

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: FW: Hammerhead Apartment Complex
Date: Monday, July 25, 2022 12:35:20 PM

From: Rob Yates <rob.a.yates@gmail.com>
Sent: Monday, July 25, 2022 12:35 PM
To: Aldermen <Aldermen@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>; Kevin Bailey <KBailey@jonesboro.org>; Jim Little <JLittle@jonesboro.org>; Jimmy Cooper <JCooper@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>; Jeff Steiling <JSteiling@jonesboro.org>; Jerry Reece <JReece@jonesboro.org>; paul@protectingusall.com; Monroe Pointer <MPointer@jonesboro.org>; dzolpher@jonesboro.org; lonnie@tecelectric.com
Subject: Hammerhead Apartment Complex

Good Day Friends,

I am writing in opposition to the approval of any high-density apartment complex at the Services Center Development. I understand there was approval for a project of a very different nature and believe that the changes would warrant a new application, which I would oppose.

As a property owner and long time resident of the area, I believe it would be harmful for such a high-density multi-family development to be located on this property.

Thank you for your service, time and consideration.

Rob A Yates
President
Yates Holdings
870-919-2719
4216 Nobhill Cir
Jonesboro, AR 72404

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)

From: [Harral, Stacey P - JONESBORO AR](#)
To: lonnie@tecelectric.com; dzolpher@jonesboro.org; [Monroe Pointer](#); paul@protectingusall.com; [Jerry Reece](#); [Jeff Steiling](#); [Stephanie Nelson](#); [Jimmy Cooper](#); [Jim Little](#); [Kevin Bailey](#); [Aldermen](#); [Harold Copenhaver](#); [Aldermen](#); derrell.smith@jonesboro.org
Cc: [Monica Percy](#); [Richards, Nathan](#); spharral@gmail.com; [Harral, Stacey P - JONESBORO AR](#)
Subject: Hammerhead Apartment Complex
Date: Monday, July 25, 2022 12:52:38 PM
Attachments: [image001.png](#)

MAPC Members

I am writing to you today to have my opinion heard on the proposed Hammerhead apartment complex on McClellan Drive in the Browns Lane area. I ask that you deny the application for this development due to the below issues:

- 1) The original proposal was granted a two year window which has expired.
- 2) The changes the developer is proposing constitutes in my opinion a "major change" and by applicable ordinance are required to be resubmitted to the Council for approval.
- 3) The application should allow for public input and comment.

As a business leader of a major financial firm in this area, I have significant concerns that this large apartment complex would place not only on our employees but our clients as well. A large residential development would cause traffic concerns and potential safety issues.

Merrill chose its current location due to easy access and being in the heart of a business community.

Sincerely,

Stacey

Stacey Harral | Senior Vice President | Senior Resident Director

Merrill Lynch, Pierce, Fenner & Smith Inc | 2000 Browns Lane Access Rd | Jonesboro, AR 72401

T-Office 870-934-0755 Cell-870-393-6176 | F 866-265-4884 | Toll Free 888-206-6119

NMLS - 638449

stacey_harral@ml.com | [The Harral Group](#)

Named to Working Mother/SHOOK Research's "Top Wealth Advisor Moms" in October 2020, 2021.**

Named to the Forbes "America's Top Women Wealth Advisors" list, April 2020, 2021 and 2022.*

Named to Forbes "Best-in-State Wealth Advisors" in February 2019, 2020 and 2021, 2022.***



*Forbes is a trademark of Forbes Media LLC. All rights reserved. Rankings and recognition from Forbes are no guarantee of future investment success and do not ensure that a current or prospective client will experience a higher level of performance results, and such rankings should not be construed as an endorsement of the advisor.

**SHOOK Research is a trademark of SHOOK Research, LLC. All rights reserved. Rankings and recognition from Working Mother/SHOOK Research are no guarantee of future investment success and do not ensure that a current or prospective client will experience a higher level of performance results and such rankings should not be construed as an endorsement of the advisor.

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: FW: Hammerhead apartment complex
Date: Monday, July 25, 2022 10:26:50 AM
Attachments: [image002.png](#)

From: Alan Morse <alan.morse@rittercommunications.com>

Sent: Monday, July 25, 2022 10:24 AM

To: lonnie@tecelectric.com; dzolpher@jonesboro.org; Monroe Pointer <MPointer@jonesboro.org>; paul@protectingusall.com; Jerry Reece <JReece@jonesboro.org>; Jeff Steiling <JSteiling@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>; Jimmy Cooper <JCooper@jonesboro.org>; Jim Little <JLittle@jonesboro.org>; Kevin Bailey <KBailey@jonesboro.org>; Aldermen <Aldermen@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>

Subject: Hammerhead apartment complex

MAPC and City Council members –

I'm writing a quick note to register my opinion on the proposed Hammerhead apartment complex on McClellan Drive in the Windover area. While I support development in general and understand the need for additional housing units in the City, I would urge you to deny the application for this development on several grounds:

- 1) The proposal differs significantly from the original plan submitted two years ago.
- 2) The changes, relative to the original plan, are considered "major changes" and by applicable ordinance are required to be re-submitted to Council for approval.
- 3) The application should be presented anew to allow for public input and comment.

In addition, as a corporate anchor within the Windover office district, I have significant concerns about the impact on nearby property values, and also the additional traffic this project would generate – along Browns Lane and its intersection with Windover/Race, and also access to I-555 through the intersections of Phillips/Caraway and Windover/Harrisburg Road. Both of those intersections are clogged with traffic already and the addition of 380+ new households using those intersections will be problematic unless the City contemplates significant road expansion and traffic control improvements.

Respectfully submitted,

ALAN MORSE
Chief Executive Officer
Direct: 614.571.1000
Office: 870.336.2324

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: FW: Opposition of proposed apartment complex.
Date: Monday, July 25, 2022 8:01:41 AM

-----Original Message-----

From: Shelby Smith <shelbyelite@gmail.com>
Sent: Sunday, July 24, 2022 10:08 PM
To: lonnie@tecelectric.com; dzolpher@jonesboro.org; Monroe Pointer <MPointer@jonesboro.org>; paul@protectingusall.com; Jerry Reece <JReece@jonesboro.org>; Jeff Steiling <JSteiling@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>; Jimmy Cooper <JCooper@jonesboro.org>; Jim Little <JLittle@jonesboro.org>; Kevin Bailey <KBailey@jonesboro.org>; Aldermen <Aldermen@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>
Subject: Opposition of proposed apartment complex.

To whom it may concern, I strongly oppose the proposed apartment complex that the city is currently reviewing for construction at the old community service center property. If this is allowed to be constructed at this site, I would most likely not go forward with construction of our new showroom project just down the road from the proposed complex on Browns Lane Access Road. I hope the city considers the possible adverse effect this project could have on that area and protects this integrity if this area of Jonesboro.

Shelby Smith
President / Owner
www.eliteautosllc.com
shelby@eliteautosllc.com
Ph# 8709318004
fax# 8709321422

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

City of Jonesboro AR <<http://www.jonesboro.org>>

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: Fw: "Hammerhead Apartment Complex",
Date: Sunday, July 24, 2022 9:03:54 AM

From: Ryan Heringer <Ryan@soundconcepts.info>
Sent: Saturday, July 23, 2022 12:58 PM
To: lonnie@tecelectric.com; dzolpher@jonesboro.org; Monroe Pointer; paul@protectingusall.com; Jerry Reece; Jeff Steiling; Stephanie Nelson; Jimmy Cooper; Jim Little; Kevin Bailey; Aldermen; Harold Copenhaver
Subject: "Hammerhead Apartment Complex",

I oppose this & think this should go back through the proper phases. Secondly I don't think we should allow apartment complex in our best upscale business park.

Ryan Heringer
President
Sound Concepts
[2924 Longview Drive](#)
[Jonesboro, Ar 72401](#)
[870-268-8178 ext:101](#)
[www.mysoundconcepts.com](#)
Central Arkansas Location
11203 Richardson Drive
N.Little Rock,Ar 72113

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Cc: [Bill Campbell](#); [Harold Copenhaver](#); [Brian Richardson](#)
Subject: Fw: Hammerhead Apartment Complex
Date: Saturday, July 23, 2022 8:29:13 AM

From: Peter Kline
Sent: Friday, July 22, 2022 6:32 PM
Subject: Hammerhead Apartment Complex
To Whom It May Concern,

I'm writing this email as a concerned member of the bison we community know as Windover Park. I am oppressed to the above mentioned project and feel that the process **needs to start over for proper public input.**

The revised proposal is less than the over 500 in the last proposal, but it still allows for over 380 apartments. Condos are ok. Apartments are not. Even if the project is completed, it will be immediately flipped to an out of state owner who could care less about the community. The city should make absolute certain there are not apartments on this site.

It was originally proposed as a high-end project of "Individually-Owned Condo and Commercial Units" in the application from over 2 years ago. Now they are coming back with 382 apartment units. This will make it one of the largest apartment complexes in the city. This could have serious implications on property values in our area. These are also considered "Major" changes according to the ordinance and it **SHOULD BE REQUIRED TO GO BACK TO THE CITY COUNCIL FOR APPROVAL OF THE CHANGES**

Sincerely,

Peter Kline, Youth Pastor
Forest Home Church of the Nazarene
[\(870\) 897-2432](tel:(870)897-2432)

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: FW: Hammerhead Apartment Complex
Date: Tuesday, July 26, 2022 8:01:45 AM
Attachments: [image002.png](#)
[image003.png](#)

From: Jeremy Watson <jwatson@hcjcpa.com>
Sent: Monday, July 25, 2022 4:13 PM
To: Aldermen <Aldermen@jonesboro.org>
Subject: Hammerhead Apartment Complex

I am opposed to this project as being presented. I think it will negatively impact our city. The application process needs to start over for proper public input.

Jeremy Watson, CPA, CVA

Partner



P: 870-935-2871
F: 870-935-6374
Little Rock, Rogers, White Hall, Jonesboro
hcjcpa.com



jwatson@hcjcpa.com

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: FW: McClellan property
Date: Tuesday, July 26, 2022 8:14:07 AM

From: martha@bartelsfamilydentistry.com <martha@bartelsfamilydentistry.com>
Sent: Tuesday, July 26, 2022 8:13 AM
To: Aldermen <Aldermen@jonesboro.org>
Subject: McClellan property

As business owners in the Windover Park area, we are opposed to the proposed apartment complex on 16 acres of McClellan Drive (the old service center property). We would like the city council and MAPC to require a new application with the proposed changes for the property and allow for public input. Thank you! -Tony and Martha Bartels

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Pearcy](#)
Subject: FW: Hammerhead Apartment Complex
Date: Tuesday, July 26, 2022 12:00:26 PM

From: Dr. Heather Southard <heatherdds@hotmail.com>
Sent: Tuesday, July 26, 2022 12:00 PM
To: Aldermen <Aldermen@jonesboro.org>
Subject: Hammerhead Apartment Complex

Please take into consideration at this evening's city council meeting that an apartment complex in the middle of this city's nicest professional and commercial areas would be detrimental to the real estate value of this area. This is an area that has been the focus of revitalization of this city. This property has been looked at in the past as an area for a convention center, a hotel, or nice condominiums. Apartments in this area would only hurt the future potential of this area.

Thank you,

Dr. Heather Bond Southard
Fellow-American Academy Craniofacial Pain

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: FW: Hammerhead apartment complex
Date: Tuesday, July 26, 2022 1:55:22 PM

From: COURTNEY HOFFMAN <mattcourth@sbcglobal.net>
Sent: Tuesday, July 26, 2022 1:51 PM
To: lonnie@tecelectric.com; dzolpher@jonesboro.org; paul@protectingusall.com; Jerry Reece <JReece@jonesboro.org>; Jeff Steiling <JSteiling@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>; Jimmy Cooper <JCooper@jonesboro.org>; Jim Little <JLittle@jonesboro.org>; Kevin Bailey <KBailey@jonesboro.org>; Aldermen <Aldermen@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>
Subject: Hammerhead apartment complex

Dear Members of the City Council,

First, let me thank you for your service to our city. The state of politics these days makes it hard for citizens with integrity to choose to serve on any level, so I appreciate your willingness to give of your time to hear from people like me, who have a shared concern for the welfare of our city, but also of my own personal interests, as is the case of the proposed Hammerhead Apartments.

My husband and I own Visionary Eye Care, which backs directly up to the land that used to house the "Services Center". We understand that that land is valuable, as it is right in the middle of a desirable area of Jonesboro. We have held out hope that whatever is built there will ultimately become an asset to our city, and we believe that there are many options that would actually enhance this area of our city. However, you all know, as do I, that apartment complexes -- even nice ones -- quickly become a source of potential criminal activity. When I read the police reports in the paper, the events frequently take place in apartment complexes. Like you, we want what is best for Jonesboro and I believe the last thing this city needs is to draw in more "transient" people. Would it be possible to re-imagine that land with one of the Live, Work, Play projects such as the one at Hilltop?

As a person who has invested in this area, I am against the idea of these apartments and ask for you to vote against it.

Thank you,
Courtney Hoffman
870-930-8115

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)

From: [April Leggett](#)
To: [Derrel Smith](#); [Monica Percy](#)
Subject: FW: Hammerhead Apartment Complex
Date: Tuesday, July 26, 2022 2:09:12 PM

From: Dr. Hoffman Eye Care <woodhoffman@hotmail.com>
Sent: Tuesday, July 26, 2022 2:09 PM
To: lonnie@tecelectric; Monroe Pointer <MPointer@jonesboro.org>; paul@protectingusall; Jerry Reece <JReece@jonesboro.org>; Jeff Steiling <JSteiling@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>; Jimmy Cooper <JCooper@jonesboro.org>; Dennis Zolper <DZolper@jonesboro.org>; Jim Little <JLittle@jonesboro.org>; Kevin Bailey <KBailey@jonesboro.org>; Aldermen <Aldermen@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>
Subject: Hammerhead Apartment Complex

Dear City Council Members,

My name is Matthew Hoffman and my wife and I own one of the many growing businesses along Browns Lane. Recently we have been made aware of plans to construct an apartment complex on the land previously occupied by the Services Center. We, and many other business owners, chose this area not only because of its current value to our business but also because this area has so much potential in the future. As I know you are aware, apartment complexes do not tend to add value or aid in the growth of professional business districts. Usually its quite the opposite. Please give consideration to the health and growth of this thriving district and vote not to allow the Hammerhead project on this land.

Thank you so much for your dedication and service to Jonesboro!

Matthew Hoffman

VISIONARY EYE CARE, PA
2980 Browns Lane
Jonesboro, AR 72401
870.972.5540 Fax 870.972.5684

NOTICE OF CONFIDENTIALITY

NOTICE OF CONFIDENTIALITY. The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of this information by anyone other than the intended recipient is prohibited. If you receive this in error, please contact the sender and destroy all records of the transmission.

[City of Jonesboro AR](#)