

Bridlewood Subdivision Rezoning

Points to consider for **denying approval** of rezoning in the **Bridlewood Subdivision** to accommodate building 42 duplexes (84 units).

1. Insufficient notification to current residents regarding the proposal for rezoning that was to be presented to the MAPC
2. Decreased property value for current homeowners and increased difficulty for existing and future sellers to find buyers for existing unoccupied homes or lots for construction of homes in the subdivision due to the presence of the duplexes.
3. Negative impact of increased traffic due to 84 potential families versus 42 families in new single family dwellings.

- *There is a single street that provides access in and out of this subdivision.

- *Children of current residents would be put at greater risk of injury due to increased traffic moving past single family dwellings going to and from the duplexes.

- *There will be increased damage to existing streets due to excessive use.

- *The overall appearance of the neighborhood will deteriorate.

4. Potential for crime that does not exist at this time in this relatively quiet neighborhood.

- *A recent article in the Jonesboro Sun points to the potential for this to occur. A single family home in another area of Jonesboro was broken into. The homeowner found evidence to indicate the person(s) that entered the home came from or through an apartment complex that adjoined the back of their lot. The individual(s) came from the complex through the backyard and followed the same path back to the complex after being in the home.

The present home owners have made a major investment in their futures with the purchase of property in the Bridlewood Subdivision. They are stakeholders in the growth and well-being of the entire subdivision, the surrounding area and the Nettleton School District. They will be long-term contributors to the local school district through their taxes and participation via their children in district activities. Their financial, physical and emotional investment is threatened by the addition of the type of housing that would accommodate individuals and families who would not be stakeholders nor have an equal vested interest in the subdivision. Residents of apartments tend to be short-term residents with no motivation to make any significant contribution to the area in which they live.