

**From:** [Derrel Smith](#)  
**To:** [Monica Percy](#)  
**Subject:** FW: Commercial Development at East Johnson Avenue and Jewell Drive  
**Date:** Friday, September 30, 2022 10:57:56 AM  
**Attachments:** [Design Sketch](#)

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**From:** Dave McKinney <dave.r.mckinney@gmail.com>  
**Sent:** Friday, September 30, 2022 8:24 AM  
**To:** MAPC Members <MAPC\_Members@jonesboro.org>  
**Subject:** Commercial Development at East Johnson Avenue and Jewell Drive

To: MAPC Members

Good morning! My name is Dave McKinney. My wife and I are longtime Jonesboro residents. We have lived on Vickie Drive in the Sunset Hills addition for over 25 years.

I wanted to share our early thoughts about the proposed development of the commercial property at the corner of East Johnson Avenue and Jewell Drive between the Focus Bank and Centennial Bank. We have just learned of this development yesterday from one of our neighbors who attended a recent meeting about the plans as well as an article in The Sun. Our neighbor shared with me some of the items that were discussed and also the attached sketch of the plans.

First, we are pleased to learn that the property will be developed. The lot has been vacant for years and has been an eyesore in the area. We welcome the potential benefit of additional retail and hospitality service in the Hilltop area.

We are also concerned about the impact on our neighborhood. Sunset Hills is an established neighborhood where many residents walk, run, and bike along the streets and where children play. There are several school bus stops throughout the addition. Even with the significant growth in the Hilltop area of the city, the residential character of this R-1 zone has remained stable and relatively quiet and safe.

Although we need more time to study the proposal, we are initially concerned about a few aspects. At the top of the concerns is a comment that our neighbor said the contractor made at the meeting he attended about vehicle ingress and egress for the development. The sketch indicates that there will be access to the property from both Jewell Drive and Johnson Avenue. However, the contractor, per our neighbor, mentioned the possibility of access being limited to Jewell Drive only and having no access from Johnson Avenue. As residents, we would be very concerned about the potential for significant increase in traffic in the neighborhood if Jewell Drive is the only access to the property. We ask that the MAPC

carefully consider the impact this would have on our neighborhood.

The neighborhood traffic infrastructure is not designed to handle the type of traffic needed to service a retail/hospitality property which would include not only the customer traffic but the commercial delivery traffic, etc. This would have the potential to significantly change the residential character of our neighborhood.

We are also concerned about other aspects of the development such as appropriate screening to separate the commercial property from the R-1 neighborhood and the impact of the additional noise, lighting, etc. that is normally associated with commercial facilities.

We ask that you please give careful consideration of the impact of this development on your constituents who live in the area. Many of us are longtime residents of the neighborhood and look forward to the residential character of Sunset Hills remaining intact as Hilltop continues to develop. Please keep the residents in mind as this proposal progresses.

Thank you,  
Dave McKinney

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