

## Neighborhood Meeting Minutes/Notes

### **August 6, 2015: Rezoning 600 Jonathan Dr. by Walter Jackson**

A Neighborhood Meeting was called on Monday, August 3, 2015 at Parker Park Community Center concerning a proposal to rezone property located at 600 Jonathan Dr. from R1 to RM-12 multifamily. Approximately 30 persons attended this meeting. Below is a list of their concerns voiced during that meeting.

**Traffic:** They were worried about how much more traffic the development would cause. Jonathan is a two lane road currently without sidewalks. They noted that the addition of a newer complex located one block south on Daybreak has resulted in increased traffic, both vehicular and pedestrian.

**Crime:** They expressed a fear of more crime coming with more residences. They noted they have seen an increase in crime in the area including theft and hearing gunshots. They also complained of slow response times of JPD to their area.

**Flooding:** They reported that during periods of excessive rain or after a torrential downpour the ditches will fill up and sometimes water will flow over Jonathan Dr. at the intersection with Warren St.

**Property Values:** They are worried that my proposed rezoning and development of this property will drastically reduce their property values. They noted that several single family residences in the area have become rental properties and have already had detrimental effects to their property value.

My planned use for the property, if rezoned, will be to populate it with approximately 60 - 66 three bedroom 2 bath units to accommodate families. These units will consist of single level duplex or triplex buildings of all brick construction and most likely be completed in phases. I plan to construct a privacy fence around the perimeter of the site and provide more than adequate green space and a common area with a small park including: playground equipment, a pavilion, and potentially a basketball court to be used by my tenants.

I have recently constructed 25 three bedroom units located on N. Bridge St., Belt St., and Miller St. all on the North side of Jonesboro,(see attached photos). My tenants all must pass a criminal background check and have a minimum monthly income of \$2,400. All of my tenants are working families or full time ASU students that work, not hardly the criminal class. I take pride in my properties and maintain them in that manner.

My engineer informed me that the property could accommodate around 38 single family residences. I proposed this scenario at the meeting. What if the property was developed in that manner? All of those houses may or may not be used as rental properties. What if the persons occupying those homes decide to park trailers in their back yards and install storage buildings on their

properties? What if they wait for Code enforcement to tell them to cut their grass? What if they are sex offenders or drug dealers? You will have a very similar increase in traffic. You may have an increase in crime and may affect your property values.

My proposal provides nice affordable housing for law abiding, working people. It will be attractive and well maintained.