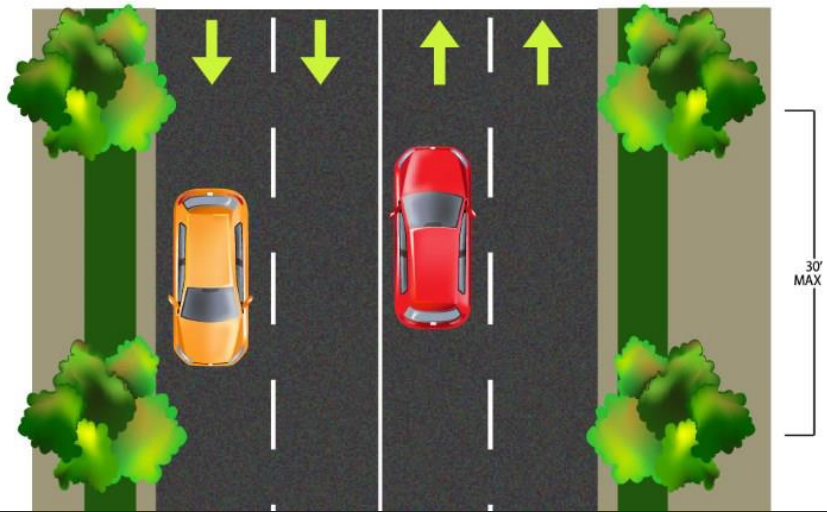
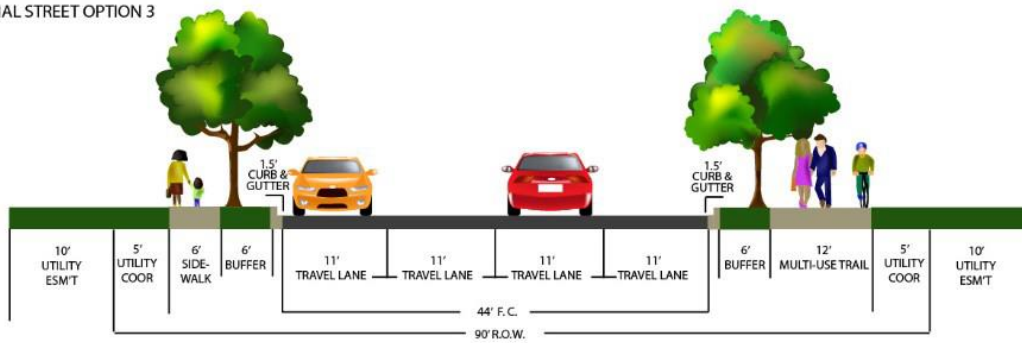
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Minor Arterial









MINOR ARTERIAL STREET OPTION 3



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the high intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes industrial zonings and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that industrial and commercial uses currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as “R-1” single family medium density district. The applicant is applying for a rezoning to allow an industrial use at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 as follows:

I-1, limited industrial district. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-02 a request to rezone property “R-1” single family medium density district, to “I-1” limited industrial district; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-02 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district, to “I-1” limited industrial district will be compatible and suitable with the zoning, uses, and character of the surrounding area.

**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON FEBRUARY 13,
2024**

RZ-24-02 Rezoning: 5709 E. Nettleton Avenue

Crafton Tull on behalf of C3, LLC is requesting a rezoning from R-1, single-family medium density district, to I-1, limited industrial district. This request is for 0.55 acres located at 5709 E. Nettleton Ave.

Jeremy Bevill (Proponent): Jeremy Bevill engineer with Crafton Tull. We're asking for this rezoning to I-1 from R-1, it's adjacent to existing I-1 just north of the subject tract, existing industrial zoning shaded in blue and south of us is commercial C-3, across the highway, that portion of Nettleton is a state highway, across there is I-2 heavier industrial use.

Lonnie Roberts: City planner, any staff comments on this one?

Derrel Smith (City Planner): Yes we reviewed it, it meets all 6 of the criteria to rezone a property, so we would recommend approval with the following condition:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, reviewed, and approved by the planning department, prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all the overlay district standards.

Lonnie Roberts: Alright and so with this request is there anyone her to give public input regarding his rezoning request? If not, I'll open up for commissioners. Questions or comments from anyone?

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 24-02, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, reviewed, and approved by the planning department, prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all the overlay district standards.

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 7 – Paul Ford, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, & Jim Little

Nay: 0

Absent: 1 – Dennis Zolper

OFFICIAL RECEIPT
Receipt Date 02/14/2024 10:27 AM
Receipt Print Date 02/14/2024

Receipt # 00243957
Batch # 00014.02.2024

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:	
CR	187.85
Detail:	
01-000-0150-00	
Proof of Publication	187.85

Total	187.85
Payment Information:	
Check 1000	187.85
Change	0.00

C3 LLC
Customer #: 000000
2700 Ridgpointe Dr
Jonesboro, AR 72404-

Cashier: ALCooksey
Station: ALCOOKSEY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:001

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE FOR A MICROBREWERY-RESTAURANT PRIVATE CLUB PERMIT FOR DEFENDING ADVANCEMENT, INC. d/b/a LEBOWSKI'S INC. TO BE LOCATED AT 1514 SOUTHERN RIDGE BLVD., JONESBORO, ARKANSAS

WHEREAS, Defending Advancement, Inc. d/b/a Lebowski's, Inc., has applied for a microbrewery-restaurant private club permit to be located at 1514 Southern Ridge Blvd., Jonesboro, Arkansas for the purpose of conducting operations on such premises consistent with Arkansas law including, but not limited to, operating a microbrewery-restaurant; and

WHEREAS, Defending Advancement, Inc. d/b/a Lebowski's, Inc. desires to receive approval from the City of Jonesboro, Arkansas for the same; and

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

Defending Advancement, Inc. d/b/a Lebowski's, Inc's application for a microbrewery-restaurant private club permit is hereby approved and it shall be and is entitled to apply to the Alcoholic Beverage Control Division of Arkansas for a microbrewery-restaurant private club permit or license, to be located at 1514 Southern Ridge Blvd., Jonesboro, Arkansas, and to conduct operations on such premises consistent with Arkansas law including, but not limited to, operating a microbrewery-restaurant.



**City of Jonesboro
Private Club Review and Conditions Form**

Date 1-5-24

Non-Profit Corp. d/b/a Defending Advancement, Inc
Lebowski's Inc

Address 1514 Southern Ridge Blvd. Jonesboro, AR

Applicant on Behalf of Club Jonathan L. Frego

Home Address 911 Crest DR. Jonesboro, AR

Business Name Lebowski's Inc.

Business Address 1514 Southern Ridge Blvd. - Jonesboro

City of Jonesboro official use below this:

Police Department: Copy of membership list Yes No
Has any member been convicted of a felony? Yes No
If yes, How many years since conviction? _____
Has Non-Profit complied with City of Jonesboro laws? Yes No

Comments: _____

Approve? Yes No Signature Chief of Police Rick Elliott

Planning and Zoning Department:

Type of Private Club: Restaurant Hotel/Motel
Hours of Operation? _____
Copy of menu for food service? Yes No
Zoning C-3

Approve? Yes No Signature Planning Director [Signature]

City Clerk:

Date received _____
Date entered in Legistar _____

City Council Action

Approve _____ Deny _____

ATTORNEYS AT LAW
407 SOUTH MAIN
PO BOX 7044
JONESBORO, ARKANSAS 72403-7044
870-972-5440 • FAX: 870-972-1270
WEBSITE: WWW.LECLAW.COM

January 4, 2024

HAND DELIVERED

Chief of Police
Jonesboro Police Department
1001 S. Caraway Road
Jonesboro, AR 72401

Re: Application for Microbrewery-Restaurant Private
Club Permit – Defending Advancement, Inc. d/b/a
Lebowski's, Inc.

Dear Sirs:

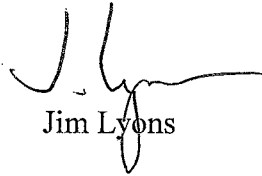
The applicant in this case is going to be applying for a Microbrewery-Restaurant Private Club Permit with Alcoholic Beverage Control Division. You previously indicated that we should use the standard Private Club Permit application as the City does not have a specific form for a Microbrewery-Restaurant Private Club Permit. Please find enclosed the following:

1. City of Jonesboro Application for Private Club Permit (Completed, signed and notarized);
2. Schedule A - Individual's Personal History (Completed, signed and notarized);
3. Authority to Release Information (Completed, signed and notarized for all three (3) board members);
4. Current list of the names and addresses of all board members of Defending Advancement, Inc. d/b/a Lebowski's, Inc.;
5. Arkansas Criminal History Report for Jonathan Frego;
6. Lease Agreement between Shell Games, LLC and Defending Advancement, Inc. d/b/a Lebowski's, Inc.;

7. Alphabetized member list (257 names) for Defending Advancement, Inc. d/b/a Lebowski's, Inc.; and
8. Receipt showing payment to the City of Jonesboro for the \$250.00 application fee.

If you have any questions or comments, please do not hesitate to call. Thank you for your cooperation.

Sincerely,



Jim Lyons

JL/ab

Enclosures

F:\WP60\Frego Liquor Permit\Lebowskis.JPD.Application.ltr.wpd

CITY OF JONESBORO

APPLICATION FOR PRIVATE CLUB PERMIT

We hereby make an application for a permit to serve alcoholic beverages on our premises to the club's adult members, members of their families over the age of 21, and duly qualified guests.

Defending Advancement, Inc. d/b/a Lebowski's, Inc.

Non-Profit Corporation

FEIN #

APPLICANT ON BEHALF OF CLUB

Jonathan

Leon

Frego

First

Middle

Last

HOME ADDRESS

911 Lake Crest Drive

Jonesboro

72404

Craighead

Street

City

Zip

County

BUSINESS NAME

Lebowski's, Inc.

BUSINESS ADDRESS

1514 Southern Ridge Blvd., Jonesboro

72404

Craighead

Street

City

Zip

County

Does the club own the premises? No If leased, give name and address of owner:

Shell Games, LLC

Is your establishment primarily engaged in the business of serving food for consumption on the premises?

Yes

If the answer to the above question is no, then what type of business will you be engaged in on the premises? Please list all activities to be offered.

n/a

Does anyone now hold an alcoholic beverage permit at this location? No If so, give name, address and permit no(s).

Give names and addresses of all officers/directors of the non-profit organization:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Jonathan Frego	President	911 Lake Crest Dr., Jonesboro, AR 72404
John Owens	Vice-President	2036 Sloan Lake Dr., Jonesboro, AR 72404
Brett Ivy	Secretary/Treasurer	2812 Covey Dr., Jonesboro, AR 72404

Has any member of the club's board of directors or other governing body, or any club officer, been under the sentence, whether suspended or otherwise, of any court for the conviction of a felony within two (2) years preceding the date of this application? YES NO If yes, please explain -

n/a

Signed this 27th day of December, 2023.

Jonathan Leon Frego

Signature of Applicant/Managing Agent

President

Official Title

Subscribed and sworn to before me this 27 day of December, 2023.

April Burlison

Notary Public

My Commission Expires: 06-07-2030:



SCHEDULE A – INDIVIDUAL’S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Jonathan Leon Frego Sex _____ Date of Birth _____
2. Home Address 911 Lake Crest Dr., Jonesboro 72404 Phone No. 870-761-4088
Street City Zip
3. Are you a person of good moral character and reputation in your community? Yes
4. Are you a **(CITIZEN)** or **(PERMANENT RESIDENT ALIEN)** of the United States? **CIRCLE ONE**
 Social Security No. _____ Green Card No. _____
5. Are you a resident of Craighead county? Yes
 If not, do you live within 35 miles of the premises to be permitted? n/a
6. Have you ever been convicted of a felony? YES _____ NO X If so, give full information
n/a
7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES NO If so, give full information. n/a
8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceding this application? YES _____ NO X If so, give full information n/a
9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? No If so, give name, place, and permit number(s)
n/a
10. Have you applied and been refused a permit at the applied for location within the last 12 months? No
 If so, give full information _____
11. Marital Status: Single () Married () Divorced () Separated () Other ()
12. Furnish complete information regarding members of immediate family:

<u>Relationship</u>	<u>Full Name</u>	<u>Address</u>	<u>Occupation</u>
Spouse	Kristin Lashae Frego	911 Lake Crest Drive Jonesboro, AR 72404	Manager

(a) Are any of the above to be connected with the operation of the outlet? No

(b) If so, who and in what capacity? n/a

13. Give your home address (city or town) and dates at each for the past five (5) years:
911 Lake Crest Drive, Jonesboro, AR 72404

14. Covering the past five (5) years, give in detail the following:

<u>Your Business or Occupation</u>	<u>Name & Address of Employer</u>	<u>Dates of Employment</u>
Physician	Caco Medical, PA 911 Lake Crest Dr., Jonesboro, AR 72404	2008 to present

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Jonathan Leon Frego
 Applicant's Signature

STATE OF ARKANSAS

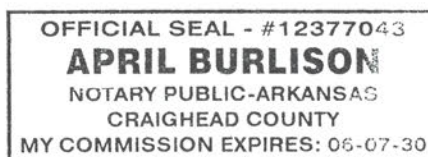
COUNTY OF CRAIGHEAD

Jonathan Leon Frego, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 27 day of December, 2023.

April Burlison
 Notary Public

My Commission Expires: 06-07-2030:



AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S : A

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Jonathan L. Frego
Signature - Full Name **Jonathan L. Frego**

11/29/23
Date

911 Lake Crest Drive
Home Address

Jonesboro AR 72404
City State Zip

911 Lake Crest Drive
Mailing Address

Jonesboro AR 72404
City State Zip

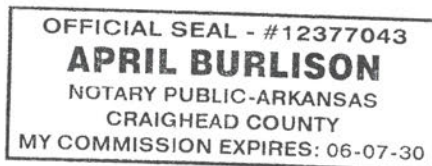
870 761-4088 870 761-4088
Contact Phone Business Phone

jonfrego@me.com
Email Address

Subscribed and sworn to before me this 29 day of November, 2023.

April Burlison
Notary Public

My Commission Expires: 06-07-2030:



AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S : n/a Board Member

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Brett Ivy
Signature - Full Name **Brett Ivy**

11-29-23
Date

2812 Covey Drive
Home Address

Jonesboro	AR	72404
City	State	Zip

2812 Covey Drive
Mailing Address

Jonesboro	AR	72404
City	State	Zip

(870) 217-3548
Contact Phone Business Phone

brett.ivy@gmail.com
Email Address

Subscribed and sworn to before me this 29 day of November, 2023.

April Burlison
Notary Public

My Commission Expires: 06-07-2030 :



AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S : n/a Board Member

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

John Owens
Signature - Full Name **John Owens**

11-29-23
Date

2036 Sloan Lake Drive

Home Address

Jonesboro AR 72404

City State Zip

2036 Sloan Lake Drive

Mailing Address

Jonesboro AR 72404

City State Zip

(870) 219-3669

Contact Phone Business Phone

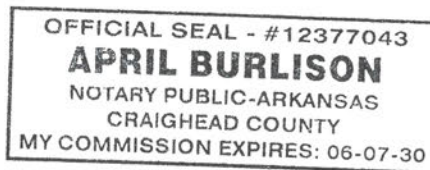
jaowens1979@hotmail.com

Email Address

Subscribed and sworn to before me this 29 day of November, 2023.

April Burlison
Notary Public

My Commission Expires: 06-07-2030 :



DEFENDING ADVANCEMENT, INC.
d/b/a Lebowski's, Inc.
Board of Directors and Officers
as of November 27, 2023

BOARD OF DIRECTORS:

Jonathan Frego
John Owens
Brett Ivy

911 Lake Crest Drive, Jonesboro, AR 72404
2036 Sloan Lake Drive, Jonesboro, AR 72404
2812 Covey Drive, Jonesboro, AR 72404

OFFICERS:

President - Jonathan Frego
Vice President - John Owens
Secretary/Treasurer - Bretty Ivy

911 Lake Crest Drive, Jonesboro, AR 72404
2036 Sloan Lake Drive, Jonesboro, AR 72404
2812 Covey Drive, Jonesboro, AR 72404

ARKANSAS STATE POLICE

Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

Subject of Record

Last: **Frego** First: **Jonathan** Middle: **Leon**
Date of Birth: Sex: Race:
Social Security Number: *(not verified, supplied at time of request)*
Home/Mailing Address: **911 Lake Crest Drive Jonesboro, AR 72404**



- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC003845722**
Date: **07/18/2023** Agency Reporting: **Arkansas State Police**
Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**
Released To: **Tessie Stokes On Behalf of Alcoholic Beverage Control Division-Alcohol**
Representing: **Alcoholic Beverage Control Division-Alcohol**
Mailing Address: **101 East Capitol, Suite 401 Little Rock, AR 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.

LEASE AGREEMENT

LEASE AGREEMENT ("Lease") made and entered into this 2nd day of January, 2024 by and between Shell Games, LLC, (hereinafter "Lessor") and Defending Advancement, Inc., d/b/a Lebowski's Inc. (hereinafter "Lessee").

WITNESSETH:

WHEREAS, Lessor owns certain real property located in Jonesboro, Craighead County, Arkansas which Lessor desires to lease to Lessee;

WHEREAS, Lessee is desirous of leasing such real property from Lessor; and

WHEREAS, the parties are desirous of setting forth their rights, liabilities, obligations and responsibilities in writing.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **LEASED PREMISES.** Lessor hereby lets, leases and demises unto Lessee subject to the terms and conditions hereinafter set forth, the following described real property situated in Craighead County, Arkansas, to wit:

1514 Southern Ridge Blvd., Jonesboro, AR 72404
(approximately 5,500 square feet)

To have and to hold the Premises unto the said Lessee for and during the Term and any Additional Term(s) hereof upon the terms and conditions set forth herein.

2. **ORIGINAL TERM AND RENT.** This Lease shall commence on the 1st day of January, 2024, ("Commencement Date") and shall continue for a period of one (1) year, ending at midnight on the 31st day of December, 2024 ("Original Term"). Lessee agrees to pay to Lessor the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00) ("Monthly Rental Amount") for

each calendar month of the entire Original Term of the Lease. The first payment shall be due upon completion of the building and Lessee's certificate of occupancy of the building, and shall continue thereafter for each month of the Original Term.

3. OPTION PERIODS AND RENT. If Lessee is not in default under this Lease at the time, Lessor hereby grants to Lessee an option to renew this Lease on an annual basis on the same terms and conditions as contained herein. Lessee shall give Lessor written notice of the exercise of each option period at least ninety (90) days prior to the expiration of the then current Term. In addition to the rent payments due, Lessee shall pay to Lessor a five percent (5%) late fee if any rent payment is received more than fifteen (15) days following the due date of each month during the Term of this Lease.

4. USE OF THE PREMISES. Lessee agrees that the Premises shall be used for the purpose of a restaurant and private club and for the entertainment of its members and the member's guests. Lessee hereby covenants that the Premises, including all buildings and improvements thereon, shall during the Term of this Lease be used only and exclusively for lawful purposes, and no part of the Premises or improvements thereon shall be used in any manner whatsoever for any purpose in violation of the laws of the United States, the State of Arkansas or the ordinances or laws of the City of Jonesboro.

5. ALTERATIONS. Lessee agrees that he shall not make any changes, alterations, modifications, or additions of a structural nature in or about the Premises without receiving prior written approval from Lessor, except for minor non-structural alterations or additions not of a permanent nature. If the Lessee desires to make any structural alterations or additions, then Lessee shall give written notice thereof to Lessor and Lessor shall approve or give notice of the lack of approval within thirty (30) days following notice thereof. If Lessor fails to give any notice within such thirty (30) day period, then such alterations shall be considered approved.

6. MAINTENANCE AND REPAIRS. Lessor shall, at its sole cost and expense, maintain the interior of the Premises in good order, condition and repair. Further, Lessor shall at its own cost and expense maintain the electrical, heating, air conditioning, water and plumbing systems of the Premises. Unless set forth in writing to the contrary and signed by the parties, Lessee shall not have any obligation of any kind whatsoever in connection with the maintenance or repair of the Premises except for items damaged by Lessee, its employees, members or guests. In addition, Lessor shall be responsible for and shall maintain the exterior walls and roof of the Premises as well as all other systems and portion of the Premises (except items installed by Lessee) in good repair throughout the term of this Lease.

7. INSURANCE.

(a) Property Damage. During the Term of this Lease, Lessor shall maintain and keep in full force and effect, at its sole cost and expense, a standard comprehensive policy of property damage insurance with respect to the Premises for Lessee's property on the Premises. Lessee shall be responsible for providing the liquor liability insurance for such private club and for the Premises. Lessor shall maintain insurance protecting the real property and all appurtenances attached thereto. Lessee agrees that Lessor shall be listed as an additional insured on both of these policies.

(b) Liability. During the Term of this Lease, Lessee shall maintain and keep in full force and effect, at its sole cost and expense, a general policy of comprehensive public liability insurance insuring Lessor and Lessee against any liability arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such liability insurance shall have the following minimum coverages, to wit: One Million and 00/100 Dollars (\$1,000,000.00) per person and Two Million and 00/100 Dollars (\$2,000,000.00) per occurrence

with Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for damage to property.

(c) Certificate of Insurance. Lessee shall furnish to Lessor upon request, and if not requested more often, at least annually: (i) a certificate of insurance showing such insurance to be in full force and effect; and (ii) proof that the premiums necessary to keep said insurance in full force and effect have been timely paid.

(d) Miscellaneous. Insurance required hereunder shall be with such companies and in such form as is reasonably satisfactory to the Lessor. No such policy shall be cancelable or subject to reduction of coverage or other modification except after ten (10) days' prior written notice to the Lessor. Lessee shall, within ten (10) days prior to the expiration of such policies, furnish Lessor with renewals or binders for renewal coverage.

8. TAXES. Lessor shall pay all real estate taxes and assessments on the Premises. However, Lessee shall pay all taxes on the property of Lessee located on the Premises as well as all taxes, licenses and other similar charges upon the business of Lessee.

9. DAMAGE OR DESTRUCTION OF THE PROPERTY.

(a) Total or Partial Destruction. In the event the improvements upon the Premises are damaged by vandalism, fire, storm, wind, or other casualty so as to render the Premises uninhabitable, and such damage cannot reasonably be expected to be substantially repaired within one hundred fifty (150) days, Lessee shall have the option for a period of thirty (30) days following the date of such damage to terminate this Lease by written notice to Lessor. In the event such damage does not render the Premises uninhabitable or it is reasonably expected that the Premises will be substantially repaired within one hundred fifty (150) days, Lessee shall not have the right to terminate this Lease. In the event this Lease is not terminated by Lessee, Lessor shall, as soon as practical, institute action to repair and rebuild the damaged portion of the

Premises. In no event shall Lessor be obligated to expend more than the insurance proceeds received by Lessor by reason of such damage.

(b) Abatement of Rent During Reconstruction. If the Premises are destroyed or damaged and action is undertaken by Lessor to repair or restore the Premises, the rent payable for the period when such damage, repair, or restoration continues shall be abated in proportion to the degree to which Lessee's use of the Premises is impaired (except as provided by the loss of rents coverage). The aggregate amount of abatement hereunder shall not exceed the full monthly rental provided hereunder. Except for abatement of rent, if any, Lessee shall have no claim against Lessor for any liability, cost, obligation, or expense caused by reason of such damage, destruction, repair or restoration.

10. ASSIGNMENT OR SUBLETTING. Lessee shall neither assign nor sublet the Premises nor any part thereof without the written consent of Lessor, but such written consent shall not be unreasonably withheld. In no event shall the subletting or assignment of this Lease relieve the Lessee of any of the covenants, agreement and obligations imposed upon Lessee in this Lease (even if the Lessor approves of the assignment or sublease unless a specific release is given in a writing signed by Lessor).

11. EVENTS OF DEFAULT. Any one or more of the following events shall be deemed an event of default by Lessee under this Lease:

(a) failure by Lessee to timely pay any installment of rent and late fees, if applicable, provided herein as and when due and payable or within thirty (30) days thereof;

(b) failure by Lessee to comply with any term, provision, or covenant of this Lease, other than the payment of rent, for a period of thirty (30) days after written notice thereof has been given by Lessor;

(c) the breach of any representation or warranty of Lessee contained herein;

(d) Lessee deserting or vacating all or any substantial portion of the Premises for a period of ten (10) days or more except when due to damage to the building;

(e) Lessee: (i) suspending or discontinuing its business; (ii) making an assignment for the benefit of creditors; (iii) generally not paying its debts as they become due; (iv) becoming insolvent; (vii) filing any petition or answer seeking for itself any reorganization, arrangements, composition, readjustment of its debts or for liquidation, dissolution or other similar relief; (viii) petitioning or applying to any court for any receiver, custodian, or trustee for all or substantially all of its property or assets or by the subject of any such proceeding filed against it; (ix) filing an answer admitting or not contesting the material allegations or any such petition filed against it or any order, judgment or decree approving such petition in any such proceeding; (x) seeking, approving, consenting to, or acquiescing in any such proceeding for the appointment of any such trustee, receiver, custodian, liquidator or agent for it or any substantial part of its property or if an order is entered appointing any such trustee, receiver, custodian, liquidator or agent; or (xi) taking any formal action for the purpose of effectuating any of the foregoing;

(f) an order for relief being entered under the United States bankruptcy laws, or if any other decree or order is entered by a court having jurisdiction: (i) adjudging Lessee as bankrupt or insolvent; (ii) approving as properly filed a petition seeking reorganization, liquidation, arrangements, adjustment or composition of Lessee or its property under the United States bankruptcy laws or any other applicable federal or state law; (iii) appointing a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) for Lessee or for any substantial part of Lessee's property; or (iv) ordering the winding up or liquidation of Lessee's affairs; or

(g) any judgment or decree against Lessee remaining unpaid, unstayed on appeal, undischarged, unbonded, or undismissed for a period of thirty (30) days or more.

12. REMEDIES. Upon the occurrence of any event of default as provided herein, Lessor shall have the option to pursue any one or more of the following remedies without notice or demand, and without prejudice to any rights or remedies otherwise available at law or in equity:

(a) to re-enter and repossess the Premises and expel and remove Lessee and any other person who may be occupying the Premises without being liable for trespass or any damages thereof;

(b) to terminate this Lease by giving written notice thereof to the Lessee, as of a date to be specified in such notice which shall be at least thirty (30) days after the date on which such notice is given, in which event this Lease and the Term, but not the Lessee's continued liability hereunder, as hereinafter provided, shall expire and terminate upon the date specified in such notice as aforesaid, as fully and as completely as if the date specified in such notice was the date definitely fixed in this Lease for expiration, and the Lessee shall quit and surrender the Premises to Lessor on or before said date, without cost or charge to Lessor;

(c) to relet any or all of the Premises for the Lessee's account for any or all of the remainder of the Term as hereinabove defined, or for a period exceeding such remainder.

(d) to cure such event of default in any other manner (after giving the Lessee written notice of Lessor's intention to do so except in the case of emergency), in which event the Lessee shall reimburse Lessor for all expenses incurred by Lessor in doing so, including attorney's fees, plus interest on all such expenses at the lesser of ten percent (10%) per annum or the highest rate then permitted by applicable law, which expenses and interest shall be additional rent and shall

be payable by the Lessee immediately upon demand thereof by the Lessee; and/or

(e) to exercise any other right or remedy available at law or in equity or otherwise.

13. LESSOR'S INSPECTION. Lessor shall have the right, at all reasonable times and hours to enter upon the Premises for the purpose of making inspections. However, this right shall not be exercised in a manner which unreasonably interferes with the normal conduct of the Lessee's business on the Premises.

14. CONDITION OF THE PREMISES. Lessee hereby accepts the Premises and any equipment therein and will keep and maintain said Premises, fixtures and equipment during the Term hereof in good working condition (except for items expressly agreed to be maintained by Lessor set forth herein). At the expiration of the Term, Lessee shall return the Premises, equipment and fixtures without damage caused by Lessee, its employees, members or guests.

15. SIGNS. Lessee shall not hang or place any sign, attachment or display of any kind to or upon the building and Premises or hang therefrom any such sign, attachment or display without Lessor's prior approval. However, Lessor shall not unreasonably withhold approval of any sign which is consistent with the architecture of the Premises.

16. UTILITIES. During the Term of this Lease, Lessee shall maintain and pay all utility services utilized on or with respect to the Premises, including, but not limited to, utilities relating to the electricity, gas, water, sewage, trash pickup, telephone service and cable or satellite television and internet. All of these utilities shall be in the kept and maintained in the name of the Lessee.

17. WASTE. Lessee shall operate its aforementioned business so as not to endanger, damage, cause or allow waste to the Premises and Lessee shall not damage, destroy or permit the same on or in the Premises except for ordinary wear and tear.

18. MISCELLANEOUS. Lessee shall not conduct any kind of business that will be obnoxious or offensive to Lessor or property owners and businesses in and around the Premises. Lessee will not carry on or conduct any business in violation of the United States of America, the laws of the State of Arkansas, or of any city ordinance and will pay taxes, licenses and penalties necessary to be paid, connected with or incident to Lessee's business.

19. ENTIRE AGREEMENT. This writing constitutes the entire agreement of the parties and all other writings, statements, agreements or representations whether oral or written are superseded and replaced hereby. No alteration, change or modification of this agreement shall be made except in writing signed by all parties.

LESSOR

SHELL GAMES, LLC

By: Jonathan Frego
Jonathan Frego, Member

LESSEE

DEFENDING ADVANCEMENT, INC.
d/b/a Lebowski's, Inc.

By: Jonathan Frego
Jonathan Frego, President

Defending Advancement, Inc.
d/b/a Lebowski's, Inc.
Membership List

	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
2	Tae	Allen	3721 Matlock Dr.	Jonesboro	AR	72401
3	Diane	Andrews	305 E. Matthews	Brookland	AR	72417
4	Aaron	Archuleta	1210 S. Madison	Jonesboro	AR	72401
5	Kelsey	Baker	34 County Rd. 7283	Jonesboro	AR	72405
6	Krystle	Baker	803 W. Jefferson Ave.	Jonesboro	AR	72401
7	Bridette	Baker	1015 Spencer Dr.	Paragould	AR	72450
8	Martha	Balcom	2105 Tallwood	Paragould	AR	72450
9	Frank	Barnes	1701 S. 9th St.	Paragould	AR	72450
10	Cali	Barnes	3051 Wood St.	Jonesboro	AR	72404
11	Cindy	Barrett	193 CR 687	Lake City	AR	72437
12	Tiffany	Barrett	429 Wildwood Point	Jonesboro	AR	72405
13	Sarah	Baumann	5555 Macedonia Rd.	Jonesboro	AR	72405
14	Logan	Best	295 CR 7890	Jonesboro	AR	72405
15	Marlicia	Black	3817 Churchill	Jonesboro	AR	72404
16	Henry	Black	408 Hunter Dr.	Osceola	AR	72370
17	Dharma	Blackwell	209 Cole Drive	Brookland	AR	72417
18	Victoria	Book	1500 Highway 18	Lake City	AR	72437
19	Bobby	Boren	1309 Osceola St.	Paragould	AR	72450
20	Harrison	Bregy	1204 Layman Drive	Jonesboro	AR	72404
21	TJ	Brickell	2712 Oxford	Paragould	AR	72450
22	Tim	Brickell	3909 Bolt Blvd.	Caraway	AR	72419
23	Banner	Briney	102 University Dr.	Jonesboro	AR	72401
24	Lakeshia	Brown	1407 Mitzi Lane	Jonesboro	AR	72401
25	Mary	Burlette	5200 Reserve Blvd.	Jonesboro	AR	72401
26	Tara	Butler	2513 Judes Way	Jonesboro	AR	72401
27	Dustin	Campbell	75 CR 363	Jonesboro	AR	72401
28	Jordan	Carmack	3805 Victoria Lane	Jonesboro	AR	72405
29	Marsue	Carnes	403 Arlington Ct.	Jonesboro	AR	72401
30	Hannah	Carroll	1610 Patti Park	Jonesboro	AR	72041
31	Joshua	Cavaness	1204 N. 30th St.	Paragould	AR	72450
32	Chase	Clay	3719 Stadium Blvd.	Jonesboro	AR	72404
33	Melina	Clicay	1225 Magnolia Rd.	Jonesboro	AR	72405
34	Hailey	Clifton	965 CR 7285	Jonesboro	AR	72405
35	Haley	Cline	115 Lenford Dr.	Bono	AR	72416
36	Jordan	Closson	5202 Reserve Blvd., Apt. 204	Jonesboro	AR	72401
37	Sarah Beth	Coe	3000 Bobbi Dawn Dr	Jonesboro	AR	72401
38	Jeremy	Cohen	1605 Leaf Cove	Jonesboro	AR	72401
39	Lane	Cohn	4333 County Rd. 780	Jonesboro	AR	72405
40	Katie	Collier	4860 Gregory Dr.	Jonesboro	AR	72405
41	Deborah	Cook	4204 Jada Cove	Jonesboro	AR	72404
42	Robby	Cook	1000 Glendale	Jonesboro	AR	72401
43	Sara	Copeland	2580 Chad Dr.	Jonesboro	AR	72405
44	Tanner	Craflow	7968 Hwy 141 South	Jonesboro	AR	72401

Defending Advancement, Inc.
d/b/a Lebowski's, Inc.
Membership List

	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
45	Hillary	Creech	2921 Turtle Creek	Jonesboro	AR	72404
46	Sydney	Crosskno	2584 Chad Drive	Jonesboro	AR	72405
47	Lauren	Cude	2302 Fairview Rd.	Jonesboro	AR	72450
48	Bryan	Dalton	4979 Inverness	Jonesboro	AR	72404
49	Gentry	Damron	1011 Paragould Drive	Jonesboro	AR	72405
50	Angel	Davis	909 Gloucester Dr.	Jonesboro	AR	72401
51	Shannon	Dawson	905 Jonathon	Jonesboro	AR	72405
52	Anna	DeFeria	3101 Carnaby St.	Jonesboro	AR	72405
53	Raymond	Denham	209 E. Nettleton	Jonesboro	AR	72401
54	Tray	Dickson	204 Amberwood Cove	Jonesboro	AR	72401
55	Hilary	Dowd	1267 Sullivan Circle	Jonesboro	AR	72404
56	Kailey	Dowell	1915 Lombardy Circle	Jonesboro	AR	72401
57	Miles	Doyle Jr.	305 Isabell	Bay	AR	72411
58	Miles	Doyle, III	1503 Brazos	Jonesboro	AR	72401
59	Madelyn	Dozier	3502 Pruetts Chapel Rd.	Paragould	AR	72450
60	Micha	Drope	1010 Walnut St.	Jonesboro	AR	72401
61	Molly	Dutton	2563 Chad Dr.	Jonesboro	AR	72405
62	Jackie	Erwin	4203 Woodcrest	Jonesboro	AR	72404
63	Craig	Escue	395 SW Pine St.	Peach Orchard	AR	72453
64	Lisa	Estrada	18 Brookland St., #4	Brookland	AR	72417
65	Minnie	Farr	1502 Pineview Cove	Jacksonville	AR	72076
66	Dianna	Farrell	10 Gunnar Loop	Paragould	AR	72450
67	James	Few	241 E. Sanford	Gassville	AR	72635
68	Karli	Fisher	617 Blossom Lane	Trumann	AR	72472
69	Layla	Fisher	5905 E. Johnson	Jonesboro	AR	72405
70	Micah	Flynn	129 N. Parkview	Trumann	AR	72472
71	Kayla	Foushee	623 W. Poplar	Paragould	AR	72450
72	Kay	Freeman	4800 Reserve Blvd. P4	Jonesboro	AR	72401
73	Darien	Fuchs	1707 N. Division	Forrest City	AR	72335
74	Ana	Garcia	115 Julia	Cash	AR	72421
75	Kelley	Glasco	1815 Ellen Drive	Jonesboro	AR	72404
76	Malbry	Goodson	2572 Chad Dr.	Jonesboro	AR	72405
77	Lori	Gramling	4505 Finn Rd.	Jonesboro	AR	72404
78	DeWayne	Gray	5392 Viney Creek Cv.	Jonesboro	AR	72404
79	Ashley	Gray	217 CR 771	Jonesboro	AR	72405
80	Shannon	Green	1610 Patti Park	Jonesboro	AR	72401
81	Diana	Griffin	320 Smith	Trumann	AR	72472
82	Gina	Gunter	1500 Garland Dr.	Jonesboro	AR	72401
83	Tiana	Haley	1908 Woodsprings Rd.	Jonesboro	AR	72404
84	Tiffany	Hall	867 CR 303	Jonesboro	AR	72401
85	Hannah	Hampton	3850 Harrisburg Rd.	Jonesboro	AR	72404
86	Jeremy	Hanner	4200 Chula Drive	Jonesboro	AR	72405
87	Kathy	Hargrove	3604 Marzee Ann	Jonesboro	AR	72401

Defending Advancement, Inc.
d/b/a Lebowski's, Inc.
Membership List

	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
88	Anne	Harris	6416 Stadium Blvd.	Jonesboro	AR	72404
89	Jacy	Harris	County Rd 7283, Apt. 45	Jonesboro	AR	72405
90	Ken	Hathrock	1500 Killough Rd. North	Wynne	AR	72396
91	Amber	Haynie	106 Maine St.	Bono	AR	72416
92	Abbie	Head	592 Greene 734 Rd.	Paragould	AR	72450
93	Katelynn	Headley	2416 Chastain Dr.	Jonesboro	AR	72401
94	Eric	Henderson	8375 Highway 163	Harrisburg	AR	72432
95	Kayla	Hendrix	7 Willow Creek Ln, Apt 7308	Jonesboro	AR	72404
96	Candace	Hill	2001 Tallwood Dr.	Paragould	AR	72450
97	Shelley	Hinton	1301 Charles Dr.	Jonesboro	AR	72405
98	Kendall	Hinton	1101 Ava Lane	Paragould	AR	72450
99	Melissa	Hinton	2221 Peabody Street	Blytheville	AR	72315
100	Jessica	Hobby	1108 Lilac Garden Dr.	Jonesboro	AR	72401
101	Andrea	Hodge	224 Dunwoody Dr.	Jonesboro	AR	72404
102	Courtney	Hogan	5253 Prospect Trail	Jonesboro	AR	72405
103	Destiny	Hopper	921 Silverleaf	Bono	AR	72416
104	Taylor	Ivy	10212 Dubar Lane	Harrisburg	AR	72432
105	Emily	Jacks	1005 Fairway Dr.	Jonesboro	AR	72401
106	Hannah	Jackson	767 Hwy 34	Walnut Ridge	AR	72476
107	Patricia	James	1706 Bittle	Jonesboro	AR	72401
108	Philip	Jansen	4209 Hwy 90 West	Pocahontas	AR	72455
109	Stephany	Joiner	2210 Clark St.	Jonesboro	AR	72401
110	Kendal	Jones	1304 Birchwood	Jonesboro	AR	72401
111	Evelyn	Jones	1407 Wendy Linda	Jonesboro	AR	72405
112	Vanessa	Jones	202 W. Allen D	Jonesboro	AR	72401
113	Austin	Jordan	1706 Ashley	Walnut Ridge	AR	72476
114	Thomas	Julian	1226 Oak Meadow	Jonesboro	AR	72401
115	Jennifer	Kappelmon	226 Greene 151 Rd.	Lafe	AR	72436
116	Andrew	Kauffman	6050 Wisteria Lane	Jonesboro	AR	72404
117	Cathal	Keane	241-C South Main St.	Jonesboro	AR	72401
118	Elaine	Kee	416 CR 728	Jonesboro	AR	72401
119	Jason	Kinder	820 Smithfield	Jonesboro	AR	72401
120	Niufou	Klauder	1500 Hillcrest Dr.	Jonesboro	AR	72401
121	Emily	Koehler	102 Snyder Dr.	Jonesboro	AR	72401
122	Emma	Koehler	102 Snyder Dr.	Jonesboro	AR	72401
123	Brooke	Lamb	816 Future St.	Manila	AR	72442
124	Krystal	Lampk	420 C Avenue	Forrest City	AR	72335
125	Brandon	Lane	15068 State Hwy 164	Hornersville	MO	63855
126	Alexis	Lane	4929 Inverness Run	Jonesboro	AR	72405
127	Jacklyn	Lanier	827 County Rd 703	Jonesboro	AR	72401
128	Lukas	Lawley	1210 S. Madison St.	Jonesboro	AR	72401
129	Danielle	Lawrence	2110 Rosemond Ave.	Jonesboro	AR	72401
130	Karen	Leonard	5150 CR 160	Jonesboro	AR	72404

Defending Advancement, Inc.
d/b/a Lebowski's, Inc.
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	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
131	Jeremy	Lindsay	717 W. Thompson	Paragould	AR	72450
132	Drake	Long	106 W. Main St.	Marmaduke	AR	72443
133	Robin	Lopez	300 Prospect Farm Ln.	Jonesboro	AR	72405
134	Heather	Lynn	2 Rushing Cove	Paragould	AR	72450
135	Deborah	Lyscas	987 Lenlee Dr.	Jonesboro	AR	72401
136	Grace	Maddox	1377 County Rd. 476	Jonesboro	AR	72404
137	Teila	Marlin	2803 Buckingham Dr.	Paragould	AR	72450
138	James	Martin	706 N. Spring	Bloomfield	MO	63825
139	Austen	Martin	160 CR 7070	Brookland	AR	72417
140	Tyler	Martin	711 Bellwood Dr.	Paragould	AR	72450
141	Lisa	Matthews	349 CR 429	Jonesboro	AR	72404
142	Marla	Mays	3200 Hannah Hill	Jonesboro	AR	72404
143	Velma	McHenry	2912 N. 4th St.	Paragould	AR	72450
144	Caitlyn	McNabb	910 Pardew St.	Bay	AR	72411
145	Joshua	Medder	500 N. Caraway Rd.	Jonesboro	AR	72401
146	Logan	Melton	1706 Ashley	Walnut Ridge	AR	72476
147	Toni	Melton	503 Carmen	Walnut Ridge	AR	72476
148	Hayden	Meredith	311 Holmes Rd.	Jonesboro	AR	72405
149	Natalie	Metcalf	5920 Newcastle Drive	Jonesboro	AR	72405
150	Hunter	Metcalf	97 Ellis Drive	Brookland	AR	72417
151	Perri	Middlebrook	3307 Garden Ln.	Paragould	AR	72450
152	Drew	Mirock	6509 Julia Lane	Jonesboro	AR	72404
153	Elizabeth	Moad	1709 Metzler	Jonesboro	AR	72401
154	Jodie	Moody	19255 Greenfiled Rd.	Harrisburg	AR	72432
155	Mariah	Moore	1503 Kathleen St.	Jonesboro	AR	72401
156	Britt	Morgan	140 S. Willow	Trumann	AR	72472
157	Katie	Mosby	314 W. School St.	Brookland	AR	72417
158	Karen	Mouser	3625 Blueridge Circle	Jonesboro	AR	72405
159	Katie	Murphy	389 CR 313	Jonesboro	AR	72401
160	Benjamin	Myer	511 Dogwood View Dr.	Paragould	AR	72450
161	Ashley	Myer	511 Dogwood View Dr.	Paragould	AR	72450
162	Ashleigh	Myrick	209 Cole Drive	Brookland	AR	72417
163	Gilliam	Nagel	3878 Turfway Dr.	Jonesboro	AR	72404
164	Halley	Needham	1067 Midway Rd.	Hoxie	AR	72433
165	Diana	Nelda	3305 Richardson	Jonesboro	AR	72401
166	Alfred	Nesaras	6509 Julia Lane	Jonesboro	AR	72404
167	Statley	Page	1830 Johnson Ave.	Jonesboro	AR	72401
168	Anthony D.	Parker	5820 Newcastle	Jonesboro	AR	72405
169	Austin	Peck	4768 Wildwood Ln	Jonesboro	AR	72401
170	Renee	Peeler	5615 Creekview Dr.	Jonesboro	AR	72404
171	Trevor	Penix	306 1/2 E. 7th	Leachville	AR	72438
172	Evelyn	Perez	3817 Church St.	Jonesboro	AR	72401
173	Douglas	Peronia	5315 Harrisburg Rd.	Jonesboro	AR	72404

Defending Advancement, Inc.
d/b/a Lebowski's, Inc.
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	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
174	Quandedra	Perry	4244 Fonda Jo	Jonesboro	AR	72401
175	Emily	Phelps	4309 E. Bekah Dr., Unit 12	Jonesboro	AR	72404
176	Brandon	Phelps	4309 Bekah Dr., Apt. 12	Jonesboro	AR	72404
177	Mica	Phillips	4708 Lonoke Lane	Jonesboro	AR	72404
178	Amanda	Pierce	109 Terra Dr	Bay	AR	72411
179	Kirk	Porter	783 Greene 632 Rd	Paragould	AR	72450
180	Jessica	Pospisil	1226 Oak Meadow	Jonesboro	AR	72401
181	Hayley	Postlewait	279 Wolf Den Dr.	Jonesboro	AR	72405
182	Ashley	Puckett	108 Leonard Dr.	Bono	AR	72416
183	Clay	Puckett	1908 Links Dr., #8	Jonesboro	AR	72404
184	Anna	Reed	1439 Bekah	Jonesboro	AR	72404
185	Sarah	Renden	303 Wolf Den Dr.	Jonesboro	AR	72401
186	Sierra	Ring	186 CR 635	Bay	AR	72411
187	Valene	Roark	102 Chandler Cv.	Brookland	AR	72417
188	James	Roberson	4768 Wildwood Ln	Jonesboro	AR	72401
189	Karen	Rockwell	3955 SW Pine St.	Peach Orchard	AR	72453
190	Viridiona	Rodriguez	201 Lamesa	Jonesboro	AR	72401
191	C. Rancy	Rogers	3412 Lake Pointe Dr.	Jonesboro	AR	72404
192	Chad	Rose	3719 Stadium	Jonesboro	AR	72404
193	James W.	Ross	6970 Furri Love	Olive Branch	MS	38654
194	Lourinda	Rufiker	1908 Woodsprings Rd.	Jonesboro	AR	72404
195	Kahadijah	Rumions	3719 Stadium Blvd., Apt C9	Jonesboro	AR	72404
196	Jessica	Saito	2803 Martinbrook	Jonesboro	AR	72401
197	Jessica	Sammons	1704 Aggie Rd.	Jonesboro	AR	72401
198	Edward	Sandefur	112 Oak Meadow Circle	Brookland	AR	72417
199	Emily	Sanders	17941 AR 69	Trumann	AR	72472
200	Karla Delos	Santos	745 Locust Dr.	Jonesboro	AR	72401
201	Karen Delos	Santos	745 Locust Dr.	Jonesboro	AR	72401
202	Nia	Savage	2508 E. Johnson Ave.	Jonesboro	AR	72404
203	Jonathon	Scott	2338 Ripley Route 2	Gatewood	MO	63942
204	Dolly	See	485 Fox Run Trail	Pocahontas	AR	72455
205	Ashley	Shepart	4 Victor Drive	Paragould	AR	72450
206	Lindsay	Short	608 N. Caraway Rd.	Jonesboro	AR	72401
207	Shelby	Siler	4244 Blair Cove., Apt 189	Jonesboro	AR	72401
208	Terry	Simmons	121 CR 306	Jonesboro	AR	72401
209	Kaitlyn	Simmons	805 Sequoia Drive	Jonesboro	AR	72401
210	Richard	Slayten	18986 Hwy 141 North	Lafe	AR	72436
211	Sarah	Small	5611 Cache Rd., Apt. 5	Paragould	AR	72450
212	Megan	Smith	2112 Spring Hollow	Jonesboro	AR	72401
213	Erika	Smith	5503 B Street Apt 12	Little Rock	AR	72205
214	Andrew	Smith	315 Mountain Home Rd.	Paragould	AR	72450
215	Tammy	Sonlerre	601 Amber Dr.	Bono	AR	72416
216	Jacob	Sperky	116 N. Hale St.	Monette	AR	72477

Defending Advancement, Inc.
d/b/a Lebowski's, Inc.
Membership List

	A	B	C	D	E	F
1	First Name	Last Name	Street	City	State	Zip
217	Courtney	Stage	2507 Sarah Lane	Paragould	AR	72450
218	Kendra	Staggs	301 Claybourne	Jonesboro	AR	72405
219	Madeline	Stanley	166 CR 461	Jonesboro	AR	72404
220	Tanisea	Starns	3101 Carnaby St.	Jonesboro	AR	72401
221	Sarah	Steely	4800 Reserve Blvd., Apt B7	Jonesboro	AR	72405
222	Summer	Strecker	1360 Limedale Rd.	Batesville	AR	72501
223	Madalyn	Stroud	24389 Hwy 69	Trumann	AR	72472
224	Donald	Swanner	12900 Hwy 163	Harrisburg	AR	72432
225	Katelynn	Taber	100 Marie St.	Bono	AR	72416
226	Hannah	Tate	2508 Hwy 18	Lake City	AR	72437
227	Jennifer	Tate	3424 Lake Pointe Dr.	Jonesboro	AR	72404
228	Amanda	Tate	304 Natchez Dr.	Jonesboro	AR	72401
229	Jacob	Thomas	209 E. Nettleton	Jonesboro	AR	72401
230	Barbara	Thomas	827 CR 157	Cash	AR	72421
231	Judith	Tompkins	505 Highway 224	Swifton	AR	72471
232	Jennifer	Trotter	5215 Greene 721 Rd.	Paragould	AR	72450
233	Tracey	Tucker	102 Dallas Ave.	Caraway	AR	72419
234	Brittany	Tucker	102 Dallas Ave.	Caraway	AR	72419
235	Ashley	Vanguardia	1007 W. Monroe Ave.	Jonesboro	AR	72401
236	Jo	Walden	2704 Mt. Carmel Rd.	Paragould	AR	72450
237	Krystin	Walden	53 Ashcraft Ct.	Paragould	AR	72450
238	Jamey	Wallace	204 Carter St.	Lake City	AR	72437
239	Kole	Walters	451 CR 414	Jonesboro	AR	72404
240	Jamie	Warre	4820 Samantha Ave.	Jonesboro	AR	72401
241	Kimberly	Watkins	129 Cypress Ave.	Trumann	AR	72472
242	Michelle	Webb	500 CR 793	Brookland	AR	72417
243	Clifton	Wheeley	2210 Country View Loop	Jonesboro	AR	72404
244	Devon	Wheeley	3109 Creekview Ct.	Jonesboro	AR	72404
245	Anna	Wilcoxson	807 Airport Rd.	Jonesboro	AR	72405
246	Mandy	Williams	2501 Evie Kayte Cove	Paragould	AR	72450
247	Alyssa	Williams	37005 Caraway Rd.	Jonesboro	AR	72404
248	Renea	Williams	1906 W. Matthews Ave., C2	Jonesboro	AR	72401
249	Justin	Wilson	3101 Carnaby St.	Jonesboro	AR	72405
250	Randi	Winslow	448 Pawnee Trail	Pocahontas	AR	72455
251	Tamara	Wischoff	116A Hayes St.	Brookland	AR	72417
252	Omega	Woods	1606 Duncan Rd.	Jonesboro	AR	72401
253	Shelia	Wright	1921 Brookhaven	Jonesboro	AR	72401
254	Susan	Wyatt	3193 Abigail Ct.	Jonesboro	AR	72404
255	Brittney	Yancy	1095 Black Ferry Rd.	Pocahontas	AR	72455
256	Allison	Yates	3705 Shadow Ridge Dr.	Paragould	AR	72450
257	Amanda	Yearta	485 CR 130	Bono	AR	72416
258						
259						

OFFICIAL RECEIPT

Receipt Date 12/28/2023 09:22 AM
Receipt Print Date 12/28/2023

Receipt # 00240100
Batch # 00028.12.2023

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 250.00

Detail:
01-134-0517-00
Alcohol Application Fee Lebow
ski's Inc PC Liquor John Freg
o 250.00

Total 250.00

Payment Information:
Check 5373 250.00
Change 0.00

Lyons & Cone PLC
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY

Details

For service of process contact the [Secretary of State's office](#).

LLC Member information is now confidential per Act 865 of 2007

For access to our corporations bulk data download service [click here](#).

Corporation Name

DEFENDING ADVANCEMENT, INC.

Fictitious Names

LEBOWSKI'S, INC.

Filing #

811315074

Filing Type

Nonprofit Corporation

Filed Under Act

Dom Nonprofit Corp; 1147 of 1993

Status

Good Standing

Principal Address

911 LAKE CREST DRIVE JONESBORO, AR 72404

Reg. Agent

JONATHAN FREGO

Agent Address

911 LAKE CREST DRIVE JONESBORO, AR 72404

Date Filed

06/11/2021

Officers

JIM LYONS, Incorporator/Organizer

JONATHAN FREGO, Director

JOHN OWENS, Director

BRETT IVY, Director

Foreign Name

—

Foreign Address

—

State of Origin

AR

[Purchase a Certificate of Good Standing for this Entity.](#)

[Submit a Nonprofit Annual Report](#)

[Change this Corporation's Address](#)

Details

For service of process contact the [Secretary of State's office](#).

LLC Member information is now confidential per Act 865 of 2007

For access to our corporations bulk data download service [click here](#).

Corporation Name
LEBOWSKI'S BREWING CO., LLC

Fictitious Names
—

Filing #
811435399

Filing Type
Limited Liability Company

Filed Under Act
Domestic LLC; Act 1041 of 2021

Status
Good Standing

Principal Address
911 LAKE CREST DRIVE JONESBORO, AR 72404

Reg. Agent
JONATHAN L. FREGO

Agent Address
911 LAKE CREST DRIVE JONESBORO, AR 72404

Date Filed
05/10/2023

Officers
JONATHAN L. FREGO, Incorporator/Organizer

Foreign Name
N/A

Foreign Address
—

State of Origin

—
[Purchase a Certificate of Good Standing for this Entity.](#)
[Pay Franchise Tax for this corporation](#)

OFFICIAL RECEIPT

Receipt Date 01/17/2024 10:57 AM
Receipt Print Date 01/17/2024

Receipt # 00241860
Batch # 00017.01.2024

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 141.05

Detail:
01-000-0150-00
Proof of Publication Lebowski
's 141.05

Total 141.05

Payment Information:
Check 5446 141.05
Change 0.00

Lyons & Cone, PLC
Customer #: 000000

PO Box 7044
Jonesboro, AR 72403-

Cashier: ALCooksey
Station: ALCOOKSEY



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:002

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 6725 E. HIGHLAND DRIVE AS REQUESTED BY GARRETT DUNHAM OF FISHER ARNOLD ON BEHALF OF PLATINUM PROPERTIES OF NEA, LLC

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: AG-1, AGRICULTURAL DISTRICT

TO: I-1- LIMITED INDUSTRIAL DISTRICT

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 25, THENCE RUN S00°53'17"W, A DISTANCE OF 2,619.81 FEET TO A POINT; THENCE RUN S89°20'32"W, A DISTANCE OF 645.64 FEET TO A POINT, THENCE RUN N00°41'05"E, A DISTANCE OF 2,332.09 FEET TO A POINT; THENCE RUN N00°39'29"E, A DISTANCE 232.24 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF ARKANSAS HIGHWAY 18 (AKA HIGHLAND DRIVE); THENCE RUN ALONG SAID RIGHT-OF-WAY AS FOLLOWS: N88°06'07E, A DISTANCE OF 72.19 FEET TO A POINT; THENCE N85°20'49"E, A DISTANCE OF 188.55 TO A POINT, THENCE N81°08'44"E, A DISTANCE OF 292.84 FEET TO A POINT, THENCE N89°59'58"E, A DISTANCE OF 106.25 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,684,669 SQUARE FEET, MORE OR LESS, OR 38.68 ACRES, MORE OR LESS, AND BEING SUBJECT TO

EASEMENTS AND RIGHTS-OF-WAY OF RECORD; LESS AND EXCEPT THAT PORTION OF LAND LYING IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, PREVIOUSLY ZONED I-1 PER THE CURRENT ZONING MAPS CONTAINING APPROXIMATELY 3.90+/- ACRES.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-01, 6725 E. Highland Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 23, 2024

REQUEST: To consider a rezoning of one tract of land containing 34.78 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “AG-1” agricultural district, to “I-1” limited industrial.

APPLICANT: Garrett Dunnam of Fisher Arnold, 404 Creath Ave., Jonesboro, AR 72401

OWNER: Platinum Properties of NEA, LLC, 2533 CR 792, Jonesboro, AR 72401

LOCATION: 6725 E. Highland Drive, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 34.78 Acres
Street Frontage: Approx. 660 ft. on E. Highland Drive.

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2/R-1/I-1
South	AG-1
East	R-1
West	I-1 & I-2

HISTORY: Undeveloped lot

ZONING ANALYSIS:

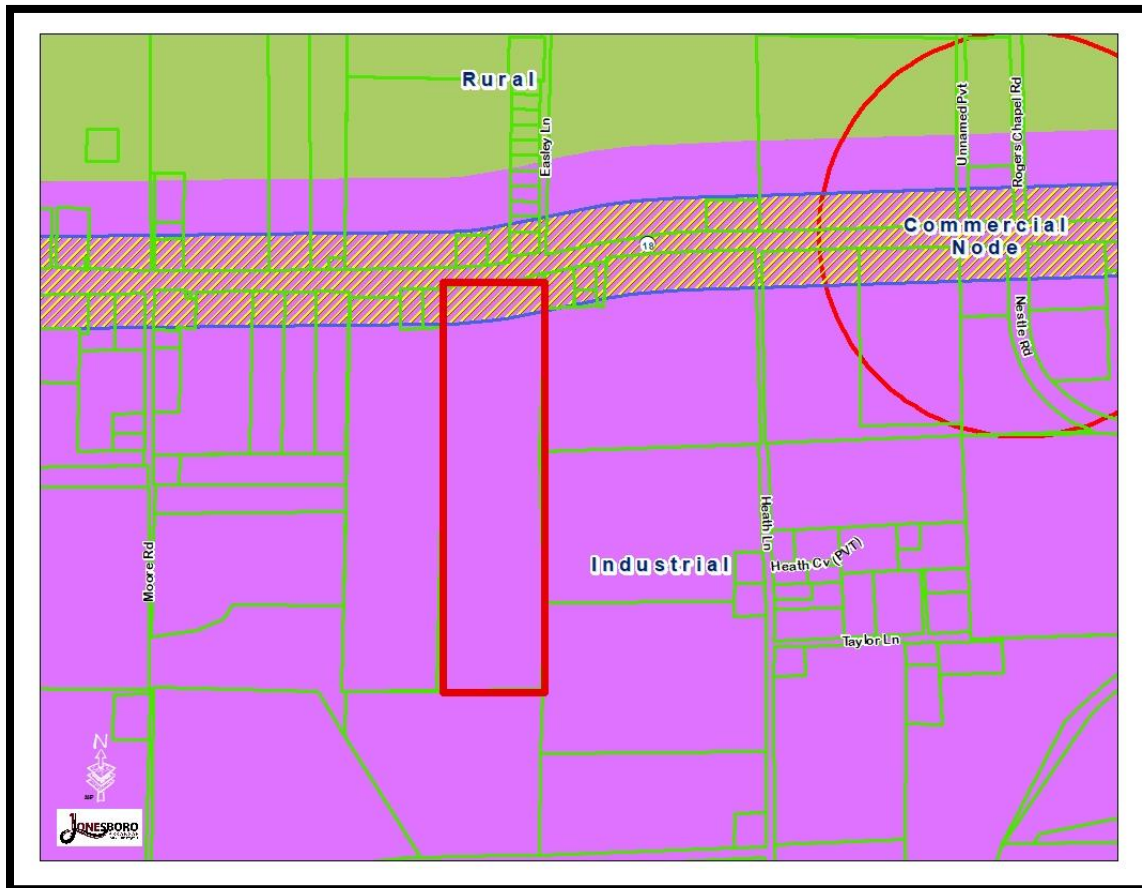
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

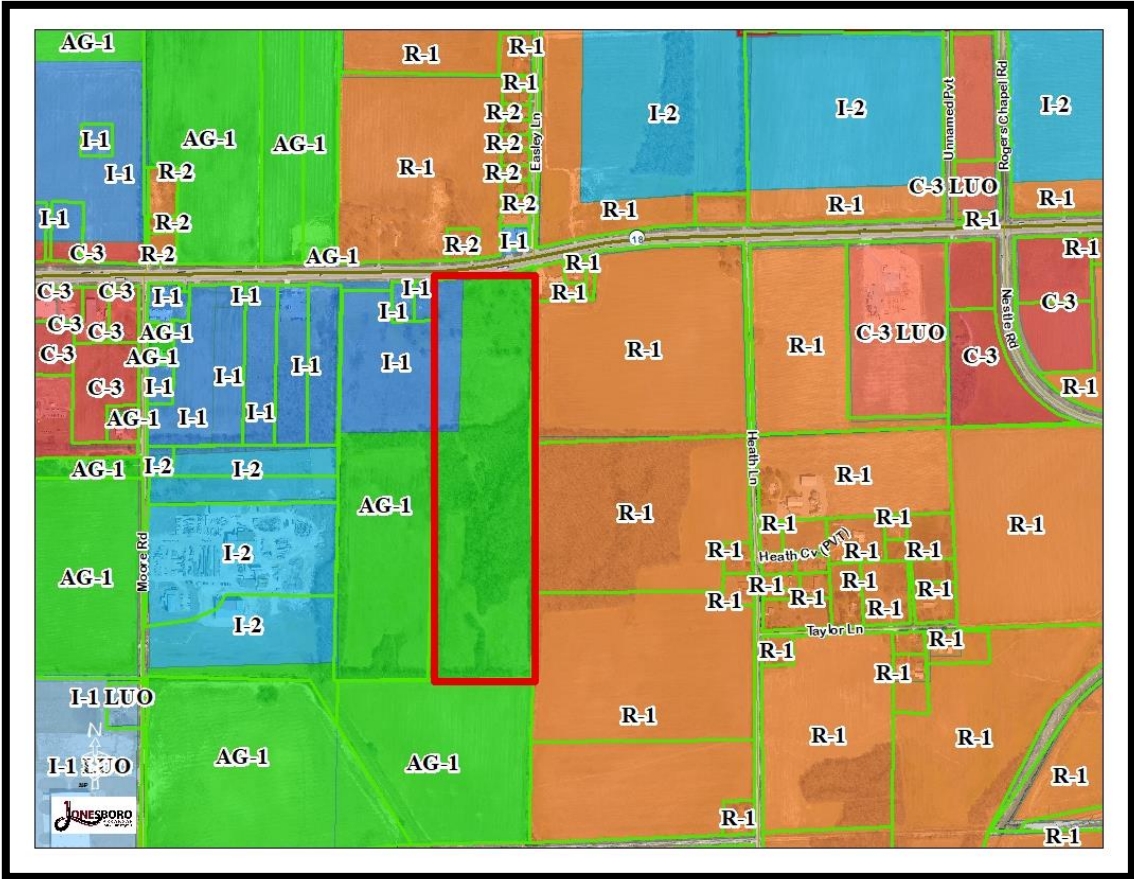
The Current/Future Land Use Map recommends this location as an **Industrial** Growth Sector.

Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

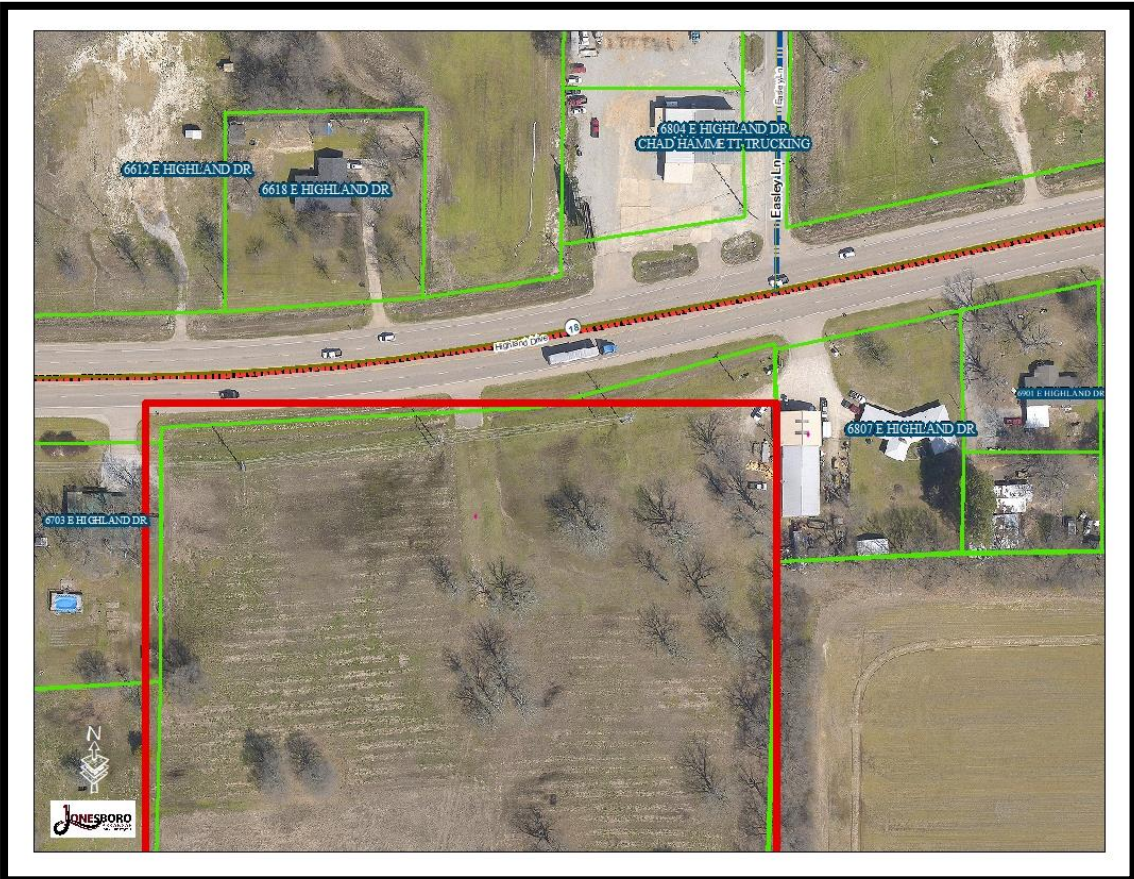
Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



Land Use Map



Zoning Map



Master Street Plan/Transportation

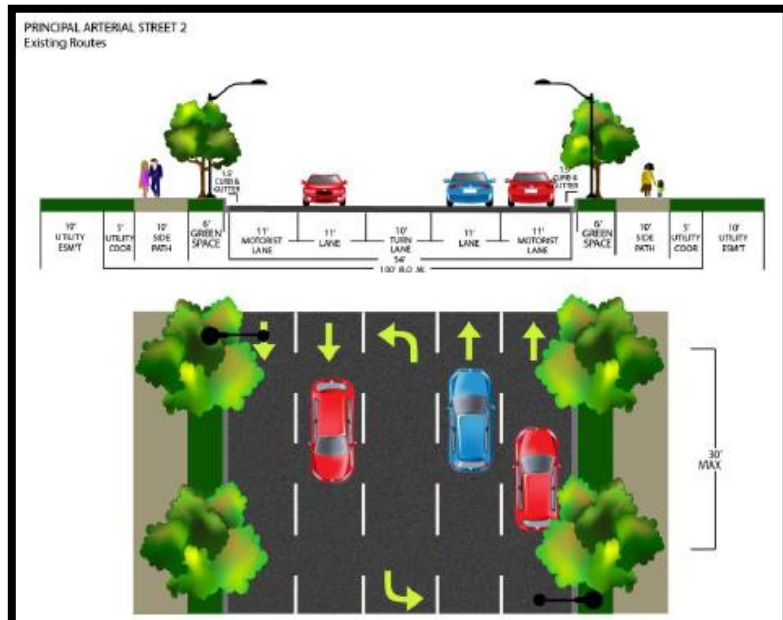
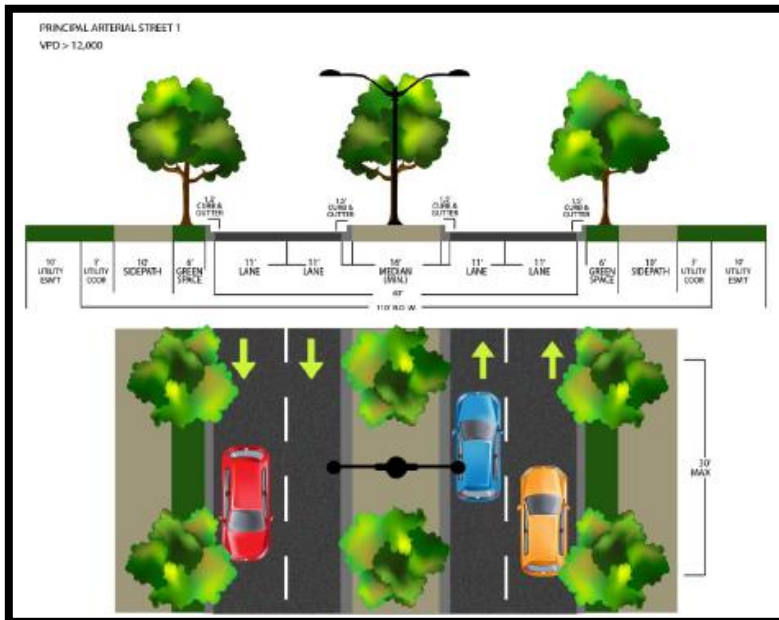
The subject property will be served by Highland Drive. The Master Street Plan classifies this road as a **Principal Arterial**.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.







DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

Principal Arterial



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the industrial growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes industrial zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to multifamily.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that other uses currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "AG-1" agricultural district. The applicant is applying for a rezoning to allow industrial use at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 as follows:

I-1, limited industrial district. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-01 a request to rezone property “AG-1” agricultural district, to “I-1” limited industrial; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall follow all Overlay District guidelines and standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-01 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property “AG-1” agricultural district, to “I-1” limited industrial will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 23, 2024

RZ-24-01

Rezoning Request: 6725 E. Highland Drive

Garrett Dunnam of Fisher Arnold is requesting a rezoning from AG-1, agricultural district, to I-1, limited industrial district. This request is for 34.78 acres located at 6725 E. Highland Drive

Garrett Dunnam (Proponent): Good evening, Garrett Dunnam with Fisher Arnold, 3120 Galloway Court. We are just requesting a rezone for this property. There's a sections that's already zoned I-1 and we're just trying to clean it up and rezone the rest of it to I-1 so it matches.

Lonnie Roberts (Chair): Okay, city planner you have any staff comments on this?

Derrel Smith (City Planner): Yes sir, we do. We reviewed it, and it meets the land use plan for that area. It meets all 6 rezoning amendment requirements, so we would recommend approval with the following conditions,

1. The purposed site should satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction.
2. Final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall follow all overlay district guidelines and standards.

Lonnie Roberts: Okay, and with this being a rezoning request is anyone here to give public input or have questions? Yes sir, please come up to the mic and state your name for the record.

Jeremy Spencer (Public): Yes, my name is Jeremy Spencer, I live at 6703 east highland and I got the letter in the mail and I was just kind of curious, I don't know anything about this, I don't know how this is going to affect me and I was just as to what this was going to do. I don't know if they're planning to build something out there or what they're trying to do with it but my wife and I were just curious as to what this means.

Lonnie Roberts: Sure, well right now it's zoned agricultural but you see the little blue area inside the white box?

Jeremy Spencer: Yeah my house is in that blue area.

Lonnie Roberts: Okay, so that portion is already zoned industrial.

Jeremy Spencer: Is that including where my house is?

Lonnie Roberts: If your house would be to the west of that-

Jeremy Spencer: Yeah I'm right there those two little green squares right there, mines the one closer to it.

Lonnie Roberts: Okay, yeah according to the map your already zoned industrial.

Jeremy Spencer: Really?

Lonnie Roberts: Yeah

Jeremy Spencer: I did not know that, I've been there for 4 years and didn't realize that.

Lonnie Roberts: Yeah so a lot of that area especially on the busy road there is already zoned industrial.

Jeremy Spencer: Okay, is there any way I could get a copy of that map right there?

Monica Pearcy (Planner): Yeah, I'll get with you after this meeting.

Jeremy Spencer: Thank you

Lonnie Roberts: Any other questions?

Jeremy Spencer: No, that's pretty much all I was wondering about.

Lonnie Roberts: Aright we appreciate your comments. Anyone else want to give input? Alright then, I'll open up for commissioner discussion any questions for the applicant? Or city staff? Anyone entertain a motion?

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 24-01, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The purposed site should satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction.
2. Final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall follow all overlay district guidelines and standards.

The motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote:

Aye: 7 – Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little, & Dennis Zolper

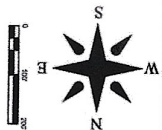
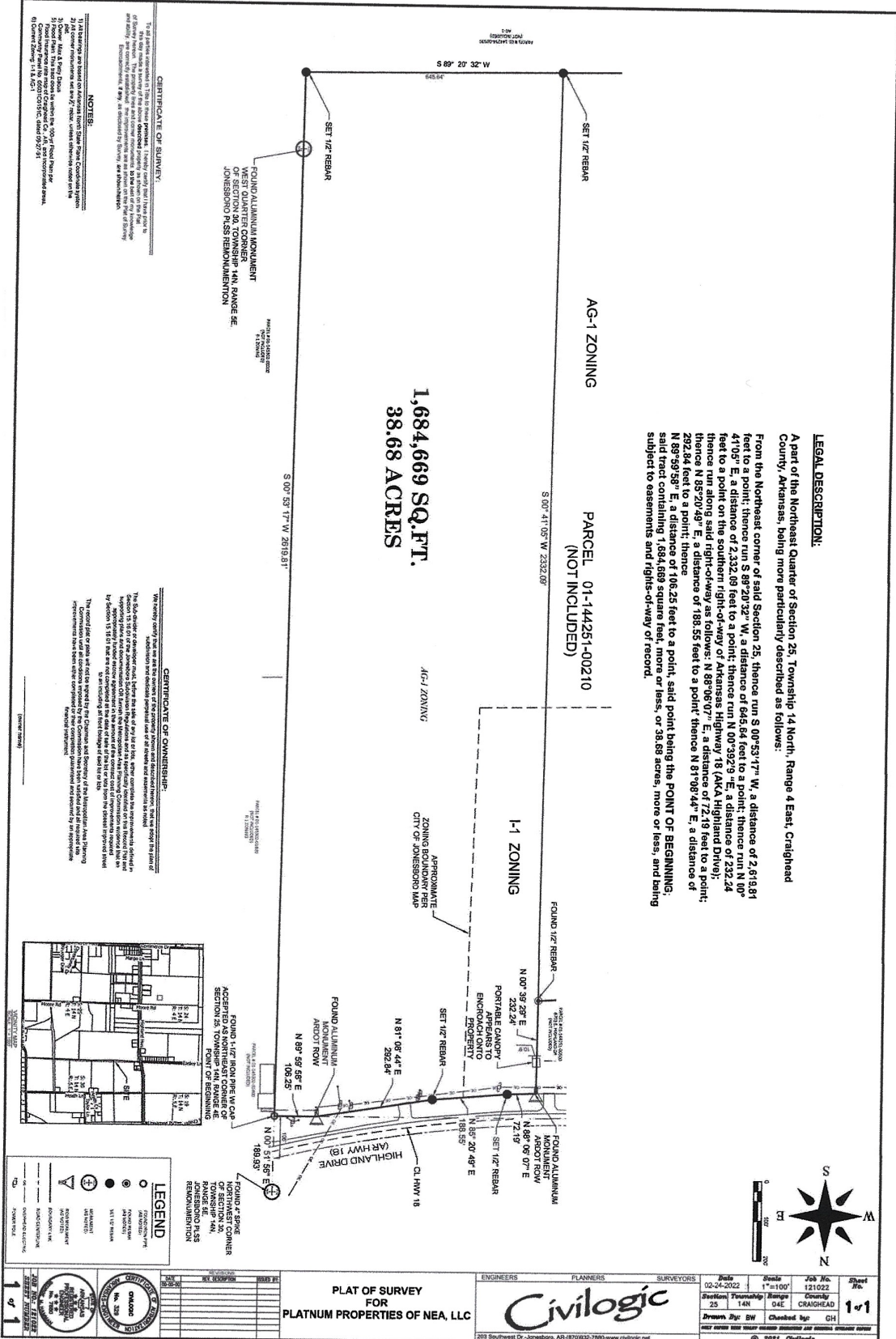
Nay: 0

Absent: 1 – Paul Ford

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

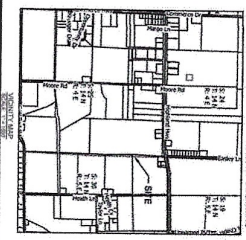
From the Northeast corner of said Section 25, thence run S 00°53'17" W, a distance of 2,919.81 feet to a point; thence run S 89°20'32" W, a distance of 645.54 feet to a point; thence run N 10°47'02" E, a distance of 2,322.09 feet to a point; thence run N 00°39'29" E, a distance of 232.24 feet to a point on the southeast right-of-way of Arkansas Highway 18 (AKA Highland Drive); thence run along said right-of-way as follows: N 88°00'07" E, a distance of 72.19 feet to a point; thence N 89°20'49" E, a distance of 188.55 feet to a point; thence N 51°08'44" E, a distance of 292.84 feet to a point; thence N 89°59'58" E, a distance of 106.25 feet to a point, said point being the POINT OF BEGINNING, said tract containing 1,684,669 square feet, more or less, or 38.68 acres, more or less, and being subject to easements and rights-of-way of record.



CERTIFICATE OF SURVEY
 This plat is a true and correct copy of the original plat as recorded in the office of the County Clerk of Craighead County, Arkansas, on this 14th day of August, 2022. The original plat and copy are on file in the office of the County Clerk of Craighead County, Arkansas. Any other copy of this plat is hereby certified to be a true and correct copy of the original plat as recorded in the office of the County Clerk of Craighead County, Arkansas.

NOTES:
 1) All bearings and distances are based on National North American Datum 1983. Coordinates were computed using the NAD 83 datum. The coordinates of the corners of the plat are listed in the accompanying table. The coordinates of the corners of the plat are listed in the accompanying table. The coordinates of the corners of the plat are listed in the accompanying table.

CERTIFICATE OF OWNERSHIP
 We hereby certify that we are the owners of the property shown and described herein. We are the owners of the property shown and described herein. We are the owners of the property shown and described herein.



LEGEND

	MONUMENT
	RIGHT-OF-WAY
	EASEMENT
	BOUNDARY LINE
	SURVEY POINT

PLAT OF SURVEY FOR PLATNUM PROPERTIES OF NEA, LLC

Civilogic

Book	Page	Job No.	Sheet No.
02-24-2022	14N	121022	1 of 1
Section	Township	Range	County
25	14N	04E	CRAGHEAD
Drawn By:	Checked By:		
EW	GH		

203 Southwest Dr., Jonesboro, AR 72403-7800 www.civilogic.net

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December 28, 2023

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING: FROM AG-1 TO I-1
6725 EAST HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401 (# 01-144251-00200)**

Dear Mr. Smith:

On behalf of Platinum Properties of NEA LLC, we are pleased to submit this rezoning request. The subject property is located on the south of Highland Drive (Hwy 18), approximately 2000 Linear feet east of Moore Road; 1500 linear feet west of Heath Lane. **Appendix A** illustrates that this property has a small piece that is zoned I-1 that is approximately 3.9 acres., and the remaining portion is currently zoned AG-1 (34.78 +/- ac.) for a total of 38.68 +/- acres. In order for this property to be able to be used to its full potential, we are requesting that the portion of the property that is AG-1 be amended to I-1.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

1. A portion of the land is I-1; remaining portion is AG-1
2. The purpose of this rezoning is to allow this property to be used to its full potential.
3. If rezoned, this property would be developed and used in accordance with the zoning provisions for the I-1 regulations found in the Jonesboro Code of Ordinances.
4. The density/ intensity of the development would be in accordance with the provisions allowed for an I-1 development under current regulations.
5. The respective property currently resides in the Industrial Land Use, thus making this rezoning request consistent with the Land Use Plan.
6. The proposed rezone would allow the respective property to be used consistently with the Land Use Plan and in accordance with the I-1 regulations.
7. The surrounding area possesses a combination of Industrial, commercial, and residential zonings.

404 Creath Avenue
Jonesboro, AR 72401
870.932.2019
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www.fisherarnold.com

8. The respective property possesses two zonings, making it difficult for continuity in development.
9. The property would be regulated by the existing ordinances of the city of Jonesboro regarding traffic impact, drainage, etc. Property values should not be impacted.
10. The property has been vacant for a considerable amount of time.
11. The respective property and any proposed future development will abide by all governing codes, regulations, and ordinances regarding utilities, streets, drainage, parks, open space, and fire access.
12. There is not a proposed begin date for any development at this point.
13. A neighborhood meeting has not been held at this time.
14. This application is not for a Limited Use Overlay.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

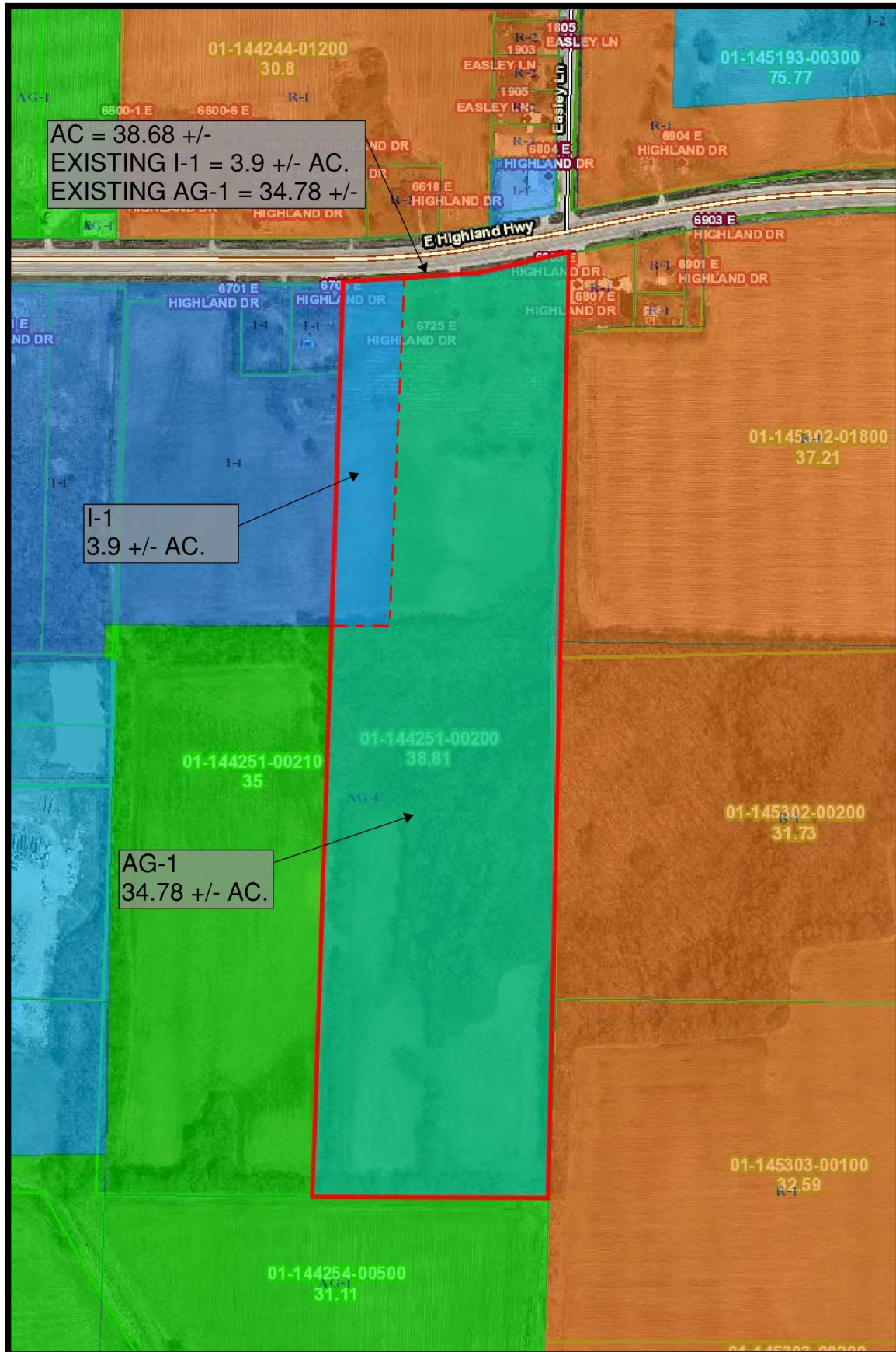
Civil Engineer

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APPENDIX A
ZONING MAP

PLATINUM PROPERTIES OF NEA, LLC
REZONE: AG-1 TO I-1





**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, _____, 20__ AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: _____

DATE: _____

SUBJECT PROPERTY ADDRESS: _____

DESCRIPTION OF REZONING REQUESTED: _____

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: 6725 E Highland Drive

Side of Street: South between Moore Road and Heath Lane

Quarter: NE Section: 25 Township: 14N Range: 4E

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: AG-1 Proposed Zoning: I-1

Size of site (square feet and acres): 38.68 +/- ac.(1,684,669sq.ft) Street frontage (feet): 660 ft

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: Hwy 18 to the north is adequate for industrial development

Does public water serve the site? yes 16" D.I. water line south of Hwy 18

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? not currently

If not, how would sewer service be provided? Sanitary Sewer Trunkline Extension

Use of adjoining properties:

North Parcels of R-2/ R-1/ I-1

South AG-1

East R-1

West I-1 & AG-1

Physical characteristics of the site: Combination of trees and grasses

Characteristics of the neighborhood: Neighborhood consists of industry uses, commercial uses, and some residential uses.

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:

- (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 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.*
- (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.

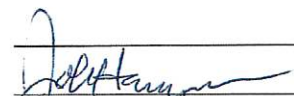
Name: Platinum Properties of NEA LLC

Address: 2533 CR 792

City, State: Jonesboro, AR ZIP 72401

Telephone: _____

Facsimile: _____

Signature: 

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:

Consultant _____

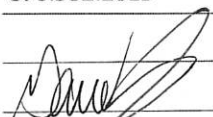
Name: Garrett Dunnam

Address: 404 Creath Ave

City, State: Jonesboro, AR ZIP 72401

Telephone: 870.932.2019

Facsimile: _____

Signature: 

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.

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-01, 6725 E. Highland Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 23, 2024

REQUEST: To consider a rezoning of one tract of land containing 34.78 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “AG-1” agricultural district, to “I-1” limited industrial.

APPLICANT: Garrett Dunnam of Fisher Arnold, 404 Creath Ave., Jonesboro, AR 72401

OWNER: Platinum Properties of NEA, LLC, 2533 CR 792, Jonesboro, AR 72401

LOCATION: 6725 E. Highland Drive, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 34.78 Acres
Street Frontage: Approx. 660 ft. on E. Highland Drive.

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2/R-1/I-1
South	AG-1
East	R-1
West	I-1 & I-2

HISTORY: Undeveloped lot

ZONING ANALYSIS:

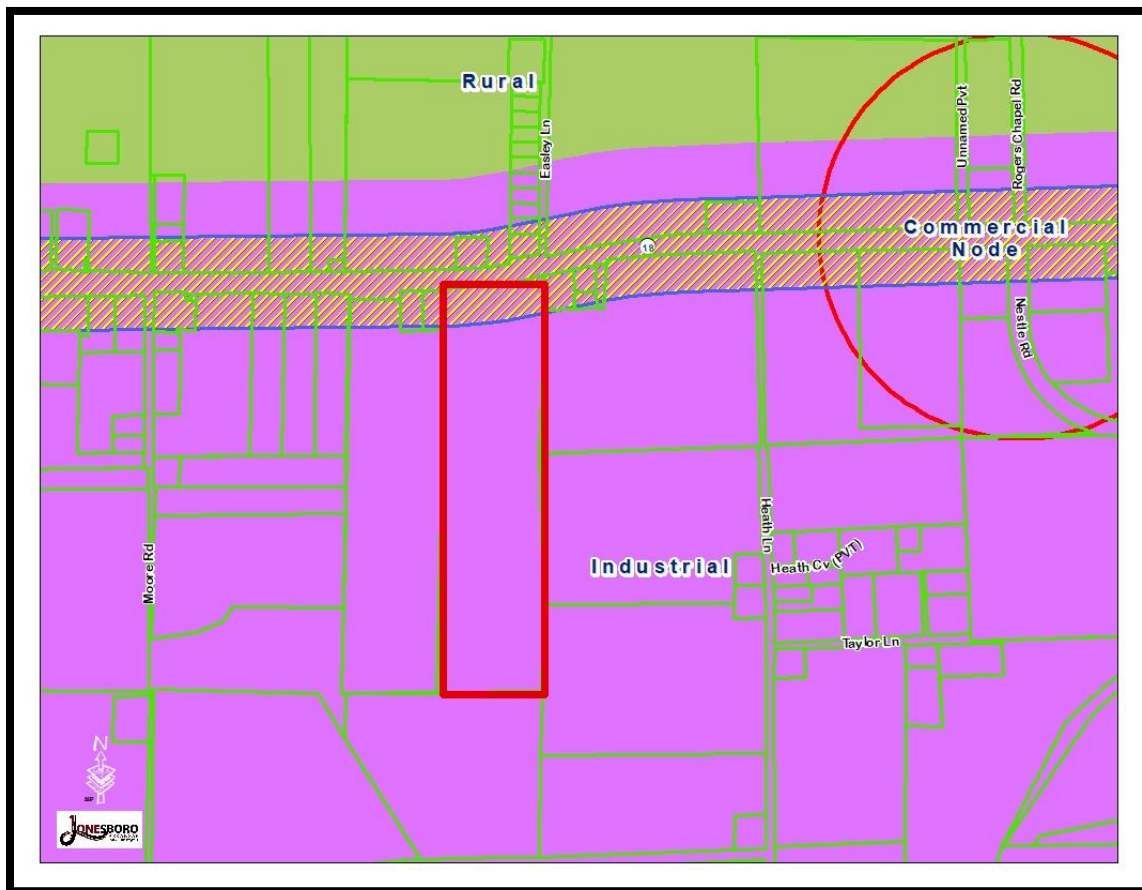
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

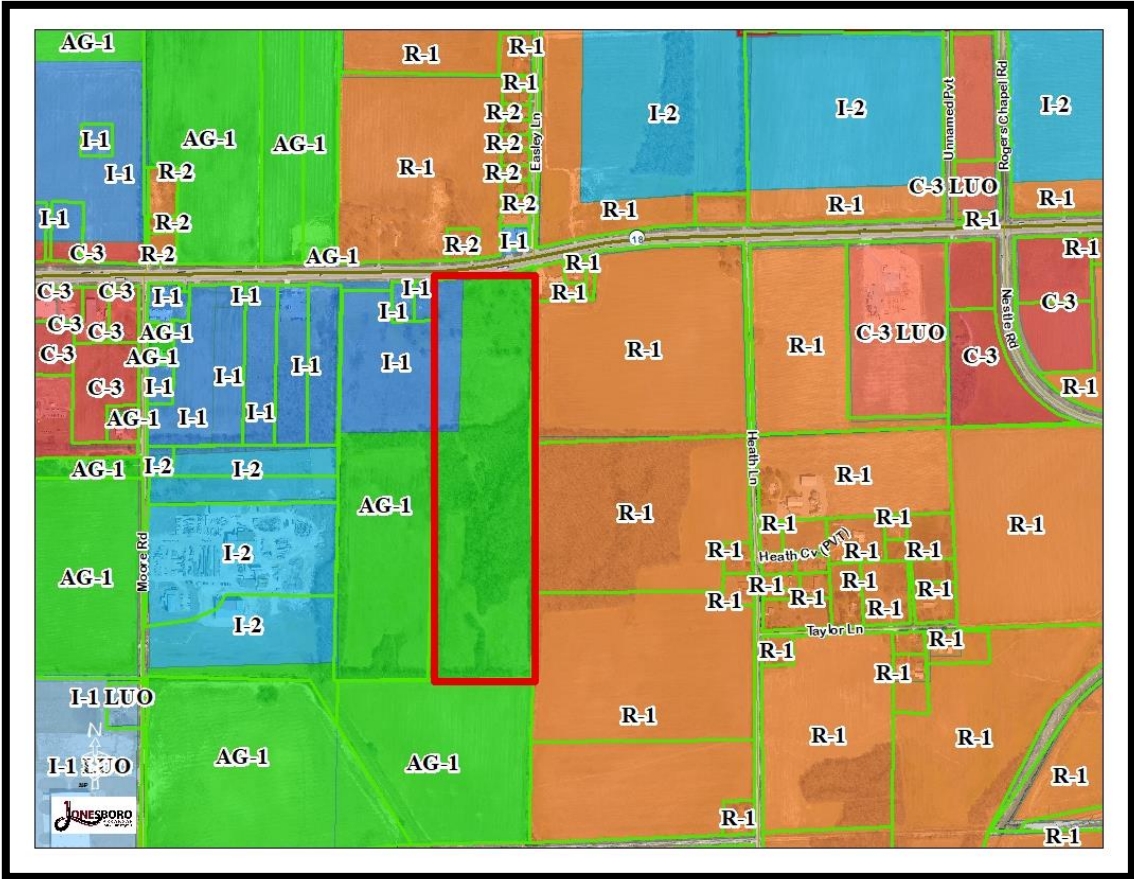
The Current/Future Land Use Map recommends this location as an **Industrial** Growth Sector.

Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

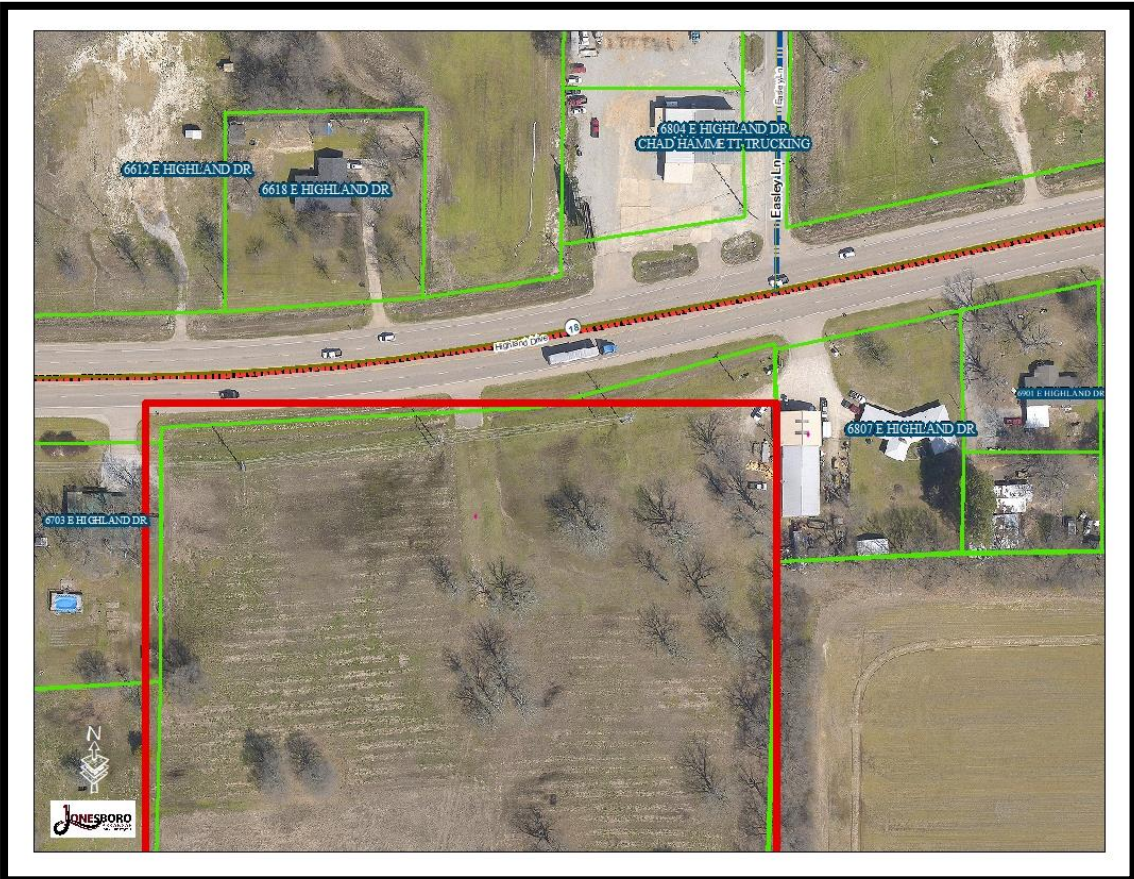
Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



Land Use Map



Zoning Map



Master Street Plan/Transportation

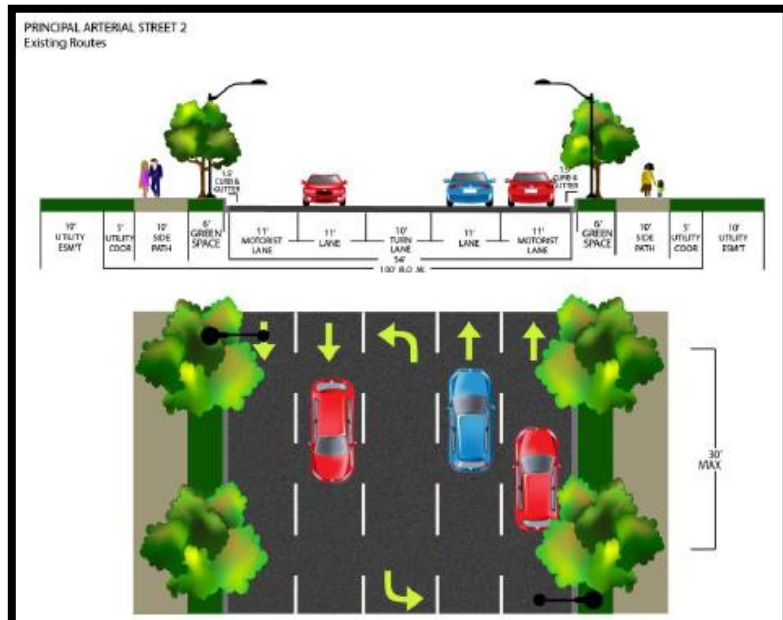
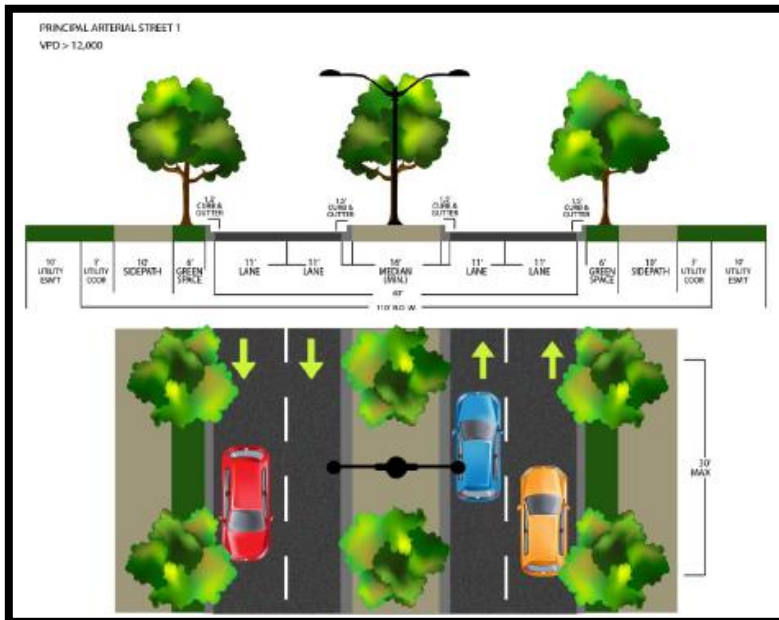
The subject property will be served by Highland Drive. The Master Street Plan classifies this road as a **Principal Arterial**.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.







DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

Principal Arterial



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the industrial growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes industrial zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to multifamily.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that other uses currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "AG-1" agricultural district. The applicant is applying for a rezoning to allow industrial use at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 as follows:

I-1, limited industrial district. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-01 a request to rezone property “AG-1” agricultural district, to “I-1” limited industrial; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall follow all Overlay District guidelines and standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-01 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property “AG-1” agricultural district, to “I-1” limited industrial will be compatible and suitable with the zoning, uses, and character of the surrounding area.

OFFICIAL RECEIPT

Receipt Date 01/24/2024 11:39 AM
Receipt Print Date 01/24/2024

Receipt # 00242473
Batch # 00024.01.2024

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 300.30

Detail:
01-000-0150-00
6725 E Highland Rezoning Requ
est 300.30

Total 300.30

Payment Information:
Check 1953 300.30
Change 0.00

Platinum Properties of NEA
Customer #: 000000

Cashier: KMHattenhauer
Station: COLLECTIONSWIND

Kristina Hattenhauer

From: April Leggett
Sent: Wednesday, January 24, 2024 10:57 AM
To: 'Garrett Dunnam'
Cc: Collections; Jennifer Tyner
Subject: RE: 6725 E Highland Rezoning Request

The amount of the publication fee will be \$300.30. It will need to be paid to the City Collector. You can do this by phone or in person. They are located at 300 S. Church Street. Their phone number is 870-932-3042. It will need to be paid prior to 10:00 a.m. tomorrow, Thursday, January 25, 2024 to be on the February 6, 2024 City Council agenda for the first reading.

April Leggett

April Leggett; BS, MSE, CAMC, CMC, CMO
City Clerk
Office of City Clerk
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401
aleggett@jonesboro.org
870.935.0305 phone
870.933.4637 fax

From: Garrett Dunnam <gdunnam@fisherarnold.com>
Sent: Wednesday, January 24, 2024 10:07 AM
To: April Leggett <ALeggett@jonesboro.org>
Subject: 6725 E Highland Rezoning Request

Please see attached documents for a rezoning request which was recommended by the MAPC on 1/23/2024. If there are any further documents needed to complete the application, please let me know. Thank you!

Please at your earliest convenience let me know what the publication fee is so that I can get that paid in a timely manner.

Thank you!

Garrett Dunnam P.E.
Civil Engineer

FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

404 Creath Avenue | Jonesboro, AR 72401

870.932.2019 Office | 870.932.1076 Fax | 870.351.1226 Cell

gdunnam@fisherarnold.com | www.fisherarnold.com



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:003

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE FOR THE APPROVAL OF A PRIVATE CLUB PERMIT FOR JONESBORO KIDS D/B/A SOUTHERN BBQ HILLTOP

WHEREAS, Jonesboro Kids, d/b/a Southern BBQ Hilltop has applied for a private club permit to be located at 1804 N. Old Greensboro Ste. A, Jonesboro, Arkansas 72401; and

WHEREAS, Southern BBQ Hilltop desires to receive approval for a private club to be located at 1804 N. Old Greensboro, Ste, A, Jonesboro, Arkansas 72401; and

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

Jonesboro Kids, d/b/a Southern BBQ's application for a private club permit is approved and Southern BBQ Hilltop shall be and is entitled to apply to the Arkansas Alcoholic Beverage Control Division for a private club license to be located at 1804 N. Old Greensboro Ste. A, Jonesboro, Arkansas 72401



City of Jonesboro Private Club Review and Conditions Form

Date 1-2-24 Non-Profit Corp. Jonesboro Kids
 Address 1804 N. Oldgreensboro RD
 Applicant on Behalf of Club Thomas C. Valentine
 Home Address 2919 Sierra Ct. Jonesboro AR.
 Business Name Southern BBQ Hill Top
 Business Address 1804 N. Old Greensboro Ste E

City of Jonesboro official use below this:

Police Department: Copy of membership list Yes No
 Has any member been convicted of a felony? Yes No
 If yes, How many years since conviction? _____
 Has Non-Profit complied with City of Jonesboro laws? Yes No

Comments: _____

Approve? Yes No Signature Chief of Police Chief J. Elliott

Planning and Zoning Department:

Type of Private Club: Restaurant Hotel/Motel
 Hours of Operation? _____
 Copy of menu for food service? Yes No
 Zoning C-3

Approve? Yes No Signature Planning Director Wanda Hill

City Clerk:

Date received _____
 Date entered in Legistar _____

City Council Action

Approve _____ Deny _____

CITY OF JONESBORO

APPLICATION FOR PRIVATE CLUB PERMIT

We hereby make an application for a permit to serve alcoholic beverages on our premises to the club's adult members, members of their families over the age of 21, and duly qualified guests.

Jonesboro Kids
Non-Profit Corporation FEIN #

APPLICANT ON BEHALF OF CLUB
Thomas Calvin Valentine
First Middle Last

HOME ADDRESS
2919 Sierra Ct. Jonesboro 72404 Craighead
Street City Zip County

BUSINESS NAME

BUSINESS ADDRESS
1804 N. Old Greensboro Jonesboro 72401 Craighead
Street Rd. Ste E City Zip County

Does the club own the premises? No If leased, give name and address of owner:
Pray H. Weaver Revocable Trust 342 CR 250 Cash, Ark 72421

Is your establishment primarily engaged in the business of serving food for consumption on the premises?
Yes

If the answer to the above question is no, then what type of business will you be engaged in on the premises? Please list all activities to be offered.
N/A

Does anyone now hold an alcoholic beverage permit at this location? No If so, give name, address and permit no(s).

SCHEDULE A – INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Thomas Aukin Valentine Sex _____ Date of Birth _____
2. Home Address 2919 Sierra Ct. Jonesboro 72404 Phone No. 901-281-2847
Street City Zip
3. Are you a person of good moral character and reputation in your community? yes
4. Are you a (CITIZEN) or (PERMANENT RESIDENT ALIEN) of the United States? CIRCLE ONE
 Social Security No. _____ Green Card No. _____
5. Are you a resident of Craighead county? yes
 If not, do you live within 35 miles of the premises to be permitted? —
6. Have you ever been convicted of a felony? YES _____ NO X If so, give full information

7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES (NO) If so, give full information.

8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceding this application? YES _____ NO X If so, give full information

9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? No If so, give name, place, and permit number(s)

10. Have you applied and been refused a permit at the applied for location within the last 12 months? No
 If so, give full information _____
11. Marital Status: Single () Married X Divorced () Separated () Other ()
12. Furnish complete information regarding members of immediate family:

Relationship	Full Name	Address	Occupation
Wife	Carla Morgan	2919 Sierra Ct. Jonesboro, AR	Manager

(a) Are any of the above to be connected with the operation of the outlet? NO

(b) If so, who and in what capacity? _____

13. Give your home address (city or town) and dates at each for the past five (5) years:
2919 Sierra Ct. Jonesboro, AR Jun. 2020 - Present
2 Willow Creek Ln. Jun. 2017 - Jun. 2020

14. Covering the past five (5) years, give in detail the following:

Your Business or Occupation	Name & Address of Employer	Dates of Employment
District Manager	KFC 10201 Plano Pkwy. Plano TX	Jun. 2020 - Dec. 2023
District Manager	139 Southwest Dr. Jonesboro AR	Jun. 2017 - Jun. 2020

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Thomas C. Valentine
 Applicant's Signature

STATE OF ARKANSAS

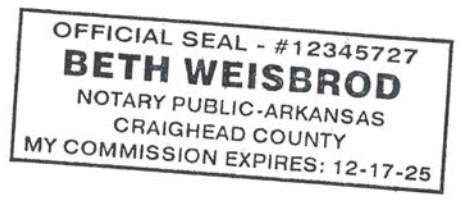
COUNTY OF Craighead

Thomas Valentine, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 29th day of December, 2023.

Beth Weisbrod
 Notary Public

My Commission Expires: 12-17-2025:



AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S: A

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Thomere Valdez
Signature - Full Name

12/28/23
Date

2919 Siena Court
Home Address

Jonesboro AR 72404
City State Zip

1804 N. Old Greensboro Rd. Ste. E
Mailing Address

Jonesboro AR 72401
City State Zip

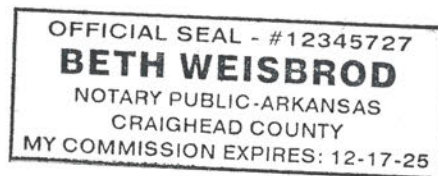
901 281-2847
Contact Phone Business Phone

southernbbq11c1@gmail.com
Email Address

Subscribed and sworn to before me this 29th day of December, 2023.

[Signature]
Notary Public

My Commission Expires: 12-17-2025 :



Application for Criminal History Check
for Alcoholic Beverage Permit
A.C.A 3-2-103
(See other side for instructions)

Full Name: Valentine Thomas Calvin
Last Name First Name Middle Name

All other names ever used (married names, maiden, shortened, etc)

Date of Birth: _____ State of Birth: TN
(Month/Day/Year)

Citizenship: US Race: _____ Sex: _____

Eye Color: Brown Hair Color: Black

Height: 5'9" Weight: 180

Social Security #: _____ Driver's License #: 942229503 AR
State

Mailing Address: 2919 Sierra Ct. Jonesboro AR 72404
Street City State ZIP

Day Time Phone: 901-281-2847

I GIVE MY CONSENT FOR THE ARKANSAS STATE POLICE TO CONDUCT A CRIMINAL RECORD SEARCH ON MYSELF AND RELEASE ANY RESULTS TO THE FOLLOWING PERSON AND/OR ENTITY:

Name: Thomas C. Valator Phone: 901-281-2847
Full Name of Person/Entity

Mailing Address: 2919 Sierra Ct Jonesboro Ar 72401
Street City State ZIP

Signature: Thomas C Valator Date: 12/28/23
(First/MI/Last Name) (Month/Day/Year)

For Official Use Only
82005 Civil Record Check - 80019 FBI Record Check - 80006 FBI Record Check

SCHEDULE A – INDIVIDUAL'S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Carla Morgan Sex _____ Date of Birth _____
2. Home Address 2919 Sierra Ct. Jonesbor 72404 Phone No. 901-210-0059
Street City Zip
3. Are you a person of good moral character and reputation in your community? yes
4. Are you a (CITIZEN) or (PERMANENT RESIDENT ALIEN) of the United States? CIRCLE ONE
 Social Security No. _____ Green Card No. _____
5. Are you a resident of Craighead county? yes
 If not, do you live within 35 miles of the premises to be permitted? —
6. Have you ever been convicted of a felony? YES _____ NO X If so, give full information

7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES (NO) If so, give full information. _____
8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceding this application? YES _____ NO X If so, give full information _____
9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? No If so, give name, place, and permit number(s)

10. Have you applied and been refused a permit at the applied for location within the last 12 months? No
 If so, give full information _____
11. Marital Status: Single () Married X Divorced () Separated () Other ()
12. Furnish complete information regarding members of immediate family:

Relationship	Full Name	Address	Occupation
Husband	Thomas Calvin	Same as	
	Valentine	above	

AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S: 5

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Carla Morgan

Signature - Full Name

Date

2919 Sierra Ct.

Home Address

Jonesboro AR

72404

City

State

Zip

1804 N. Old Greenwood Rd. St. E

Mailing Address

Jonesboro AR

72401

City

State

Zip

901-210-0059

Contact Phone

Business Phone

cmorgan3982@yahoo.com

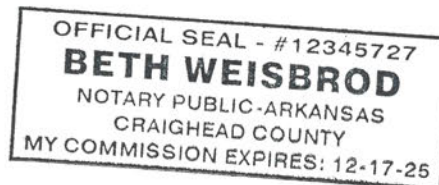
Email Address

Subscribed and sworn to before me this 29th day of December, 2023.

Beth Weisbrod

Notary Public

My Commission Expires: 12-17-2025 :



(a) Are any of the above to be connected with the operation of the outlet? No

(b) If so, who and in what capacity? _____

13. Give your home address (city or town) and dates at each for the past five (5) years:

14. Covering the past five (5) years, give in detail the following:

Your Business or Occupation	Name & Address of Employer	Dates of Employment

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Carla Morgan
 Applicant's Signature

STATE OF ARKANSAS

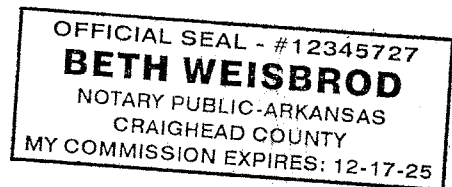
COUNTY OF Craighead

Carla Morgan, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 29th day of December, 2023.

Beth Weisbrod
 Notary Public

My Commission Expires: 12-17-2025 :



**Application for Criminal History Check
for Alcoholic Beverage Permit
A.C.A 3-2-103
(See other side for instructions)**

Full Name: Hursey Lynnette L
Last Name First Name Middle Name

All other names ever used (married names, maiden, shortened, etc)

Date of Birth: _____ State of Birth: Bolivar TN
(Month/Day/Year)

Citizenship: Yes Race: _____ Sex: _____

Eye Color: Brown Hair Color: Black

Height: 5-3 Weight: 260lb

Social Security #: _____ Driver's License #: 072953819
State

Mailing Address: 8291 Walnut Grove Cordova, TN 38018
Street City State ZIP

Day Time Phone: 901-832-3717

I GIVE MY CONSENT FOR THE ARKANSAS STATE POLICE TO CONDUCT A CRIMINAL RECORD SEARCH ON MYSELF AND RELEASE ANY RESULTS TO THE FOLLOWING PERSON AND/OR ENTITY:

Name: Lynnette L Hursey Phone: 901-832-3717
Full Name of Person/Entity

Mailing Address: 8291 Walnut Grove Cordova, TN 38018
Street City State ZIP

Signature: Lynnette L Hursey Date: 1/16/24
(First/MI/Last Name) (Month/Day/Year)

For Official Use Only

82005 Civil Record Check - 80019 FBI Record Check - 80006 FBI Record Check

AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant - A, Stockholder/Partner - S : _____

TO WHOM IT MAY CONCERN:

I understand that the Alcoholic Beverage Control Enforcement Division will conduct a thorough investigation before a final decision is made regarding my eligibility to hold an alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the Alcoholic Beverage Control Enforcement Division and the Alcoholic Beverage Control Board.

Lynnette Hursey
Signature - Full Name

12-13-2026
Date

8291 Walnut Grove
Home Address

Cordova TN 38018
City State Zip

8291 Walnut Grove
Mailing Address

Cordova TN 38018
City State Zip

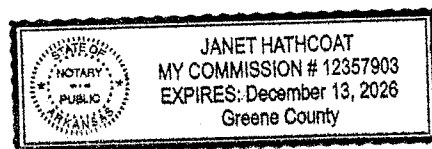
901-832-3717
Contact Phone Business Phone

Lynnhursey@aol.com
E-Mail Address

Sworn and subscribed before me this 22nd day of January, 2024.

Janet Hathcoat
Notary Public

My Commission Expires: 12-13-2026



SCHEDULE A - INDIVIDUAL'S PERSONAL HISTORY

Application filled by Applicant - A, Stockholder/Partner - S : _____

I submit answers to the following questions under oath:

1. Name Lynnette L Hursey Sex _____ Date of Birth _____
2. Home Address 8291 Walnut Grove Cordova TN Phone No. 901-832-3717
Street City Zip ³⁸⁰¹⁸
3. Are you a person of good moral character and reputation in your community? Yes
4. Are you a (CITIZEN) or (PERMANENT RESIDENT ALIEN) of the United States? **CIRCLE ONE**
 Social Security No. _____ Green Card No. _____
5. Are you a resident of the county in which application has been made? _____
 If not, do you live within 35 miles of the premises to be permitted? _____
6. Have you ever been convicted of a felony? YES _____ NO X If so, give full information _____
7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES _____ NO X If so, give full information _____
8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceding this application? YES _____ NO X If so, give full information _____
9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? NO If so, give name, place, and permit number(s) _____
10. Have you applied and been refused a permit at the applied for location within the last 12 months? NO If so, give full information _____
11. Marital Status: Single (X) Married () Divorced () Separated () Other ()
12. Furnish complete information regarding members of immediate family:

<u>Relationship</u>	<u>Full Name</u>	<u>Address</u>	<u>Occupation</u>
---------------------	------------------	----------------	-------------------

(a) Are any of the above to be connected with the operation of the outlet? _____

(b) If so, who and in what capacity? _____

13. Give your home address (city or town) and dates at each for the past five (5) years:

8291 Walnut Grove
Cordova TN 38018

14. Covering the past five (5) years, give in detail the following:

<u>Your Business or Occupation</u>	<u>Name & Address of Employer</u>	<u>Dates of Employment</u>
------------------------------------	---------------------------------------	----------------------------

Wecare	5668 S Rex Road Suite 200 Mphs TN 38119	1/1/2018 - present
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I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Lynnette Hursey
Applicant's Signature

STATE OF ARKANSAS

COUNTY OF Craighead

Lynnette Hursey, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 22nd day of January, 2024

Janet Hathcoat
Notary Public

My Commission Expires: 12.13.2026



**Application for Criminal History Check
for Alcoholic Beverage Permit
A.C.A 3-2-103
(See other side for instructions)**

Full Name: Morgan Carla C
Last Name First Name Middle Name

All other names ever used (married names, maiden, shortened, etc) _____

Date of Birth: _____ State of Birth: TN
(Month/Day/Year)

Citizenship: Memphis / US Race: _____ Sex: _____

Eye Color: dark brown Hair Color: black

Height: 5/4 Weight: 170 lb

Social Security #: _____ Driver's License #: 802883864 TN
State

Mailing Address: 2919 Sierra Ct. Jonesboro AR 72404
Street City State ZIP

Day Time Phone: 901-210-0059

I GIVE MY CONSENT FOR THE ARKANSAS STATE POLICE TO CONDUCT A CRIMINAL RECORD SEARCH ON MYSELF AND RELEASE ANY RESULTS TO THE FOLLOWING PERSON AND/OR ENTITY:

Name: Carla Morgan C. Phone: 901-210-0059
Full Name of Person/Entity

Mailing Address: 2919 Sierra Ct. Jonesboro AR 72404
Street City State ZIP

Signature: Carla C. Morgan Date: 12/28/23
(First/MI/Last Name) (Month/Day/Year)

For Official Use Only

82005 Civil Record Check - 80019 FBI Record Check - 80006 FBI Record Check

SCHEDULE A – INDIVIDUAL’S PERSONAL HISTORY

I submit answers to the following questions under oath:

1. Name Jairo Gerbert Montgomery Sex _____ Date of Birth _____
2. Home Address 2015 Oak Brookland 72417 Phone No. 501-813-2263
Street APL 32 City Zip
3. Are you a person of good moral character and reputation in your community? yes
4. Are you a (CITIZEN) or (PERMANENT RESIDENT ALIEN) of the United States? CIRCLE ONE
 Social Security No. _____ Green Card No. _____
5. Are you a resident of Craighead county? yes
 If not, do you live within 35 miles of the premises to be permitted? yes
6. Have you ever been convicted of a felony? YES _____ NO X If so, give full information

7. Have you been convicted of any violation of any law relating to alcoholic beverages within the five (5) years preceding this application? YES _____ NO (C) If so, give full information. _____
8. Have you had any alcoholic beverage permit issued to you revoked within the five (5) years preceding this application? YES _____ NO X If so, give full information _____
9. Do you presently hold or have you ever held an alcoholic beverage permit(s)? No If so, give name, place, and permit number(s)

10. Have you applied and been refused a permit at the applied for location within the last 12 months? No
 If so, give full information _____
11. Marital Status: Single X Married () Divorced () Separated () Other ()
12. Furnish complete information regarding members of immediate family:

<u>Relationship</u>	<u>Full Name</u>	<u>Address</u>	<u>Occupation</u>
<u>M/A</u>			

Give names and addresses of all officers/directors of the non-profit organization:

NAME	TITLE	ADDRESS
Thomas Valentine	President	2919 Sierra Ct. Jonesboro, AR
Lynnette Hursey Donna Perry	V. President	201 S. Oak Apt. B2 Brookland, AR
Paula Morgan	Secretary	2919 Sierra Ct. Jonesboro, AR

Has any member of the club's board of directors or other governing body, or any club officer, been under the sentence, whether suspended or otherwise, of any court for the conviction of a felony within two (2) years preceding the date of this application? YES NO If yes, please explain -

Signed this 28 day of December, 2023.

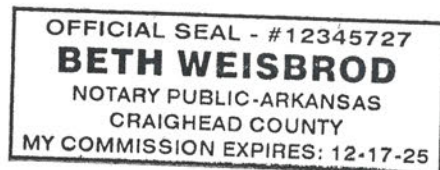
Thomas C. Valentine
Signature of Applicant/Managing Agent

Owner
Official Title

Subscribed and sworn to before me this 29th day of December, 2023.

Beth Weisbrod
Notary Public

My Commission Expires: 12-17-2025:



(a) Are any of the above to be connected with the operation of the outlet? N/A

(b) If so, who and in what capacity? N/A

13. Give your home address (city or town) and dates at each for the past five (5) years:
2015. Oak Apt. B2 Brookland, AR 2023-present
1304 Industrial Drive Truman, AR 2017-2023
Apt. 24

14. Covering the past five (5) years, give in detail the following:

Your Business or Occupation	Name & Address of Employer	Dates of Employment
General Manager	Checkers 304 Howard Dr. Panguitch	2023-present
General Manager	Taco Bell 2595 W. Kings Hwy. Panguitch AR	2021-2023
General Manager	KFC/Taco Bell Hwy 461 Truman AR	2018-2020

I hereby state on oath that I will not violate any law of this State or any regulation of the Alcoholic Beverage Control Division, nor will any agent or employee be allowed to violate any law or regulation. It is hereby consented that the licensed premises and its books and records shall be open at all times to all law enforcement officials without warrant or other legal process.

Jairo Montgomery
 Applicant's Signature

STATE OF ARKANSAS

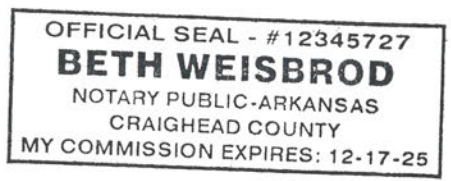
COUNTY OF Craighead

Jairo Montgomery, being first duly sworn on oath deposes and says that he/she has read each of the questions to which he/she has made answer, and that his/her said answers in each instance are true and correct.

Subscribed and sworn to before me this 29th day of December 2023

Beth Weisbrod
 Notary Public

My Commission Expires: 12-17-2025:



AUTHORITY TO RELEASE INFORMATION

Application filled by Applicant -A, Stockholder/Partner - S: S

TO WHOM IT MAY CONCERN:

I understand that the City of Jonesboro will conduct an investigation before a final decision this alcoholic beverage permit. This investigation may include inquiries as to my character, reputation, and the location and feasibility of a permit being issued at the applied for location.

To facilitate this investigation, I do hereby give my consent and authority for any public utility or police agency to furnish information from their records to the City of Jonesboro.

Jairo Montgomery
Signature - Full Name
12/28/2023
Date

201 S. Oak Apt. B2
Home Address

Brookland AR 72417
City State Zip

1804 N. Old Greensboro Rd. Ste. E
Mailing Address

Jonesboro AR 72401
City State Zip

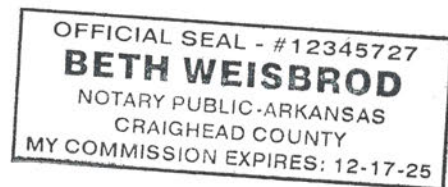
501-813-2263
Contact Phone Business Phone

JairoMontgomery5018132263@gmail.com
Email Address

Subscribed and sworn to before me this 29th day of December, 2023.

Beth Weisbrod
Notary Public

My Commission Expires: 12-17-2025:



shall be in default and Sublessor shall be entitled to all legal and equitable remedies to which it may be entitled.

5. **Termination.** If Sublessee shall occupy the Premises with the consent of Sublessor after the Initial Term or the Extended Term, as the case may be, without execution of an instrument evidencing a renewal of this Sub-Lease or the election of the Extended Term, such occupancy shall constitute a month-to-month lease and may be terminated by either party upon thirty (30) days written notice to the other party. The rent during such occupancy shall be payable at the same rate, time and place as the Rent during the Initial Term.
6. **Utilities.** Sublessee shall pay all utility bills incurred in connection with the occupancy of the Premises by Sublessee, including without limitation payments for garbage collection, television, radio, internet, sewer, water, heat, gas, electricity and power, and all deposits and taxes relating thereto.
7. **Condition.** Sublessee acknowledges it has inspected the Premises and accepts the Premises in "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Sublessee covenants it shall return the Premises upon termination of this Sub-Lease, in the same condition or better as of the date of the execution of this Sub-Lease, reasonable wear and tear excepted.
8. **Maintenance of Premises.** Sublessor at its own cost and expense will maintain and keep the structural components and exterior of the building on the Premises, including the roof and walls, in satisfactory condition and repair. Sublessee at its own cost and expense will maintain and keep the interior of the Premises, including the interior plumbing and sewage facilities, all electric facilities and equipment, and HVAC facilities, in good repair, ordinary wear and tear excepted.
9. **Alterations.** No alterations, additions or structural improvements shall be made to the Premises without the written consent of Sublessor. Any such alterations, additions or structural improvements approved by Sublessor shall remain a part of the Premises at the conclusion of the term of this Sub-Lease.
10. **Default.** An event of default shall occur if Sublessee: (i) fails to pay its rent within five (5) days of the due date and the failure shall continue for ten (10) days following written notice from Sublessor; (ii) fails to perform any of its other obligations under this Sub-Lease and the failure shall continue for thirty (30) days following written notice from Sublessor; or (iii) if the Premises shall be deserted or vacated for a period of more than thirty (30) days. Upon the occurrence of any such events of default, Sublessor shall have available all rights and remedies provided at law or in equity, including the option to pursue any one (1) or more of the following remedies without any notice or demand whatsoever:
 - a. *Terminate.* Terminate this Sub-Lease in which event Sublessee shall immediately return the Premises to Sublessor, and if Sublessee fails to do so, Sublessor may, without prejudice to any other remedy which he may have for

possession or arrearages in Rent, enter upon and take possession of the Premises and expel or remove Sublessee and any other person who may be occupying the Premises or any party thereof, by force if necessary, without being liable for prosecution or any claim of damages therefor.

- b. *Non-Termination.* Alter all locks and other security devices at the Premises without terminating this Sub-Lease and lease the Premises for the account of Sublessee without releasing Sublessee from Sublessee's obligations under this Sub-Lease or accepting Sublessee's surrender.
11. **Insurance.** Sublessee shall obtain renter's insurance insuring Sublessee's use and occupancy of the Premises and Sublessee's personal property located therein. Sublessor shall not be responsible for any loss sustained by Sublessee as a result of theft, vandalism or casualty.
12. **Taxes.** Sublessor shall pay all ad valorem real property taxes for the Premises, Sublessee being solely responsible for all other taxes, including without limitation taxes for all property owned by Sublessee.
13. **Assignment.** Sublessee shall not assign or sublet the Premises or any part thereof without the express written consent of Sublessor.
14. **Governing Law.** This Sub-Lease shall be governed by the laws of the State of Arkansas, and the United States District Court for the Eastern District of Arkansas or state courts located in Jackson County, Arkansas, shall be the exclusive forum for any disputes arising in connection with this Lease.
15. **Counterparts.** This Sub-Lease, including all attached exhibits, may be executed at different times and in any number of originals or counterparts and by each party on a separate counterpart, each of which shall be deemed an original but all of which together shall constitute only one agreement, notwithstanding all the parties shall not have signed the same counterpart.

[Remainder of page left intentionally blank; signature pages to follow]

IN WITNESS WHEREOF, Sublessor and Sublessee have executed this Sub-Lease Agreement on the date and year first above.

SUBLESSOR:

SOUTHERN BBQ HILLTOP LLC,
an Arkansas corporation

By: Thomas C. Valentine
Thomas Valentine, President

SUBLESSEE:

JONESBORO KIDS,
an Arkansas nonprofit corporation

By: Thomas C. Valentine
Thomas Valentine, President

Consent of Lessor

MIKE WEAVER, Trustee of the **RAY H. WEAVER REVOCABLE TRUST**, hereby consents to this Sub-Lease in accordance with Section 17 of the Prime Lease.

**RAY H. WEAVER REVOCABLE
TRUST**

By: Mike Weaver
Mike Weaver, Trustee

Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

Subject of Record

Last: **Valentine** First: **Thomas** Middle: **Calvin**
Date of Birth: Sex: Race:
Social Security Number: *(not verified, supplied at time of request)*
Home/Mailing Address: **2919 Sierra Ct Jonesboro, AR 72404**



- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC003985340**
Date: **01/23/2024** Agency Reporting: **Arkansas State Police**
Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**
Released To: **Kimmie Rudley On Behalf of ABC**
Representing: **ABC**
Mailing Address: **101 East Capitol Suite 401 Little Rock, Arkansas 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.



This applicant has paid for an Arkansas State and Federal background check. This payment does not include any fingerprinting fees required by an authorized fingerprint harvester/Livescan operator.

****APPLICANT:** Present this sheet to the Harvester/Livescan operator for fingerprint submission purposes only.

When fingerprint capture has been completed, send a copy of this completed form back to the agency requesting the background.

FINGERPRINT HARVESTER / LIVESCAN PAYMENT CONFIRMATION FORM			
1. Transaction Control Number (Confirmation Number) ABC003985340			
2. Reason Fingerprinted (RFP) 3-2-103			
1a. Last Name Valentine	1b. First Name Thomas	1c. Middle Initial C	1d. Suffix
4. Date of Birth (MM/DD/YYYY)			
Harvester (LiveScan) Information: Type or clearly print information in all fields at the time of fingerprinting			
1. Date Fingerprinted		2. Type of Picture ID Presented (If DL complete the following) State: DL#	
3. Harvester (LiveScan) Facility Name		4. Harvester (LiveScan) Operator Telephone Number	
5. Harvester (LiveScan) Operator Name Printed		6. Harvester (LiveScan) Operator Signature	

Under penalty of A.C.A. § 5-53-103, I, the undersigned, hereby affirm that all information contained on this application is true and correct. I understand that giving a false statement or submitting a false document will subject me to criminal prosecution, preclude future Arkansas Private Investigator, Security, Alarm Installation, and Monitoring license, commission, or credential issuance, and/or immediate revocation of any license, commission, or credential already issued by the Department. Information contained on this form is considered a public record and may be released under the Freedom of Information Act.

I understand that the Arkansas State Police will conduct a thorough background investigation before rendering a final decision regarding my eligibility for a License, Commission and/or Credential and this investigation may include, but not be limited to, inquiries as to my abilities, character, reputation, criminal record, and past employment record.

To facilitate this investigation, I do, hereby, give my consent and authority for any educational institution, hospital, mental institution, including specifically the Arkansas State Hospital and Veterans Administration Hospital, medical doctor, police agencies, the Arkansas Crime Information Center, Federal Bureau of Investigation, National Crime Information Center, Interstate Information Index, credit reporting agencies, former employers, and former business associates to furnish information from their records to the Arkansas State Police. I do, hereby, give my consent and authority that any information (including sealed or expunged criminal history) and/or evidence gathered or received by the aforementioned agencies may be submitted to any court, board, or commission in open hearing or court in any judicial or administrative proceeding.

With regard to any credit reporting agencies which might be contacted by the Arkansas State Police, I understand that I may inquire as to the identification of those credit reporting agencies contacted, and the Arkansas State Police will advise me as to the identity and the nature and scope of information they furnished.

PRINT FULL NAME: _____

SIGNATURE: _____

DATE: _____

APPLICANT RECORD NOTIFICATION

Notification: Fingerprints submitted will be used to check the criminal history records of the FBI.

Obtaining Copy: Procedures for obtaining a copy of FBI criminal history record are set forth at Title 28, Code of Federal Regulations (CFR), Section 16.30 through 16.33 or go to the FBI website at <http://www.fbi.gov/about-us/gdjs/background-checks>.

Change, Correction, or Updating: Procedures for obtaining a change, correction, or updating of an FBI criminal history record are set forth at Title 28, Code of Federal Regulations (CFR), Section 16.34.

Privacy Act Statement

This privacy act statement is located on the back of the FD-258 fingerprint card.

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

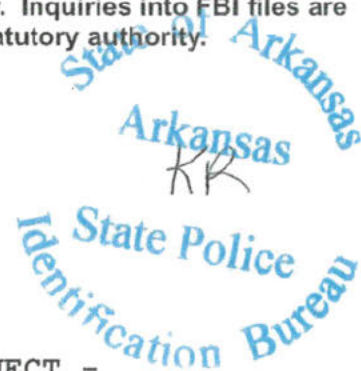
Rev. February 2019

Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

Subject of Record

Last: **Hursey** First: **Lynnette** Middle: **L**
Date of Birth: Sex: Race:
Social Security Number: *(not verified, supplied at time of request)*
Home/Mailing Address: **8291 Walnut Grove Cordova, TN 38018**



- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC003985348**
Date: **01/23/2024** Agency Reporting: **Arkansas State Police**
Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**
Released To: **Kimmie Rudley On Behalf of ABC**
Representing: **ABC**
Mailing Address: **101 East Capitol Suite 401 Little Rock, Arkansas 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.



This applicant has paid for an Arkansas State and Federal background check. This payment does not include any fingerprinting fees required by an authorized fingerprint harvester/Livescan operator.
****APPLICANT:** Present this sheet to the Harvester/Livescan operator for fingerprint submission purposes only.

When fingerprint capture has been completed, send a copy of this completed form back to the agency requesting the background.

FINGERPRINT HARVESTER / LIVESCAN PAYMENT CONFIRMATION FORM			
1. Transaction Control Number (Confirmation Number) ABC003985348			
2. Reason Fingerprinted (RFP) 3-2-103			
1a. Last Name Hursey	1b. First Name Lynnette	1c. Middle Initial L	1d. Suffix
4. Date of Birth (MM/DD/YYYY)			
Harvester (LiveScan) Information: Type or clearly print information in all fields at the time of fingerprinting			
1. Date Fingerprinted		2. Type of Picture ID Presented (If DL complete the following) State: DL#	
3. Harvester (LiveScan) Facility Name		4. Harvester (LiveScan) Operator Telephone Number	
5. Harvester (LiveScan) Operator Name Printed		6. Harvester (LiveScan) Operator Signature	

Under penalty of A.C.A. § 5-53-103, I, the undersigned, hereby affirm that all information contained on this application is true and correct. I understand that giving a false statement or submitting a false document will subject me to criminal prosecution, preclude future Arkansas Private Investigator, Security, Alarm Installation, and Monitoring license, commission, or credential issuance, and/or immediate revocation of any license, commission, or credential already issued by the Department. Information contained on this form is considered a public record and may be released under the Freedom of Information Act.

I understand that the Arkansas State Police will conduct a thorough background investigation before rendering a final decision regarding my eligibility for a License, Commission and/or Credential and this investigation may include, but not be limited to, inquiries as to my abilities, character, reputation, criminal record, and past employment record.

To facilitate this investigation, I do, hereby, give my consent and authority for any educational institution, hospital, mental institution, including specifically the Arkansas State Hospital and Veterans Administration Hospital, medical doctor, police agencies, the Arkansas Crime Information Center, Federal Bureau of Investigation, National Crime Information Center, Interstate Information Index, credit reporting agencies, former employers, and former business associates to furnish information from their records to the Arkansas State Police. I do, hereby, give my consent and authority that any information (including sealed or expunged criminal history) and/or evidence gathered or received by the aforementioned agencies may be submitted to any court, board, or commission in open hearing or court in any judicial or administrative proceeding.

With regard to any credit reporting agencies which might be contacted by the Arkansas State Police, I understand that I may inquire as to the identification of those credit reporting agencies contacted, and the Arkansas State Police will advise me as to the identity and the nature and scope of information they furnished.

PRINT FULL NAME: _____

SIGNATURE: _____ **DATE:** _____

APPLICANT RECORD NOTIFICATION

Notification: Fingerprints submitted will be used to check the criminal history records of the FBI.

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Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

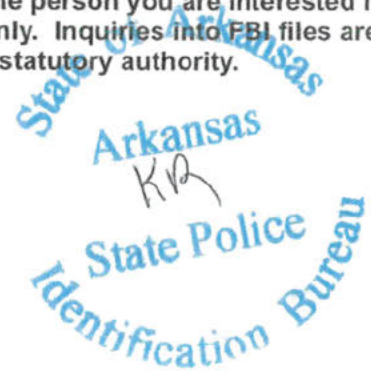
Rev. February 2019

Arkansas Criminal History Report

This report is based on a name search. There is no guarantee that it relates to the person you are interested in without fingerprint verification. This report includes a check of Arkansas files only. Inquiries into FBI files are not permitted for non-criminal justice or employment purposes without specific statutory authority.

Subject of Record

Last: **Morgan** First: **Carla** Middle: **C**
 Date of Birth: Sex: Race:
 Social Security Number: *(not verified, supplied at time of request)*
 Home/Mailing Address: **2919 Sierra Ct Jonesboro, AR 72404**



- NO CRIMINAL HISTORY FOUND FOR THIS SUBJECT -

Requestor Information

Transaction Number: **ABC003985314**
 Date: **01/23/2024** Agency Reporting: **Arkansas State Police**
 Purpose: **ABC Mandated pursuant to Arkansas Code §3-2-103 regarding applicants for alcohol permits issued by the Alcoholic Beverage Control Division.**
 Released To: **Kimmie Rudley On Behalf of ABC**
 Representing: **ABC**
 Mailing Address: **101 East Capitol Suite 401 Little Rock, Arkansas 72201**

This Arkansas criminal history record report should only be used for the purpose that it was requested. A request that is posed for a different purpose may result in more or less information being reported.

This report does not preclude the possible existence of additional records on this person which may not have been reported to the State Identification Bureau and Central Repository. Changes in a criminal history record can occur at any time due to new arrests and/or ongoing legal proceedings.

This Arkansas criminal background check report is for non-criminal justice purposes and may only reflect if a person has any Arkansas felony and misdemeanor conviction(s), any Arkansas felony arrest that occurred in the last five (5) years that has not been to court and whether the person is a registered sex offender or required to register as a sex offender. Juvenile arrest and/or court information will not be released on this report.



This applicant has paid for an Arkansas State and Federal background check. This payment does not include any fingerprinting fees required by an authorized fingerprint harvester/Livescan operator.

****APPLICANT:** Present this sheet to the Harvester/Livescan operator for fingerprint submission purposes only.

When fingerprint capture has been completed, send a copy of this completed form back to the agency requesting the background.

FINGERPRINT HARVESTER / LIVESCAN PAYMENT CONFIRMATION FORM			
1. Transaction Control Number (Confirmation Number) ABC003985314			
2. Reason Fingerprinted (RFP) 3-2-103			
1a. Last Name Morgan	1b. First Name Carla	1c. Middle Initial C	1d. Suffix
4. Date of Birth (MM/DD/YYYY)			
Harvester (LiveScan) Information: Type or clearly print information in all fields at the time of fingerprinting			
1. Date Fingerprinted		2. Type of Picture ID Presented (If DL complete the following) State: DL#	
3. Harvester (LiveScan) Facility Name		4. Harvester (LiveScan) Operator Telephone Number	
5. Harvester (LiveScan) Operator Name Printed		6. Harvester (LiveScan) Operator Signature	

Under penalty of A.C.A. § 5-53-103, I, the undersigned, hereby affirm that all information contained on this application is true and correct. I understand that giving a false statement or submitting a false document will subject me to criminal prosecution, preclude future Arkansas Private Investigator, Security, Alarm Installation, and Monitoring license, commission, or credential issuance, and/or immediate revocation of any license, commission, or credential already issued by the Department. Information contained on this form is considered a public record and may be released under the Freedom of Information Act.

I understand that the Arkansas State Police will conduct a thorough background investigation before rendering a final decision regarding my eligibility for a License, Commission and/or Credential and this investigation may include, but not be limited to, inquiries as to my abilities, character, reputation, criminal record, and past employment record.

To facilitate this investigation, I do, hereby, give my consent and authority for any educational institution, hospital, mental institution, including specifically the Arkansas State Hospital and Veterans Administration Hospital, medical doctor, police agencies, the Arkansas Crime Information Center, Federal Bureau of Investigation, National Crime Information Center, Interstate Information Index, credit reporting agencies, former employers, and former business associates to furnish information from their records to the Arkansas State Police. I do, hereby, give my consent and authority that any information (including sealed or expunged criminal history) and/or evidence gathered or received by the aforementioned agencies may be submitted to any court, board, or commission in open hearing or court in any judicial or administrative proceeding.

With regard to any credit reporting agencies which might be contacted by the Arkansas State Police, I understand that I may inquire as to the identification of those credit reporting agencies contacted, and the Arkansas State Police will advise me as to the identity and the nature and scope of information they furnished.

PRINT FULL NAME: _____

SIGNATURE: _____

DATE: _____

APPLICANT RECORD NOTIFICATION

Notification: Fingerprints submitted will be used to check the criminal history records of the FBI.

Obtaining Copy: Procedures for obtaining a copy of FBI criminal history record are set forth at Title 28, Code of Federal Regulations (CFR), Section 16.30 through 16.33 or go to the FBI website at <http://www.fbi.gov/about-us/dig/background-checks>

Change, Correction, or Updating: Procedures for obtaining a change, correction, or updating of an FBI criminal history record are set forth at Title 28, Code of Federal Regulations (CFR), Section 16.34.

Privacy Act Statement

This privacy act statement is located on the back of the FD-258 fingerprint card.

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

Rev. February 2019

Details

For service of process contact the [Secretary of State's office](#).

LLC Member information is now confidential per Act 865 of 2007

For access to our corporations bulk data download service [click here](#).

Corporation Name
JONESBORO KIDS

Fictitious Names
—

Filing #
811126413

Filing Type
Nonprofit Corporation

Filed Under Act
Dom Nonprofit Corp; 1147 of 1993

Status
Good Standing

Principal Address
—

Reg. Agent
J. CLIFF MCKINNEY II

Agent Address
111 CENTER STREET, SUITE 1900 LITTLE ROCK, AR 72201

Date Filed
03/01/2017

Officers
J. CLIFF MCKINNEY II, Incorporator/Organizer
RYAN O' QUIN, Director
J. MCKINNEY II, Director
KIM SCOGGINS, Director
J. MCKINNEY II, Principal
RYAN O' QUINN, Principal
KIM SCOGGINS, Principal

Foreign Name

—

Foreign Address

—

State of Origin

AR

[Purchase a Certificate of Good Standing for this Entity](#)

[Submit a Nonprofit Annual Report](#)

[Change this Corporation's Address](#)

Subject: names**From:** Thomas <southernbbqllc1@gmail.com>**Date:** 1/23/2024, 3:34 PM**To:** cmassey@amrksecurity.com

NAME	ADDRESS
Patricia Martin	1107Walker PL Apt. 1 Jonesboro, AR. 72401
Ayaoe Pickett	1203 Paul Eells Dr. #101 N. Little Rock, AR. 72113
Antonio Riggins	502 N. Elm Charleston, MD 63834
Chad Petty	807 Gladiolus DR. #G-O Jonesboro, AR. 72404
Charles Wagner	211 Snodgrass Rd. Pocahontas, AR. 72455
Dearies Smith	2013 N. Patrick St. Jonesboro, Ar. 72405
Kendrick Woods	69 Grobmyer Circle Apt. 411 Forrest City, AR 72335
Dejaunn Council	110 Belt St. Apt. B2 Jonesboro, AR 72401
Kyle Burcham	1904 Oakwood Dr. Apt 145 Jacksonville, AR 72076
Tara Robinson	3126 Fairview Dr. Jonesboro, AR. 72401
Raine Isabell	121 Wilson St. Parkin, AR 72373
Andre Isabell	706 W. Oak Ave Jonesboro, AR. 72401
Lashundra Wilson	445 Barnes Ave Clarksdale, MS. 38614
Amanda Smith	683 Joyce ST. Lepanto, AR. 72354
Steven Jones	1714 Wembleton DR. Jonesboro, AR. 72401
Shacyla Allen	160 Turner Cir Apt.81 Forrest City, AR. 72335
Charnice Hill	706 W. Oak Ave Jonesboro, AR. 72401
Jahquanta Moss	401 Grand Ave Helena, AR. 72342
Shaketa Thomas	200 Fisher Pl Apt 18 Wynne, AR 72396
Nicole Wright	4501 Old Greenwood Rd #6 Fort Smith, AR. 72903
Dashawn Ware-Gordon	1913 Millbranch Ln. Jonesboro, Ar. 72405
Brain Matthews	2289 Fairfield Dr. Jonesboro, Ar. 72403
Glenn Stamper	1408 Links Dr. Apt.10 Jonesboro, Ar. 72404
Marcus Davis	901 Franklin St. Helena, AR. 72342
Annah Kessler	20828 N. Highway 23 Ozark, AR. 72949
Tanisha White	209 E. Nettleton Ave. #211 Jonesboro AR. 72401
Tyana White	1813 Westwood Dr. Jonesboro, AR. 72401
Satira Smith	1501 Brookhaven Dr. Jonesboro, Ar. 72401
Austin Elliott	1141 Walker PL Apt. 3 Jonesboro, Ar. 72401
Laquisha Nevels	908 Garfield St. Newport, AR. 72112
Willie Neal	706 Richmond Ave. Jonesboro, AR. 72401
Larry McShan	719 Church St. N Wynne, AR. 72396
Shiketra Hardison	262 N. Sam West. Helena, AR. 72390
Lewis Dale	1147 Walker Pl. Apt. 6 Jonesboro, Ar. 72401
Akasha Morris	111 Daybreak Dr. Apt C11 Jonesboro, AR. 72401
Eirik Hall	1251 Stadium Ave #F101 Decatur, AR. 72722
Andre Cox	344 N. Fisher St. Jonesboro, AR. 72401
Roosevett Bridget	307 Jefferson Helena, Ar. 72342
Iatasha bell	2407 Mary Jane Dr. Jonesboro, AR. 72401
Treyvrouis Jones	1607 N. Culberhouse St. #18 Jonesboro, AR. 72401
Ester Borrow	992 Sandino Dr. Jonesboro, Ar. 72405
Bert Bush	209 Virginia Ave Apt 1 Jonesboro, AR. 72472
Kevin Reid	1811 Highway 163 Jonesboro, Ar. 72404
Joshua Vann	1610 Crepe Myrtle Dr. Jonesboro, Ar. 72405
Stevie Harris	225 Birch St. Trumann, AR 72472
Corey Smith	301 N. Caraway Rd. Apt. C1 Jonesboro, Ar. 72401
Ahmad Gray	1710 Links Dr. Apt. 7 Jonesboro, AR. 72404
Glenn Richmond	344 N. Fisher ST. Jonesboro, AR. 72401
Jessis Crume	200 S. Magnolia Dr. Trumann, AR. 72472
Shaquiah Porter	400 Garden Manor Dr. #E Jonesboro, AR. 72401
Tori Cook	2728 County Road 324 Bono, AR. 72416
Jonas Brown	15 S. Dunhill Rd. Marion, AR. 72364

Subject: Fwd:

From: Thomas <southernbbqllc1@gmail.com>

Date: 1/23/2024, 3:24 PM

To: cmassey@amrksecurity.com

----- Forwarded message -----

From: Jairo Montgomery <jairomontgomery5018132263@gmail.com>

Date: Mon, Jan 22, 2024 at 11:45 PM

Subject:

To: Thomas <southernbbqllc1@gmail.com>

#11 Tiarah Montgomery [1304 Industrial Dr. Apt 23 Trumann, Ark 72472](#)

#12 Tommy Ellison 213 [Curtview Jonesboro, Ark 72401](#)

#13 Cassie Lynn Macklin 810 East Oak Jonesboro, Ark 72472

#14 Alexander Folks [113 Cardinal St Brookland, Ark 72417](#)

#15 Heather Grace [121 Cardinal St Brookland, Ark 72417](#)

#16 Jevon Daniels [7201 South Calumet, Chicago, IL 60652](#)

#17 Treyvon Montgomery [1201 Garrison Ln Paragould Ark 72450](#)

#18 Cornelius Watkins [1102 Walker St Paragould Ark72450](#)

#19 Deandra Sharp [1304 Industrial dr Apt 26, Trumann, Ark 72472](#)

#20 Jimmy Burrow 12 Southpointe, Searcy Ark 72143

#21 Kaitlin McCoy 13 Southwind, Searcy, Ark 72143

#22 James Strickland 2406 Brittany Ln Searcy, Ark 72143

#23 Daniel Williams [401 Arrowhead Rd Trumann, Ark 72472](#)

#24 Jeriko Montgomery Sr, 811 Mildred Ext Trumann, Ark 72472

#25 Jamie Pratt [611 Circle Dr Trumann, Ark72472](#)

#26 Bob Pelshaw 248 Quincy Cir Trumann, Ark 72472

#27 Brenda Montgomery [13372 South Corliss Chicago, IL 60017](#)

#28 Rodney Spearman 718 Wilson Jonesboro, Ark 72401

#29 Britt Holman [1708 Pineview St Jonesboro, Ark 72401](#)

#30 Arthur Maness [1504 Frierson St Jonesboro, Ark 72401](#)

#31 Bedford Hester [5437 Summer Pl Jonesboro, Ark 72404](#)

#32 Alicia Sanders [1416 N Culberhouse Jonesboro, Ark 72401](#)

#33 Angelonia Montgomery [1665 Aberdeen St Chicago Heights, IL 60411](#)

#34 Anthony Simpson [580 W, 16th St Chicago Heights, IL 60411](#)

#35 April Harris 408 N, Powell Forrest City, Ark 72335

#36 Ashley Houseman [509 Broadway St Arbyrd Mo, 63821](#)

#37 Mary Camp [1505 Crestview Drive Paragould, Ark 72450](#)

#38 Maranda White [397 Highway 34 East Marmaduke, Ark 72450](#)

#39 Dominique Lighthart [511 East Garland St Paragould, Ark 72450](#)

#40 Kristy West [407 Greene 749 Rd Paragould, Ark 72450](#)

#41 Mandy Nothern [3901 Casey Lane Paragould, Ark 72450](#)

#42 Josh LyLes [6313 S, 38th St. Rogers, Ark 72758](#)

#43 Theron Ussery [1449 Greene 729 Rd Paragould, Ark 72450](#)

#44 Charles Panhorst [5105 Ar-34 Marmaduke, Ark 72443](#)

#45 Wayne Newell [1694 Greene Rd 427 Marmaduke, Ark 72443](#)

#46 Allen Newell 2020 Geryhound Dr Marmaduke, Ark 72443

#47 Venta Hargrove [194 Greene 417 Rector, Ark 72461](#)

#48 Robert Newell Jr [389 Greene Rd 561 Marmaduke, Ark 72443](#)

#49 Vanessa Nobles [173 Greene 955 Rd Paragould, Ark 72450](#)

#50 Johnny Whitfield [120 Cardinal St Brookland, Ark 72417,](#)

Subject: Fwd: 50 names
From: Thomas <southernbbqllc1@gmail.com>
Date: 1/23/2024, 3:25 PM
To: cmassey@amrksecurity.com

----- Forwarded message -----

From: Jairo Montgomery <jairomontgomery5018132263@gmail.com>
Date: Mon, Jan 22, 2024 at 9:19 PM
Subject: 50 names
To: Thomas <southernbbqllc1@gmail.com>

- #1 Armilita Montgomery [8043 S. Washtenaw Chicago IL 60652.](#)
- #2 Heather Self [700 County Rd 702 Apt 3 Jonesboro Ark](#)
- #3 Jeriko Montgomery [1304 Industrial dr Apt 24 Trumann Ark](#)
- #4 Renee Self [206 Lamesa st Jonesboro Ark](#)
- #5 Jodi Smith [204 Lamesa st Jonesboro Ark](#)
- #6 Tony Watson [2633 Glenn Place Apt 104 Jonesboro,Ark72404](#)
- #7 Shirley Watson [1813 South Culberhouse Jonesboro, Ark](#)
- #8 Cornelius Davis 712 Fowler St Jonesboro, Ark
- #10 Holly Mars 207 Mellany Dr Jonesboro, Ark.

OFFICIAL RECEIPT

Receipt Date 01/24/2024 09:17 AM
Receipt Print Date 01/24/2024

Receipt # 00242439
Batch # 00024.01.2024

CITY OF JONESBORO
300 S. Church St. Ste 106
~~PO Box 1845~~
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 250.00

Detail:
01-134-0517-00
Alcohol Application Fee 1804
N Old Greensboro #E 250.00

Total 250.00

Payment Information:
Check 245590 250.00
Change 0.00

Southern BBQ Hilltop, LLC
Customer #: 024130

2919 Sierra Court
Jonesboro, AR 72404

Cashier: KMHattenhauer
Station: COLLECTIONSWIND



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:004

Agenda Date:

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE FOR THE TRANSFER OF LOCATION OF A PRIVATE CLUB PERMIT FOR 1812 PIZZA COMPANY

WHEREAS, 1812 Pizza Company, Hilltop, DBA 1812 Pizza Company holds a private club permit with the location 2815-A Race Street, Jonesboro, Arkansas 72401; and

WHEREAS, 1812 Pizza Company desires to transfer its business to 2206 E. Highland, Ste. 431; and

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

1812 Pizza Company, Hilltop, DBA 1812 Pizza Company's application for transfer of location of private club permit is approved and 1812 Pizza Company shall be and is entitled to relocate its business as a private club to 2206 E. Highland, Ste. 431, Jonesboro, Arkansas 72401.



**City of Jonesboro
Private Club License Transfer/ Change of Business Review and
Conditions Form**

Date 1-22-24 Non-Profit Corp. Eighteen Twelve

Address 2206 E. Highland

Applicant on Behalf of Club Jeremy Dean

Home Address 2200 Sweet Gum Jonesboro

Business Name 1812 - Pizza

Current Business Address 2815-A RACE ST

Proposed Change of Business Address/Use 2206 E. Highland Suite 431

City of Jonesboro official use below this:

Police Department: Does applicant meet requirements of ABC in regard to background check? Yes No
Has Non-Profit complied with City of Jonesboro laws? Yes No

Comments: Change address from Race St. to 2206 E. Highland

Approve? Yes No Signature Chief of Police Chief Rich Ewert

Planning and Zoning Department:

Type of Private Club: _____
Zoning C-3
Meets requirements for distance from churches/schools? Yes N/A

No _____
Approve? Yes No Signature Planning Director [Signature]



City Clerk:

Date received _____

Date entered in Legistar _____

City Council Action

Approve _____ Deny _____



APPLICATION FOR CHANGE IN TYPE OF BUSINESS OPERATION OF PRIVATE CLUB

MUST BE A NON-PROFIT CORPORATION

On file at Arkansas Secretary of State's Office

1. Answer all questions correctly and in full. **PLEASE PRINT IN INK OR TYPE.**
NOTE: FORMS MUST BE NOTARIZED.
2. Application fee is \$50 and must be submitted with this application.
3. Applicant must be a citizen of the United States or a permanent alien (must provide a copy of green card), and a resident of Arkansas.

MAIL OR DELIVER DIRECTLY TO:

**Chief of Police
Jonesboro Police Department
1001. S Caraway Road
Jonesboro, Arkansas 72401**

We hereby make an application to change our type of business operation associated with our permit to serve alcoholic beverages.

Eighteen Twelve
Non-Profit Corporation

03797-03
PERMIT #

APPLICANT ON BEHALF OF
CLUB

Jeremy Dean Davis
First Middle Last

HOME ADDRESS

2200 Sweet Gum Dr Jonesboro 72401 Craighead
Street City Zip County

BUSINESS NAME

1812 Pizza Company, Hilltop

BUSINESS ADDRESS

1804 N Old Greensboro Jonesboro 72405 Craighead
Street Suite E City Zip County

Is your establishment currently primarily engaged in the business of serving food for consumption on the premises?

yes

If the answer to the previous question is no, then what type of business are you currently engaged in on the premises?

Please list all activities offered.

What type of business activity are you proposing to change/add with this application?

change of address to:
1812 Pizza Company Jonesboro Uptown Inc, 2206 E Highland Dr
Suite 431, Jonesboro AR 72401

I, Jeremy Davis, do hereby acknowledge that all answers submitted are true and correct to the best of my knowledge.

Signed this 12th day of January, 2024.

[Signature]

Signature of Applicant/ Managing Agent

owner
Official Title

Subscribed and sworn to before me this 12th day of January, 2024.

[Signature]

Notary Public

My Commission Expires: 12-22-2031 :



OFFICIAL RECEIPT

Receipt Date 01/22/2024 04:50 PM
Receipt Print Date 01/22/2024

Receipt # 00242209
Batch # 00023.01.2024

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 50.00

Detail:

01-134-0517-00 *2206 Highland* *RE*
Moving Locations to ~~Caraway~~ 50.00

Total 50.00

Payment Information:

Check 3035 50.00
Change 0.00

1812 Pizza Co
Customer #: 017837

2815-A Race St
Jonesboro, AR 72401

Cashier: KMHattenhauer
Station: COLLECTIONSWIND

OFFICIAL RECEIPT

Receipt Date 01/31/2024 01:36 PM
Receipt Print Date 01/31/2024

Receipt # 00243131
Batch # 00031.01.2024

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 101.40

Detail:
01-000-0150-00
Proof of Publication 1812 Piz
za 101.40

Total 101.40

Payment Information:
Check 1025 101.40
Change 0.00

1812 Pizza Company
Customer #: 000000

2518 Race Street, #A
Jonesboro, AR 72401-

Cashier: ALCooksey
Station: ALCOOKSEY