



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 4/17/08  
Case Number: AZ 08-02

**LOCATION:**

Site Address: 6106 Southwest Drive, Jonesboro, Arkansas

Side of Street:  
South between Wimpy Lane and Hendrix Road

Quarter: NW/SW Section: 10 Township: 13N Range: 3E

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: In County Proposed Zoning: R5-1  
R-1 (w/recognition of nonconforming uses)

Size of site (square feet and acres): 159.13 acres +/- Street frontage (feet): 588 (via contiguous property of Owner)

Existing Use of the Site: Quinn Aviation, Inc., crop-dusting, chemical application, agricultural (crops)

Character and adequacy of adjoining streets: Access to land is off Southwest Drive through Owner's land currently in the city limits

Does public water serve the site? No  
If not, how would water service be provided? As developed by residential developer  
Does public sanitary sewer serve the site? No  
If not, how would sewer service be provided? As developed by residential developer

Use of adjoining properties:  
North R-1 / C-3 / I-1  
South N/A (in County)  
East N/A (in County)  
West N/A (in County)

Physical characteristics of the site: The bulk of the property is utilized as farm property, with the exception of the airstrip, which extends down the middle of the property

Characteristics of the neighborhood: The property to the North is developed commercial and industrial property. North of Southwest Drive is substantial residential development.

**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? In Craighead County.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary? Quinn Aviation, Inc. desires to relocate its chemical application/crop dusting operation further out in the county. In order to achieve this, the property must be annexed and developed as residential property.
- (3) If rezoned, how would the property be developed and used? R-1 residential development.
- (4) What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Unknown at this time - we are asking for the most restrictive residential use.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? As it is currently in the county, it is consistent with the Future Land Use Plan.
- (6) How would the proposed rezoning be the public interest and benefit the community? This would encourage the continued residential development in South Jonesboro, and would remove a crop dusting service from within the city limits.
- (7) How would the proposed rezoning be compatible with the zoning uses and character of the surrounding area? There is commercial property bordering Southwest Drive all the way to 63 bypass, with residential development behind it. This is what is being requested herein.
- (8) Are there substantial reasons why the property cannot be used in accordance with existing zoning? It is in the county.
- (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? As the property is developed, any negative effects upon neighboring property can be minimized. Development as residential property would only increase property values in the area.
- (10) How long has the property remained vacant? N/A
- (11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? As developed, it would not have any adverse effect.
- (12) If the rezoning is approved, when would development or redevelopment begin? It is estimated that development would begin within 2-3 years.
- (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 proposed 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.* Meetings were not conducted due to the few number of residents in the area. However, counsel for the Owner contacted all contiguous land owners within the city limits regarding the annexation and development of the property as residential, and there were no objections.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

**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:**

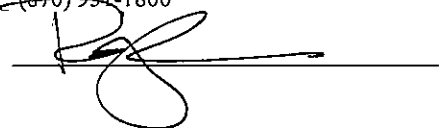
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Paulette Quinn  
 Address: 6106 Southwest Drive  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: (870) 932-1068  
 Facsimile: N/A  
 Signature: 

**Applicant:**

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

Attorney representing Owner

Name: Robert J. Gibson  
 Address: P.O. Box 1700  
 City, State: Jonesboro, AR ZIP 72403  
 Telephone: (870) 931-1700  
 Facsimile: (870) 931-1800  
 Signature: 

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



# JONESBORO FIRE DEPARTMENT

3215 EAST JOHNSON  
JONESBORO, AR. 72401

870-932-2428

Protecting Lives and Property since 1899

## Pre – Annexation Questionnaire

1. Location.(address/directions) 6106 Southwest Drive, Jonesboro, Arkansas.  
Subject property is the 159.13 acres lying South of the above  
address (see attached plat).
2. Size of Area to be annexed. (acres, sq. miles, etc.) 159.13 acres +/-
3. \*\*Distance from the nearest City of Jonesboro Fire Station to property and to the further most edge of property, away from the City of Jonesboro Fire Station.
  - Road Miles including 1/10<sup>th</sup> 4.5 miles (see attached statement)
  - Feet (if applicable) N/A
4. Water Main size; 12 inch main on South side of Southwest Drive
5. Parcel,
  - \*\*/ Nearest 2 Fire Hydrants;
  - (1.) On Quinn Aviation, Inc property to the North (less than 300 feet)
  - (2.) Same
6. Subdivision,
  - \*\*/ Number of Fire Hydrants; N/A
  - \*Distance between Fire Hydrants; N/A
  - Number of Homes/Lots; N/A
7. Greater than 1 Section of Land.
  - \*\*/ Number of Fire Hydrants; N/A
  - Number of Homes; N/A
  - Number of Commercial Structures; N/A
  - Number of Structures over 35 feet in height; N/A
8. Type of Roadways;  
Asphalt, Gravel, etc. N/A

9. Bridges;

- Type \_\_\_\_\_ N/A \_\_\_\_\_
- Capacity \_\_\_\_\_ N/A \_\_\_\_\_
- Width \_\_\_\_\_ N/A \_\_\_\_\_

10. Please attach map of proposed annexation.      See attached.

Submitted by Paulette Quinn \_\_\_\_\_ Date 4/17/08

Contact Phone number c/o Robert J. Gibson  
Barrett & Deacon, P.A.  
P.O. Box 1700  
Jonesboro, AR 72403  
(870) 931-1700

\_\_\_\_\_ Date \_\_\_\_\_  
 Fire Marshal

Comments \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_  
 Chief  
 Comments \_\_\_\_\_  
 \_\_\_\_\_

Before the City Council of the City of Jonesboro, Arkansas:

**STATEMENT OF KEVIN CARPENTER**

I, Kevin Carpenter, state the following:

1. My name is Kevin Carpenter. I am the son of Paulette Quinn. I am also the operator of Quinn Aviation, Inc. in Jonesboro, Arkansas.
2. I personally measured the distance from the furthestmost point on the Paulette Quinn property to the nearest fire station in the City of Jonesboro.
3. The furthestmost point on the property is the Southwest corner of the property. The nearest fire station is the fire station located at the corner of Wood Street and Parker Road in Jonesboro, Arkansas.
4. The distance between the two points, measured by an odometer on my vehicle, is approximately 4.5 miles.



---

Kevin Carpenter

LAW OFFICES OF  
**BARRETT & DEACON**

A PROFESSIONAL ASSOCIATION  
300 S. CHURCH STREET  
POST OFFICE BOX 1700  
JONESBORO, ARKANSAS 72403  
(870) 931-1700  
FAX (870) 931-1800

JOE C. BARRETT  
(1897-1980)

J.C. DEACON  
BARRY DEACON  
RALPH W. WADDELL  
PAUL D. WADDELL  
KEVIN W. COLE  
ROBERT S. JONES\*  
ROBERT J. GIBSON  
J. BARRETT DEACON+  
S. SHANE BAKER  
PAMELA A. HAUN++  
BRANDY L. BROWN\*\*  
ANDREW H. DALLAS  
BRANDON J. HARRISON  
JASON M. MILNE

E.J. BALL PLAZA  
112 W. CENTER STREET, SUITE 440  
POST OFFICE BOX 1506  
FAYETTEVILLE, ARKANSAS 72702  
(479) 582-5353  
FAX (479) 582-5454

+ Also licensed in Missouri  
++ Also licensed in Tennessee  
\* Master of Laws in Taxation  
\*\* Master of Laws in Agricultural Law

[www.barrettdeacon.com](http://www.barrettdeacon.com)

[rgibson@barrettdeacon.com](mailto:rgibson@barrettdeacon.com)

February 26, 2008

Otis T. Spriggs, Director of Planning & Zoning  
City of Jonesboro  
P.O. Box 1845  
Jonesboro, AR 72403

Re: *Petition to Annex Property into Jonesboro, AR  
Craighead County Court No. CO-2008-2*

Dear Otis:

Enclosed please find documents that have been filed with the County Court related to the annexation of certain property into the City of Jonesboro, Arkansas. I certainly value your insight and opinion in the matter. My previous conversations with both the police department and fire department indicate that there should not be any serious opposition to the proposed annexation. Again, most folks are agreeable to the idea of moving a crop dusting service outside of Jonesboro and completely into the County. The annexation will be necessary to accomplish that.

As we discussed on the telephone, you indicated that rezoning may be required simultaneously with the petition for approval of the annexation. When I have dealt with annexation in other jurisdictions, property annexed into the city was zoned the most restricted residential zoning by default. It is my understanding that the City of Jonesboro does not have such default language. My understanding is that you are going to confirm with Phillip Crego that a simultaneous rezoning and petition to approve annexation would be required. If it is not required, then after receiving approval from the County Court, I would present an ordinance to the City Council that approves the annexation and declares the property to be zoned residential. If you and Phillip do not find that this scenario would be proper under the circumstances, then I will prepare the simultaneous petitions. If the simultaneous petitions are required, I would assume that the following time-line would be relevant:

February 26, 2008

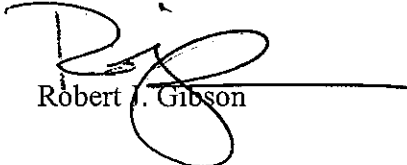
Page 2

- 
- |                           |  |
|---------------------------|--|
| Monday, February 25, 2008 | - file petition with County Judge  |
| Friday, February 29, 2008 | - publish notice in the Jonesboro Sun  |
| Friday, March 7, 2008     | - publish notice   |
| Friday, March 14, 2008    | - publish notice   |
| March 27, 28 or 31, 2008  | - public hearing<br>- order signed by Judge<br>- file petition for annexation/zoning with the City of Jonesboro  |
| Tuesday, April 15, 2008   | - attend council meeting to present resolution (tentatively accepting annexation, subject to recommendation from MAPC regarding annexation and zoning) |
| Thursday, April 17, 2008  | - deadline to get on MAPC agenda   |
| Tuesday, May 13, 2008     | - attend MAPC meeting<br>- immediately file petition and ordinance with City, if needed  |
| Tuesday, May 20, 2008     | - attend Jonesboro City Council meeting to present ordinance   |
| Tuesday, June 3, 2008     | - attend City Council meeting  |

After you have had a chance to visit with Phillip, please let me know. I hope to get proposed petitions to you well before the 1<sup>st</sup> of April. I am attempting to eliminate any potential for a surprise or mistake in this matter. Again, I truly appreciate your assistance and advice in that regard.

Sincerely,

BARRETT & DEACON, P.A.

  
Robert J. Gibson

RJG:mh  
Enclosures

**NOTICE OF PUBLIC HEARING ON PETITION TO ANNEX CERTAIN  
LANDS INTO THE CITY OF JONESBORO, ARKANSAS**

NO. Co 2008-2

NOTICE IS HEREBY GIVEN THAT: A Petition by Paulette Quinn to annex certain lands located in Craighead County, Arkansas, into the City limits of Jonesboro, Arkansas, has been filed in the Office of the Craighead County Clerk wherein the request is made that the Craighead County Quorum Court approve the annexation of the following real estate into the City of Jonesboro, Arkansas:

All of the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East; and that part of the Northwest Quarter of Section 10, Township 13 North, Range 3 East; lying West of Shelton Creek.

Less and except the following tracts of land, being described as recorded in the Craighead County Courthouse as follows: Deed Book 147, Page 128, Deed Book 161, Pages 316-317; Deed Book 634, Pages 810-811; Deed Book 634, Pages 808-809; Deed Book 615, Pages 785-786.

Annexation to contain 160.4 acres, more or less; being subject to all rights of way and easements of record.

A PUBLIC HEARING on said Petition will be held by the Craighead Quorum Court at 10:00 a.m., on Thursday, March 27, 2008, in the Craighead County Courthouse Annex, Room 119, located at 511 Union, Jonesboro, Arkansas.

All parties in interest may be heard at said time and place.

Dated this 25th day of February, 2008.

**FILED**  
FEB 25 2008  
NANCY NELMS  
COUNTY & PROBATE CLERK



CRAIGHEAD COUNTY, ARKANSAS

By: Nancy Wilson by Linda L. Smith,  
County Clerk

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS

No. CO2008-2

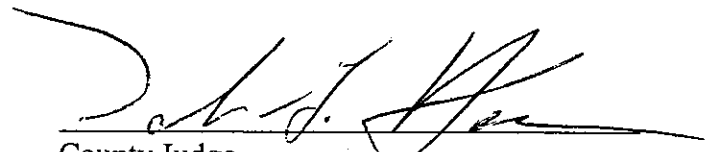
**ORDER**

Whereas, a Petition to Annex Certain Lands into the City of Jonesboro, Arkansas, was filed on February 25, 2008 by Paulette Quinn; and

Whereas, Ark. Code Ann. §14-40-602 requires a hearing to be conducted on such petition.


IT IS THEREFORE CONSIDERED, ORDERED AND ADJUDGED, that a public hearing on the Petition filed by Quinn shall be conducted at ten o'clock (10:00) a.m. on Thursday, March 27, 2008, at the Craighead County Courthouse Annex, Room 119, 511 Union, Jonesboro, Arkansas.

IT IS SO ORDERED.

  
County Judge

Date: 2/25/08

Attest:

  
County Clerk

F:\USERS\RJG\Quinn Aviation\Order Hearing.wpd

**FILED**  
FEB 25 2008  
NANCY NELMS  
COUNTY & PROBATE COURT CLERK

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS

No. CO 2008-2

**PETITION FOR APPROVAL TO ANNEX CERTAIN LANDS  
INTO THE CITY OF JONESBORO, ARKANSAS**

Paulette Quinn ("Quinn"), by and through her attorneys, Barrett & Deacon, P.A., petitions the Craighead County Court to approve the annexation of the lands described below, located in Craighead County, Arkansas, into the city limits of the City of Jonesboro, Arkansas. In support of her petition, Quinn states:

1. Quinn is the sole owner of the following described real property located in Craighead County, Arkansas:

All of the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East; and that part of the Northwest Quarter of Section 10, Township 13 North, Range 3 East; lying West of Shelton Creek.

Less and except the following tracts of land, being described as recorded in the Craighead County Courthouse as follows: Deed Book 147, Page 128, Deed Book 161, Pages 316-317; Deed Book 634, Pages 810-811; Deed Book 634, Pages 808-809; Deed Book 615, Pages 785-786.

Annexation to contain 160.4 acres, more or less; being subject to all rights of way and easements of record.

Hereafter, the "Real Estate."

2. The Real Estate is depicted in an Annexation Map conducted and prepared by Haywood, Kenward, Bare & Associates, Inc., and a true and correct copy of said map is attached hereto as Exhibit "A" and is incorporated herein by reference.

**FILED**  
FEB 25 2008  
NANCY NELMS  
COUNTY & PROBATE COURT CLERK

3. Quinn desires to annex the Real Estate into the City of Jonesboro, Arkansas, in order to develop the Real Estate as residential property, with all the services and utilities available to the citizens and inhabitants within the said City.

4. Annexation of the Real Estate is necessary in order to be platted and sold as residential property by Quinn.

5. Annexation is supported by continued growth in the residential population in the Southern portions of the City of Jonesboro, Arkansas.

6. Due to the existing proximity to the city limits of Jonesboro, Arkansas, the highest and best use of the Real Estate is residential development within the city limits of Jonesboro, Arkansas.

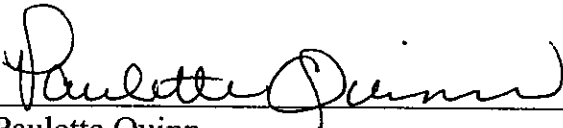
7. Quinn requests that the Court set a date for a public hearing on this petition, to be conducted not less than thirty (30) days from the date of the filing of this petition pursuant to Ark. Code Ann. § 14-40-602.

8. Upon the date of hearing being set, Quinn shall cause notice of the hearing to be published in the *Jonesboro Sun* one (1) time a week for three (3) consecutive weeks prior to the hearing.


9. Quinn respectfully prays that the Craighead County Court will approve the annexation of the Real Estate into the City of Jonesboro, Arkansas, and that it will enter an order granting her petition.

10. Attached hereto as Exhibit "B" is a proposed Order Approving Annexation for the convenience and use of the Craighead County Court.

Respectfully Submitted,

  
\_\_\_\_\_  
Paulette Quinn

Robert J. Gibson (93242)  
BARRETT & DEACON,  
A Professional Association  
P.O. Box 1700  
Jonesboro, AR 72403-1700  
(870) 931-1700

By:   
\_\_\_\_\_  
Robert J. Gibson

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS

No. \_\_\_\_\_

**ORDER APPROVING ANNEXATION OF CERTAIN LANDS  
INTO THE CITY OF JONESBORO, ARKANSAS**

On this 27<sup>th</sup> day of March, 2008, the Petition for Approval to Annex Certain Lands into the City of Jonesboro, Arkansas (the "Petition"), filed by Paulette Quinn ("Quinn") was presented to the Craighead County Court (the "Court"). The Court finds as follows:

1. The Petition was filed on February 25, 2007, by Quinn, asking that the following lands located in Craighead County, Arkansas, be annexed into the City of Jonesboro, Arkansas:

All of the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East; and that part of the Northwest Quarter of Section 10, Township 13 North, Range 3 East; lying West of Shelton Creek.

Less and except the following tracts of land, being described as recorded in the Craighead County Courthouse as follows: Deed Book 147, Page 128, Deed Book 161, Pages 316-317; Deed Book 634, Pages 810-811; Deed Book 634, Pages 808-809; Deed Book 615, Pages 785-786.

Annexation to contain 160.4 acres, more or less; being subject to all rights of way and easements of record.

Hereafter, the "Real Estate." The Court finds that Quinn is the sole owner of the Real Estate.

2. On February 25, 2008, the Court set the matter for hearing on March 27, 2008.

3. On \_\_\_\_\_, 2007, Quinn filed in this Court a Proof of Publication, showing that notice of the hearing was published in the *Jonesboro Sun*, a newspaper of general circulation in Craighead County, once a week for three weeks prior to the hearing. The Court finds

**EXHIBIT**

B

that the notice and publication thereof satisfy the requirements of Ark. Code Ann. § 14-40-602.

4. At the hearing, all interested persons were provided an opportunity to speak for or against the Petition and the relief requested therein.

5. After hearing all evidence for and against the Petition, the Court finds that the Petition should be granted.

IT IS THEREFORE, CONSIDERED, ORDERED AND ADJUDGED that the Petition is granted and the Real Estate described above shall be considered annexed into the City of Jonesboro, Arkansas, upon its acceptance thereof by proper resolution or ordinance. This Order shall be recorded by the County Clerk.

---

County Judge

Attest:

---

County Clerk

LAW OFFICES OF  
**BARRETT & DEACON**

A PROFESSIONAL ASSOCIATION  
 300 S. CHURCH STREET  
 POST OFFICE BOX 1700  
 JONESBORO, ARKANSAS 72403  
 (870) 931-1700  
 FAX (870) 931-1800

JOE C. BARRETT  
 (1897-1980)

J.C. DEACON  
 BARRY DEACON  
 RALPH W. WADDELL  
 PAUL D. WADDELL  
 KEVIN W. COLE  
 ROBERT S. JONES\*  
 ROBERT J. GIBSON  
 J. BARRETT DEACON\*  
 S. SHANE BAKER  
 PAMELA A. HAUN\*\*  
 BRANDY L. BROWN\*\*  
 ANDREW H. DALLAS  
 BRANDON J. HARRISON  
 JASON M. MILNE

E.J. HALL PLAZA  
 112 W. CENTER STREET, SUITE 440  
 POST OFFICE BOX 1506  
 FAYETTEVILLE, ARKANSAS 72702  
 (479) 582-5353  
 FAX (479) 582-5454

\* Also licensed in Missouri  
 \*\* Also licensed in Tennessee  
 \* Master of Laws in Taxation  
 \*\* Master of Laws in Agricultural Law

[www.barrettdeacon.com](http://www.barrettdeacon.com)

[rgibson@barrettdeacon.com](mailto:rgibson@barrettdeacon.com)

April 21, 2008

*Via Facsimile (870) 933-4668*

Mr. Otis T. Spriggs  
 Jonesboro City Planner  
 107 Flint  
 Jonesboro, AR 72401

Re: Paulette Quinn (Annexation and Rezoning of property  
 behind 6106 Southwest Drive, Jonesboro, AR)

Dear Mr. Spriggs:

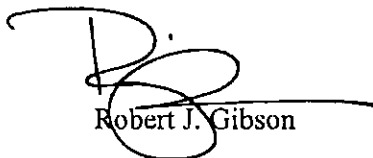
On Thursday, April 17, 2008, I filed an Application for a Zoning Map Amendment with your office on behalf of Paulette Quinn. At the time, I was not aware that the City had created various subcategories in what was previously known as the R-1 zoning classification. In the application, we requested zoning of R-1. I was told to go ahead and submit the application and let your office know of which classification we desired.

I have reviewed the various classifications and discussed them with my client. Please amend the application to reflect a request of "RS-7" zoning, with the same recognition of pre-existing uses as stated in the application.

Please let me know if there is any additional action needed to be taken with respect to this modification. Thank you.

Sincerely,

BARRETT & DEACON,  
 A Professional Association



Robert J. Gibson

RJG:mh

cc: Paulette Quinn

F:\USERS\RJG\Quinn Aviation\spriggs.4.wpd



LAW OFFICES OF  
**BARRETT & DEACON**  
A PROFESSIONAL ASSOCIATION  
300 S. CHURCH STREET  
THIRD FLOOR  
POST OFFICE BOX 1700  
JONESBORO, ARKANSAS 72403

(870) 931-1700  
FAX (870) 931-1800

## FACSIMILE TRANSMITTAL SHEET

Date: April 21, 2008

TO: Otis T. Spriggs  
Jonesboro City Planner

FAX NO.: 870-933-4668

FROM: Robert J. Gibson

FAX NO.: 870-931-1800

RE: *Quinn Aviation Annexation*

COMMENTS CONCERNING THIS TRANSMITTAL:

**Please see the attached.**

PAGES SENT INCLUDING COVER SHEET - 2

IF YOU DO NOT RECEIVE THE NUMBER OF PAGES INDICATED,  
PLEASE CALL Michelle AT (870) 931-1700.

The information contained in this facsimile message is confidential under the attorney client privilege or otherwise not subject to disclosure and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, at our expenses, and return the original message to us at the above address via the U.S. Postal Service. Thank You.

LAW OFFICES OF  
**BARRETT & DEACON**

A PROFESSIONAL ASSOCIATION  
300 S. CHURCH STREET  
POST OFFICE BOX 1700  
JONESBORO, ARKANSAS 72403  
(870) 931-1700  
FAX (870) 931-1800

JOE C. BARRETT  
(1897-1980)

J.C. DEACON  
BARRY DEACON  
RALPH W. WADDELL  
PAUL D. WADDELL  
KEVIN W. COLE  
ROBERT S. JONES\*  
ROBERT J. GIBSON  
J. BARRETT DEACON+  
S. SHANE BAKER  
PAMELA A. HAUN++  
BRANDY L. BROWN\*\*  
ANDREW H. DALLAS  
BRANDON J. HARRISON  
JASON M. MILNE

E.J. BALL PLAZA  
112 W. CENTER STREET, SUITE 440  
POST OFFICE BOX 1506  
FAYETTEVILLE, ARKANSAS 72702  
(479) 582-5353  
FAX (479) 582-5454

+ Also licensed in Missouri  
++Also licensed in Tennessee  
\* Master of Laws in Taxation  
\*\* Master of Laws in Agricultural Law

[www.barrettdeacon.com](http://www.barrettdeacon.com)

[rgibson@barrettdeacon.com](mailto:rgibson@barrettdeacon.com)

April 17, 2008

*Via Hand Delivery*

Mr. Otis T. Spriggs  
Jonesboro City Planner  
107 Flint  
Jonesboro, AR 72401

Re: Paulette Quinn (Annexation and Rezoning of property  
behind 6106 Southwest Drive, Jonesboro, AR)

Dear Mr. Spriggs:

Enclosed you should find the following:

1. Application for a Zoning Ordinance Map Amendment (with attached Plat of Survey dated April 16, 2008, prepared by Haywood, Kenward, Bare & Assoc., Inc.);
2. Proposed Ordinance To Amend The Zoning Ordinance Of The City Of Jonesboro, Arkansas;
3. Proposed Petition To Accept The Annexation Of Certain Lands Into The City Of Jonesboro, Arkansas (with the Order of the County Court attached, but excluding the Plat of Survey referred to therein);
4. Proposed Resolution (referring the matter to the MAPC for a zoning recommendation);
5. Jonesboro Fire Department Pre-Annexation Questionnaire (excluding the Plat of Survey referred to therein);
6. Proposed Ordinance Accepting The Annexation Of Certain Territory To The City Of Jonesboro, Arkansas, And Making Same A Part Of The City Of Jonesboro, Arkansas, And Assigning Same to Wards; and
7. A check in the amount of \$100.00 representing payment of the necessary filing for the rezoning application.

April 17, 2008

Page 2

---

Please place the matter on the Metropolitan Area Planning Commission meeting agenda for May 13, 2008. Please let me know immediately if the application is incomplete, or insufficient on its face.

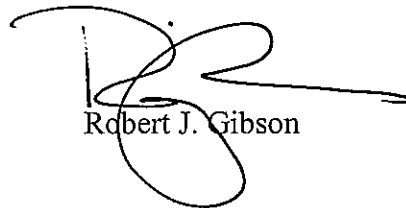
I plan to file the Petition to accept the annexation with the City Clerk immediately. Please let me know if you feel that I am going about this the wrong way. I plan to present the proposed Resolution at the City Council Meeting on May 6, 2008. If the MAPC makes the recommendation, I will immediately file the necessary documents with the City Clerk and present both the annexation Ordinance and the Rezoning Ordinance at the meeting on May 20, 2008, for first and second readings only. I would then present the Ordinances at the June 3, 2008 meeting for final readings and adoption or rejection.

I will notify you via separate letter of the placement of signage on the property pursuant to the applicable zoning ordinances.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

BARRETT & DEACON,  
A Professional Association



Robert J. Gibson

RJG:mh

Enclosures

cc: Paulette Quinn (w/encl.)

F:\USERS\RJG\Quinn Aviation\spriggs.3.wpd