



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Council Agenda City Council

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Tuesday, June 18, 2013

5:30 PM

Huntington Building

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### **SPECIAL CALLED FINANCE COMMITTEE MEETING AT 4:50 P.M.**

*City Council Chambers, Huntington Building*

### **PUBLIC SAFETY COMMITTEE MEETING AT 5:00 P.M.**

*City Council Chambers, Huntington Building*

### **PUBLIC HEARING AT 5:20 P.M.**

*Regarding a telecommunications easement as 5726 Bowden Drive as requested by  
William Conrad*

### **1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.**

### **2. PLEDGE OF ALLEGIANCE AND INVOCATION**

### **3. ROLL CALL BY CITY CLERK DONNA JACKSON**

### **4. SPECIAL PRESENTATIONS**

**COM-13:042** Rev. Adrian Rogers Jail Ministry presentation

**Sponsors:** Mayor's Office

**COM-13:043** Check presentation from Post for the Miracle League to Mayor Perrin and Heather Clements

**Sponsors:** Mayor's Office

### **5. CONSENT AGENDA**

*All items listed below will be voted on in one motion unless a council member requests  
a separate action on one or more items.*

**MIN-13:048** Minutes for the City Council meeting on June 4, 2013

**Attachments:** [Minutes](#)

**RES-13:069** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE  
MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM GREG NALL AND  
STEPHANIE NALL FOR STREET IMPROVEMENTS AND MAINTENANCE



Legislative History

6/10/13      Public Services Council      Recommended to Council  
Committee

RES-13:084

A RESOLUTION TO CONTRACT WITH DELTA DENTAL OF ARKANSAS FOR SPONSORSHIP OF A BASEBALL FIELD AT JOE MACK CAMPBELL PARK

Sponsors:      Parks & Recreation

Attachments:    [Delta Dental sign contract 052113](#)

Legislative History

6/10/13      Public Services Council      Recommended to Council  
Committee

RES-13:085

A RESOLUTION TO CONTRACT WITH EAB BROADCASTORS INC FOR RENTAL OF CRAIGHEAD FORREST PARK

Sponsors:      Parks & Recreation

Attachments:    [EAB Contract](#)

Legislative History

6/10/13      Public Services Council      Recommended to Council  
Committee

**6. NEW BUSINESS***ORDINANCES ON FIRST READING*ORD-13:022

AN ORDINANCE TO VACATE AND ABANDON A 10' TELECOMMUNICATIONS EASEMENT AND DECLARING AN EMERGENCY FOR THE PURPOSE OF EXPEDITING CONSTRUCTION BY THE PROPERTY OWNER, WILLIAM CONRAD

Attachments:    [Application Form](#)

[Petition](#)

[Planning Letter](#)

[Plat](#)

[Utility Letters](#)

*EMERGENCY CLAUSE*

ORD-13:024

AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-4 FOR PROPERTY LOCATED AT 909 SOUTHWEST DRIVE AS REQUESTED BY LOUIS & PAULA WEWERS

Attachments:    [Plat](#)

[MAPC Report](#)

*RESOLUTIONS TO BE INTRODUCED*RES-13:077

A RESOLUTION TO SET PUBLIC HEARING REGARDING AN ABANDONMENT OF PART OF THE UNDEVELOPED PORTION OF THE AVENIR PLACE CUL-DE-SAC,

LYING AT THE WEST END OF THE PLATTED RIGHT-OF-WAY OF AVENIR PLACE, AS SHOWN ON THE PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS; AND RECORDED IN BOOK H, PAGE 141.

**Sponsors:** Engineering and Planning

**Attachments:** [Petition](#)

[UtilityLetters](#)

[PLATS-Abandonment](#)

[Centerpoint Letter](#)

[Adjacent owners consent](#)

**Legislative History**

6/4/13	Public Works Council Committee	Recommended to Council
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## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON THIRD READING*

**ORD-13:020** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 AND R-1 TO PD-RM FOR PROPERTY LOCATED AT KEELY AND LEXEE STREETS AS REQUESTED BY UNICO BANK

**Attachments:** [Plat](#)

[MAPC Report](#)

[MAPC Record of Proceedings December 11 2012](#)

[MAPC Record of Proceedings March 12 2013](#)

[Opposition material](#)

[Opposition petition](#)

**Legislative History**

5/28/13	City Council	Held at one reading
6/4/13	City Council	Held at second reading

## **8. MAYOR'S REPORTS**

## **9. CITY COUNCIL REPORTS**

## **10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes.*

## **11. ADJOURNMENT**



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-13:042    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 6/13/2013    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Rev. Adrian Rogers Jail Ministry presentation  
**Sponsors:** Mayor's Office  
**Indexes:** Presentations  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Rev. Adrian Rogers Jail Ministry presentation



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-13:043    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 6/13/2013    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Check presentation from Post for the Miracle League to Mayor Perrin and Heather Clements  
**Sponsors:** Mayor's Office  
**Indexes:** Presentations  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Check presentation from Post for the Miracle League to Mayor Perrin and Heather Clements



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** MIN-13:048    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 6/13/2013    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Minutes for the City Council meeting on June 4, 2013  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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title  
Minutes for the City Council meeting on June 4, 2013



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, June 4, 2013

5:30 PM

Huntington Building

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### PUBLIC WORKS COMMITTEE MEETING AT 5:00 P.M.

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

**Present** 11 - Darrel Dover; Ann Williams; Charles Frierson; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

**Absent** 1 - Chris Moore

#### 4. SPECIAL PRESENTATIONS

#### 5. CONSENT AGENDA

#### *Approval of the Consent Agenda*

**A motion was made by Councilman Chris Gibson, seconded by Councilman John Street, to Approve the Consent Agenda. A motion was made that these files be approved by consent voice vote**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

**Absent:** 1 - Chris Moore

**MIN-13:044** Minutes for the special called City Council meeting on May 28, 2013

**Attachments:** [Minutes](#)

**This item was PASSED on the consent agenda.**

**RES-13:068** A RESOLUTION TO PROVIDE FOR THE EXECUTION AND MAINTENANCE OF A LETTER OF CREDIT TO BE ISSUED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ)

**Sponsors:** Engineering and Finance



**Attachments:** [Letter of Credit](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-070-2013

**RES-13:073** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO,  
ARKANSAS AUTHORIZING THE DESTRUCTION OF MUNICIPAL DOCUMENTS

**Sponsors:** Finance

**Attachments:** [Affidavit for Destruction of Documents](#)  
[Destruction of records 2013](#)

**This item was PASSED on the consent agenda.**

Enactment No: R-EN-071-2013

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

**ORD-13:019** AN ORDINANCE AMENDING THE 2012 BUDGET ORDINANCE FOR THE CITY  
OF JONESBORO

**Sponsors:** Finance

*Councilwoman Williams offered the ordinance for first reading by title only.*

*Councilwoman Williams motioned, seconded by Councilman Gibson, to suspend the rules and waive the second and third readings. All voted aye.*

*After passage of the ordinance, Councilman Street motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.*

**A motion was made by Councilwoman Ann Williams, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

**Absent:** 1 - Chris Moore

Enactment No: O-EN-020-2013

### *RESOLUTIONS TO BE INTRODUCED*

**RES-13:082** RESOLUTION TO SET A PUBLIC HEARING TO ABANDON A 10'  
TELECOMMUNICATIONS EASEMENT AT 5726 BOWDEN DRIVE AS  
REQUESTED BY WILLIAM D. CONRAD

**Attachments:** [Planning Letter](#)  
[Plat](#)  
[Utility Letters](#)  
[Application Form](#)  
[Petition](#)

**A motion was made by Councilman Mitch Johnson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

**Absent:** 1 - Chris Moore

Enactment No: R-EN-072-2013

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON SECOND READING*

**ORD-13:020** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 AND R-1 TO PD-RM FOR PROPERTY LOCATED AT KEELY AND LEXEE STREETS AS REQUESTED BY UNICO BANK

**Attachments:** [Plat](#)  
[MAPC Report](#)  
[MAPC Record of Proceedings December 11 2012](#)  
[MAPC Record of Proceedings March 12 2013](#)  
[Opposition material](#)  
[Opposition petition](#)

*Mayor Perrin noted both sides will be able to speak at the third reading of the ordinance, which will be held at 5:30 p.m. on June 18th.*

**A motion was made by Councilman Darrel Dover, seconded by Councilman John Street, that this matter be Held at second reading . The motion PASSED by a unanimous vote**

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

**Absent:** 1 - Chris Moore

## **8. MAYOR'S REPORTS**

*Mayor Perrin discussed the following items:*

*The Building Facilities Committee met and will provide the Council with two pieces of property to get a recommendation to sell. There may be others if the committee meets again before the next Council meeting.*

*They received an estimate concerning the paving and widening of Patrick Street.*

*Total cost is \$326,150. It is expensive, but it is just an estimate and some of the costs can possibly be reduced.*

*MAPC will have an orientation this month.*

*Tomorrow Mayor Perrin will be attending the Highway Commission meeting in Little Rock. He asked to be put on the agenda in either July or August.*

*They received a letter from the Department of Housing and Urban Development (HUD) for 2013 funding. The City received \$583,680, which is \$60,000 more than last year. They also have \$160,000 in additional unappropriated funds in the Grants Department.*

*The City has 20 active projects going on at this time. The projected cost of all those projects is \$3,663,000. \$1,806,500 (49%) is funded by the City. State funding is \$619,750 (17%). Federal funding is \$1,236,750 (34%).*

## **9. CITY COUNCIL REPORTS**

*Councilman Street reminded everyone to go online and participate in the survey regarding the extension of Parker Road to Washington Avenue. The survey is time sensitive, but will be very helpful and is needed in order to extend the road.*

*Councilwoman Williams asked if there were any plans to widen Patrick Street north of Johnson Avenue. Mayor Perrin explained at this time the first phase is Patrick from Johnson to Washington, then the second phase will be Patrick from Washington to Matthews. He said extending it north is on their list, but they have not calculated the cost like they did with the other phases. Councilwoman Williams stated she gets questions about it because the road is so narrow and there are no sidewalks, yet there is a lot of foot traffic. Mayor Perrin added they will look at it.*

## **10. PUBLIC COMMENTS**

*Mr. Douglas Holmes, 3512 Limestone Drive, spoke in opposition to the Unico rezoning that was earlier on the agenda. He noted the census has shown that the City of Jonesboro is up to almost 70,000 and is steadily trying to get the infrastructure fixed. He stated that after the last Council meeting he overheard a police officer say that if the City doesn't fix the infrastructure soon we will be in trouble because of how fast the City is growing. The City of Bryant stopped allowing the construction of apartments for five years because it was growing so fast. Jonesboro has put apartments in the north side of the city and there was talk of how great they would be for the city, yet a police department is being built near that area to get a better response. There are almost 3,000 apartments south of the bypass. According to the people proposing the Unico rezoning, these will be high dollar apartments. Mr. Holmes questioned how they would be able to charge \$900 if others are charging \$500 and if they aren't able to rent out the apartments, will they be able to upkeep them. He explained his biggest concern is traffic, even though it won't be near his house. It will be going through Willow Road, which is by Nettleton Schools. He further explained in the afternoons there are hundreds of students that walk to get the Fairview area. He stated this proposal may add another 600 to 700 vehicles in that area. Mr. Holmes stated he understands the City needs to grow, but it needs to be done the right way. Lexee and Keely Streets contain a lot of young families with children. He expressed concern that if the property values go down, those young families could go upside-down on their mortgages. He also noted there is property on Richardson that he has been told the owners are waiting to see how this rezoning comes out to possibly do something with theirs. His house is paid for and he is trying*

to save for retirement, but he and his wife are talking about selling their house if the apartments are approved in order to get what they can out of it. Then, he'll be faced with buying another house or building one. He asked the Council to think about how this development will affect those that are already living there. He also added that the areas in the City with apartments have a lot of bottle-neck traffic.

Mr. Henry Lavender, 4624 Geraldine Cove, also spoke in opposition to the Unico rezoning. He explained he is a mailman that works in the north part of the City. Some of the apartments used to be nice, but now there is crime, prostitution, drugs, murders. There is also a traffic problem. He stated he believes the proposed apartments may be nice, but there could be a change in time to lead it towards other apartment complexes that have problems.

Mr. Michael Weston, a resident of Geraldine Cove, spoke in opposition to the Unico rezoning. He has lived in the area for 10 years and remembers when the Links was the best apartment complex in town. He explained he has family and friends who live there who do not like to leave their apartments at night. He knows of a resident there whose apartment door was kicked in and they were robbed. The proposed apartment may start out as high-end and high-quality, but he questioned how long it will be before they go down in quality. He explained there are people whose mortgages will go upside-down when the crime and the problems come into the area. They picked that neighborhood because it was a safe place to raise their children. They knew their neighbors and the residents have lived their long-term. In apartments, you don't know your neighbors and there is high turnover. There are kids in the neighborhood he lives in and it is their duty to protect those young residents.

**11. ADJOURNMENT**

**A motion was made by Councilman Mitch Johnson, seconded by Councilman Charles Frierson, that this meeting be Adjourned . The motion PASSED by a unanimous vote**

**Aye:** 11 - Darrel Dover;Ann Williams;Charles Frierson;John Street;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

**Absent:** 1 - Chris Moore

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Harold Perrin, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

**Donna Jackson, City Clerk**



## Legislation Details (With Text)

<b>File #:</b>	RES-13:069	<b>Version:</b>	1	<b>Name:</b>	Right of way acceptance from Greg & Stephanie Nall
<b>Type:</b>	Resolution	<b>Status:</b>			Recommended to Council
<b>File created:</b>	5/6/2013	<b>In control:</b>			Public Works Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM GREG NALL AND STEPHANIE NALL FOR STREET IMPROVEMENTS AND MAINTENANCE				
<b>Sponsors:</b>	Engineering				
<b>Indexes:</b>	Right-of-way				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Dedication Deed.pdf</a>				

Date	Ver.	Action By	Action	Result
6/4/2013	1	Public Works Council Committee		

### Title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM GREG NALL AND STEPHANIE NALL FOR STREET IMPROVEMENTS AND MAINTENANCE

### Body

WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described right-of-way for street improvements and maintenance:

### CLINTON SCHOOL ROAD RIGHT-OF-WAY

The West 40' of the North Half of the Northeast Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, less and except the 2.34 acre tract described in Deed Book 454 Page 173.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the right-of-way described above.

Return recorded document to:  
CITY OF JONESBORO  
515 WEST WASHINGTON  
JONESBORO, AR 72401

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*The above space is reserved for Craighead County recording information.*

## DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS:

That Greg Nall & Stephanie Nall, hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the CITY OF JONESBORO, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a public right-of-way the following described real property in Craighead County, State of Arkansas, to-wit:

***CLINTON SCHOOL ROAD RIGHT-OF-WAY***

***The West 40' of the North Half of the Northeast Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, less and except the 2.34 acre tract described in Deed Book 454 Page 173.***

TO HAVE AND TO HOLD the above described, dedicated, granted and conveyed premises, together with all rights and appurtenances thereto, unto said Grantee, its successors and assigns forever. It is understood and agreed that Grantee shall use said real property in the construction, improvement, reconstruction and maintenance of a public street and other public purposes.

Grantor promises that at the delivery of this deed lawfully seized of the interest hereby conveyed, that the same is free and clear of and from all and every lien and encumbrance whatsoever, subject only to easements, covenants and restrictions now of record, and that Grantor will forever warrant and defend the same unto Grantee against any lawful claim. Grantor hereby waives and releases Grantee from any and all claims for damages or compensation arising from the use of the real property conveyed by this deed for the purposes herein described.

IN WITNESS WHEREOF, the parties have executed this document this 6<sup>th</sup> day of May, 2013.

Signature Greg Nall

Print Greg Nall

Signature Stephanie Nall

Print Stephanie Nall

**ACKNOWLEDGMENT**

STATE OF ARKANSAS

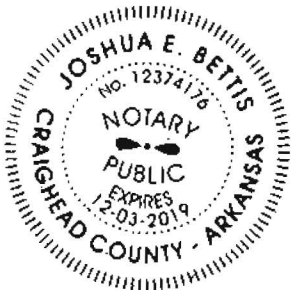
COUNTY OF CRAIGHEAD

BE IT REMEMBERED that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said county and state, that Greg Nall & Stephanie Nall appeared in person and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 6<sup>th</sup> day of May, 2013.

My commission expires: 12/03/2019

[Signature]  
Notary Public (Signature)





## Legislation Details (With Text)

<b>File #:</b>	RES-13:070	<b>Version:</b>	1	<b>Name:</b>	Right of way from Eaves Construction
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Recommended to Council
<b>File created:</b>	5/7/2013	<b>In control:</b>		<b>In control:</b>	Public Works Council Committee
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM EAVES CONSTRUCTION, L.L.C. FOR STREET IMPROVEMENTS AND MAINTENANCE				
<b>Sponsors:</b>	Engineering				
<b>Indexes:</b>	Right-of-way				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Dedication Deed.pdf</a>				

Date	Ver.	Action By	Action	Result
6/4/2013	1	Public Works Council Committee		

### Title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM EAVES CONSTRUCTION, L.L.C. FOR STREET IMPROVEMENTS AND MAINTENANCE

### Body

WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described right-of-way for street improvements and Maintenance:

### CLINTON SCHOOL ROAD RIGHT-OF-WAY

The East 40' of the Northwest Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the right-of-way described above.



Return recorded document to:  
CITY OF JONESBORO  
515 WEST WASHINGTON  
JONESBORO, AR 72401

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*The above space is reserved for Craighead County recording information.*

## DEDICATION DEED

### KNOW ALL MEN BY THESE PRESENTS:

That Eaves Construction, L.L.C., hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the **CITY OF JONESBORO**, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a public right-of-way the following described real property in Craighead County, State of Arkansas, to-wit:

### **CLINTON SCHOOL ROAD RIGHT-OF-WAY**

*The East 40' of the Northwest Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas.*

**TO HAVE AND TO HOLD** the above described, dedicated, granted and conveyed premises, together with all rights and appurtenances thereto, unto said Grantee, its successors and assigns forever. It is understood and agreed that Grantee shall use said real property in the construction, improvement, reconstruction and maintenance of a public street and other public purposes.

Grantor promises that at the delivery of this deed lawfully seized of the interest hereby conveyed, that the same is free and clear of and from all and every lien and encumbrance whatsoever, subject only to easements, covenants and restrictions now of record, and that Grantor will forever warrant and defend the same unto Grantee against any lawful claim. Grantor hereby waives and releases Grantee from any and all claims for damages or compensation arising from the use of the real property conveyed by this deed for the purposes herein described.

IN WITNESS WHEREOF, the parties have executed this 30<sup>th</sup> day of October, 2012.

By: Eaves Construction, L.L.C.

Signature

*Eric Eaves*

Print

ERIC EAVES

#### ACKNOWLEDGMENT

STATE OF ARKANSAS

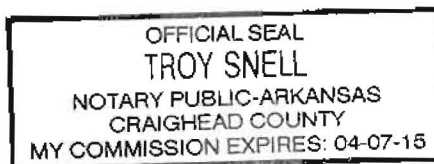
COUNTY OF CRAIGHEAD

BE IT REMEMBERED that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said county and state, that Eric Eaves appeared in person and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 30<sup>th</sup> day of October, 2012.

My commission expires: 4-7-15

*Judy Sull*  
Notary Public (Signature)





## Legislation Details (With Text)

<b>File #:</b>	RES-13:071	<b>Version:</b>	1	<b>Name:</b>	Right of way from Vivetta Brady
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Recommended to Council
<b>File created:</b>	5/7/2013	<b>In control:</b>		<b>In control:</b>	Public Works Council Committee
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM VIVETTA REVA BRADY FOR STREET IMPROVEMENTS AND MAINTENANCE				
<b>Sponsors:</b>	Engineering				
<b>Indexes:</b>	Right-of-way				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Dedication Deed.pdf</a>				

Date	Ver.	Action By	Action	Result
6/4/2013	1	Public Works Council Committee		

### Title

A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO AUTHORIZE THE MAYOR AND CITY CLERK TO ACCEPT RIGHT-OF-WAY FROM VIVETTA REVA BRADY FOR STREET IMPROVEMENTS AND MAINTENANCE

### Body

WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described right-of-way for street improvements and maintenance:

### CLINTON SCHOOL ROAD RIGHT-OF-WAY

The West 40' of the 2.34 acre tract described in Deed Book 454 Page 173, a part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The Mayor and City Clerk are hereby authorized by the City Council for the City of Jonesboro, Arkansas to accept the right-of-way described above.

Return recorded document to:  
CITY OF JONESBORO  
515 WEST WASHINGTON  
JONESBORO, AR 72401

---

*The above space is reserved for Craighead County recording information.*

## DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS:

That Vivetta Reva Brady, hereinafter referred to as Grantor (whether one or more), does hereby dedicate, grant and convey unto the Public, and that the CITY OF JONESBORO, a Municipal Corporation of the State of Arkansas, hereinafter referred to as Grantee, does hereby accept on behalf of the public, for use as a public right-of-way the following described real property in Craighead County, State of Arkansas, to-wit:

***CLINTON SCHOOL ROAD RIGHT-OF-WAY***

***The West 40' of the 2.34 acre tract described in Deed Book 454 Page 173, a part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas.***

TO HAVE AND TO HOLD the above described, dedicated, granted and conveyed premises, together with all rights and appurtenances thereto, unto said Grantee, its successors and assigns forever. It is understood and agreed that Grantee shall use said real property in the construction, improvement, reconstruction and maintenance of a public street and other public purposes.

Grantor promises that at the delivery of this deed lawfully seized of the interest hereby conveyed, that the same is free and clear of and from all and every lien and encumbrance whatsoever, subject only to easements, covenants and restrictions now of record, and that Grantor will forever warrant and defend the same unto Grantee against any lawful claim. Grantor hereby waives and releases Grantee from any and all claims for damages or compensation arising from the use of the real property conveyed by this deed for the purposes herein described.

IN WITNESS WHEREOF, the parties have executed this document this 26 day of April, 2013.

Signature \_\_\_\_\_

Signature Vivetta Reva Brady

Print \_\_\_\_\_

Print Vivetta Reva Brady

**ACKNOWLEDGMENT**

STATE OF ARKANSAS

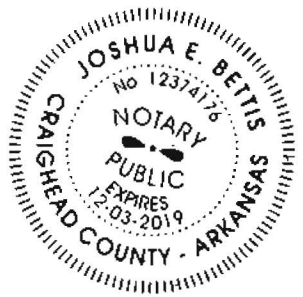
COUNTY OF CRAIGHEAD

BE IT REMEMBERED that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said county and state, that Vivetta Reva Brady appeared in person and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 26 day of April, 2013.

My commission expires: 12/03/2019

[Signature]  
Notary Public (Signature)



AFFIDAVIT

I, VIVETTA REVA BRADY, state upon oath as follows:

- 1) That I am the surviving widow of Michael William Brady. We were married on January 28, 1963.
- 2) Michael William Brady died on May 22, 2009.
- 3) Survivors, in addition to me are Kevin Brady, our son and Angela Brady, our daughter.

FURTHER, AFFIANT SAYETH NOT.

Vivetta Reva Brady  
VIVETTA REVA BRADY

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 26 DAY OF April, 2013.

[Signature]  
NOTARY PUBLIC  
12/03/2019  
My Commission Expires



Return recorded document to:

CITY OF JONESBORO  
515 WEST WASHINGTON  
JONESBORO, AR 72401

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The above space is reserved for Craighead County recording information.

## QUITCLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS:

That **Kevin Brady & Renee Brady**, Grantors, for and consideration of the sum of Ten Dollars (\$10.00), in hand paid by **City of Jonesboro, Arkansas**, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the Grantee and unto its successors and assigns forever, all the Grantors' right, title, interest and claim in and to the following described property lying in the City of Jonesboro, Craighead County, Arkansas:


### *CLINTON SCHOOL ROAD RIGHT-OF-WAY*

*The West 40' of the 2.34 acre tract described in Deed Book 454 Page 173, a part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas.*

TO HAVE AND TO HOLD the same unto the City of Jonesboro, Arkansas, Grantee, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, the parties have executed this document this 30<sup>th</sup> day of April, 2013.

Signature



Print

Kevin Brady

Signature



Print

Renee Brady

**ACKNOWLEDGMENT**

STATE OF ARKANSAS

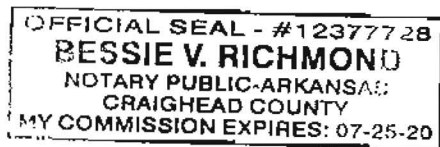
COUNTY OF CRAIGHEAD

BE IT REMEMBERED that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said county and state, that Kevin Brady & Renee Brady appeared in person and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 30<sup>th</sup> day of Apr, 2013.

My commission expires: 7-25-20

Bessie V. Richmond  
Notary Public (Signature)





Return recorded document to:

CITY OF JONESBORO  
515 WEST WASHINGTON  
JONESBORO, AR 72401

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The above space is reserved for Craighead County recording information.

## QUITCLAIM DEED

### KNOW ALL MEN BY THESE PRESENTS:

That **Angela Brady**, Grantors, for and consideration of the sum of Ten Dollars (\$10.00), in hand paid by **City of Jonesboro, Arkansas**, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the Grantee and unto its successors and assigns forever, all the Grantors' right, title, interest and claim in and to the following described property lying in the City of Jonesboro, Craighead County, Arkansas:

### CLINTON SCHOOL ROAD RIGHT-OF-WAY

*The West 40' of the 2.34 acre tract described in Deed Book 454 Page 173, a part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas.*

TO HAVE AND TO HOLD the same unto the City of Jonesboro, Arkansas, Grantee, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, the parties have executed this document this 1 day of May, 2013.

Signature



Print

Jimmy Farley

Signature



Print

Angela Brady

**ACKNOWLEDGMENT**

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

BE IT REMEMBERED that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said county and state, that Angela Brady appeared in person and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 1 day of May, 2013.

My commission expires: 8-17-16

  
Notary Public (Signature)





## Legislation Details (With Text)

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**File #:** RES-13:080    **Version:** 1    **Name:** Free utility service for Southside Ball Park  
**Type:** Resolution    **Status:** Recommended to Council  
**File created:** 5/28/2013    **In control:** Public Services Council Committee  
**On agenda:**    **Final action:**

**Title:** RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO REQUEST FROM CITY WATER AND LIGHT TO PROVIDE FREE UTILITY SERVICE TO THE SOUTHSIDE BALL PARK

**Sponsors:** Mayor's Office

**Indexes:** Utility service from CWL

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
6/10/2013	1	Public Services Council Committee		

**Title**

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO REQUEST FROM CITY WATER AND LIGHT TO PROVIDE FREE UTILITY SERVICE TO THE SOUTHSIDE BALL PARK

**Body**

WHEREAS, the City of Jonesboro is requesting the City Water and Light Plant of Jonesboro to provide utility service for the Southside Ball Park located at 5003 Stadium Boulevard.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS:

Section 1: That the City Water and Light Plant of Jonesboro be requested by this resolution to provide free utilities to the Southside Ball Park located at 5003 Stadium Boulevard.

Section 2: To permit such service to be provided without charge, the City of Jonesboro hereby affirms to City Water and Light that the ultimate use of CWL utilities so provided now and shall remain a use or purpose which the city is engaged in as part of its governmental or proprietary functions under authority granted to it by state law.



## Legislation Details (With Text)

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**File #:** RES-13:081    **Version:** 1    **Name:** Maintenance agreement for Nettleton Public Schools  
**Type:** Resolution    **Status:** Recommended to Council  
**File created:** 5/29/2013    **In control:** Public Works Council Committee  
**On agenda:**    **Final action:**

**Title:** A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR NETTLETON PUBLIC SCHOOLS INTERMEDIATE SCHOOL MINOR PLAT, A COMMERCIAL DEVELOPMENT

**Sponsors:** Engineering

**Indexes:** Contract

**Code sections:**

**Attachments:** [Maintenance Agreement.pdf](#)  
[Plat](#)

Date	Ver.	Action By	Action	Result
6/4/2013	1	Public Works Council Committee		

### Title

A RESOLUTION TO ACCEPT A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT FACILITIES FOR NETTLETON PUBLIC SCHOOLS INTERMEDIATE SCHOOL MINOR PLAT, A COMMERCIAL DEVELOPMENT

### Body

WHEREAS, the Section 112-157 of the Jonesboro Municipal code requires a maintenance agreement assuring perpetual maintenance of Stormwater Management Improvements and drainage easements to be dedicated to the City be agreed upon by the City and the developer prior to final plat approval;

WHEREAS, Nettleton Public Schools has submitted a Maintenance Agreement for Stormwater Management Facilities for Nettleton Public Schools Intermediate School Minor Plat;

WHEREAS, the City Engineer and City Attorney have reviewed the attached Maintenance Agreement and find it to be in compliance with the Stormwater Management Regulations.

WHEREAS, the Maintenance Agreement and the final plat are to be filed concurrently with the Craighead County Circuit Clerk, upon final approval of the plat.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City of Jonesboro accepts the attached maintenance agreement with Nettleton Public Schools for Nettleton Public Schools Intermediate School Minor Plat and authorizes the Mayor and City Clerk to execute all documents necessary to effectuate the agreement.

Section 2: The executed agreement is to be retained by the City Clerk until such time as the Clerk is provided with the approved final plat of the development by the Planning Department so that both documents can be

filed concurrently with the Craighead County Circuit Clerk.

**MAINTENANCE AGREEMENT  
FOR STORMWATER MANAGEMENT FACILITIES**

**Property Identification**

**Project Name:** Nettleton Public Schools – New Intermediate School  
**Project Address:** 3901 Aggie Road  
**Owner(s):** Nettleton Public Schools  
**Owner Address:** 3300 One Place  
**City:** Jonesboro      **State:** AR      **Zip Code:** 72401

In accordance with Section 112-157 of the Jonesboro Municipal Code, this agreement is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between the **City of Jonesboro**, an Arkansas municipal corporation, hereinafter called the "City" and **Nettleton Public Schools**, hereinafter called the "Developer".

WITNESSTH, that:

WHEREAS, The Developer is proceeding to build on and develop the property in accordance with the Stormwater Management Plan (the "Plan") approved by the City and the recorded plat (the "Plat") for Nettleton Public Schools Intermediate School Minor Plat as recorded in the records of Craighead County, Arkansas.

WHEREAS, the City and the Developer, its successors and assigns, including any homeowner association, agree that the health, safety, and welfare of the residents of the City of Jonesboro, Arkansas require that on-site stormwater runoff management facilities be constructed and maintained on the property.

WHEREAS, the City requires that on-site stormwater runoff management facilities as shown on the plan be constructed and adequately maintained by the Developer, its successors and assigns, including any homeowner association.

WHEREAS, adequate maintenance is defined herein as the general upkeep of the facilities, specifically the mowing and trimming of grasses or other vegetative cover and the removal of litter and other minor debris that could impact the functionality of the facility or that would otherwise be considered unsightly or a nuisance.


WHEREAS, the City of Jonesboro shall be responsible, after construction and final acceptance of the development, for the operation and long-term maintenance of all drainage structures and improved watercourses which are part of the City of Jonesboro Stormwater Management System, are within a dedicated public drainage easement; and which are not constructed and maintained by or under the jurisdiction of any State or Federal agency.

WHEREAS, Long-term maintenance is defined herein as the removal of sediment deposits, re-grading or shaping of embankments, drainage channels, and detention areas, and the repair or replacement of piping networks, and other underground drainage structures.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties agree as follows:

1. The on-site stormwater runoff management facilities shall be constructed by the Developer, its successors and assigns, in accordance with the plans and specifications identified in the Plan.

2. The Developer, its successors and assigns, including any homeowner association, shall adequately maintain the on-site stormwater runoff management facilities.
3. The Developer, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property to inspect and perform long-term maintenance of the on-site stormwater runoff management facilities whenever the City deems necessary.
4. In the event the Developer, its successors and assigns, fails to adequately maintain the stormwater runoff management facilities, the City may enter upon the Property upon thirty (30) days written notification or earlier, if deemed an emergency, and take whatever steps necessary to correct the deficiencies and charge the costs of such corrective action to the Developer, its successors and assigns. The Developer, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City including all labor, equipment, supplies, materials, and the like. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Developer outside of the easement for the on-site stormwater runoff management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this agreement be construed to impose any such obligation on the City.
5. This agreement shall be recorded among the land records of Craighead County, Arkansas and shall constitute a covenant running with the land, and shall be binding on the Developer, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowner association.
6. This Agreement is binding upon and inures to the benefit of the City, and the Developer, the Developer's successors and assigns, any property owners' association or homeowners' association created which pertains to all or any part of the property and any individual lot owner who has purchased all or any part of the property referred to in this Agreement. The terms of this Agreement are enforceable on all of the above parties.
7. In the event any party to this Maintenance Agreement must employ a lawyer to enforce the terms and obligations set out in this Agreement and litigation ensue, the prevailing party, as determined under Arkansas Law, shall be entitled to recover not only court costs as defined under Arkansas Law but all costs of litigation, including a reasonable attorney's fee.
8. This Agreement is the complete agreement and understanding between the parties who have executed this Agreement. There are no other agreements, either oral or written. All prior or contemporaneous statements, representations, or guarantees are declared void. This Agreement may be amended only by a written document signed by all parties.

Owner/Agent:	<u>James Dunivan, Superintendent</u>		<u>5-29-13</u>
	Printed Name	Signature	Date
Owner/Agent:			
	Printed Name	Signature	Date

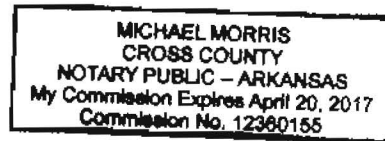
STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

On this day before me, the undersigned officer, personally appeared JAMES DUNIVAN, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 29 day of MAY, 2013.

MICHAEL MORRIS  
Notary Public (Printed Name)

*Michael Morris*  
Notary Public (Signature)



My Commission Expires: 4/20/17

Accepted by:

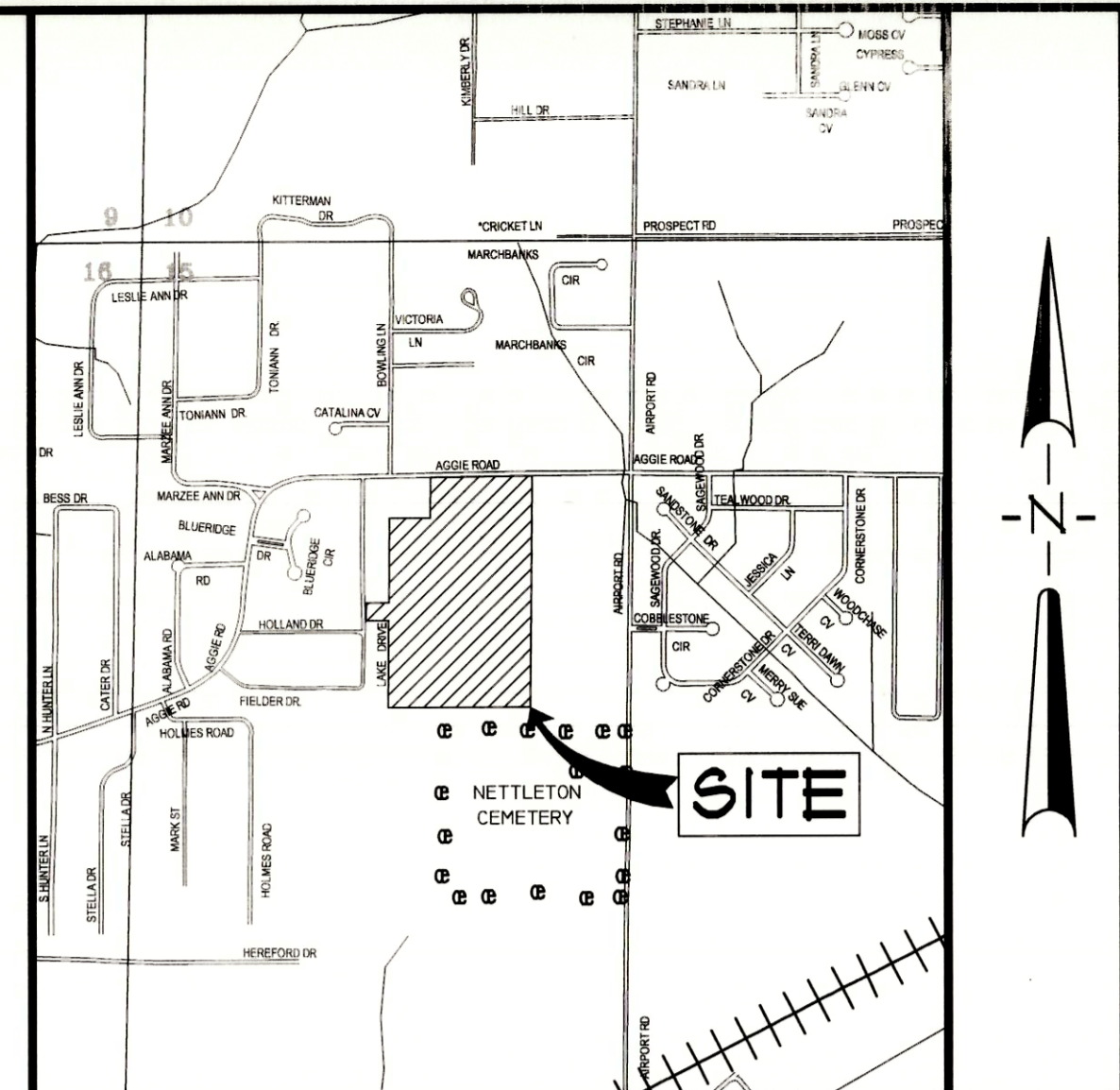
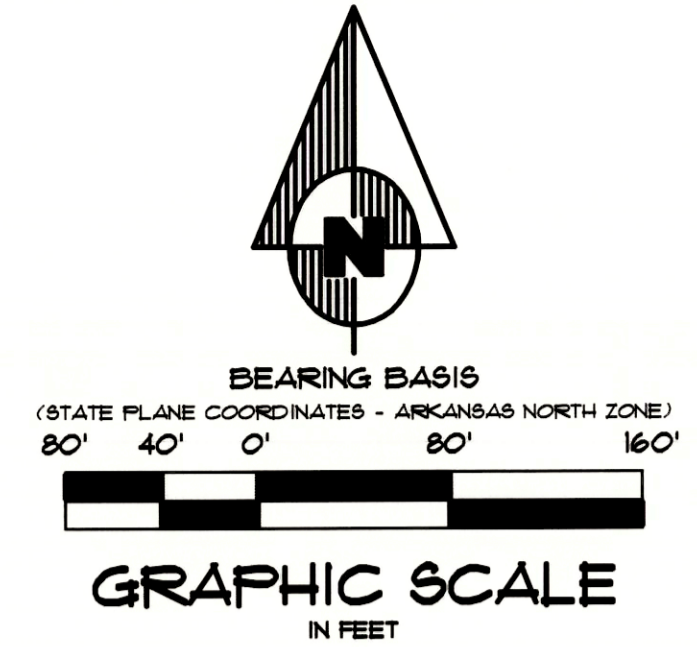
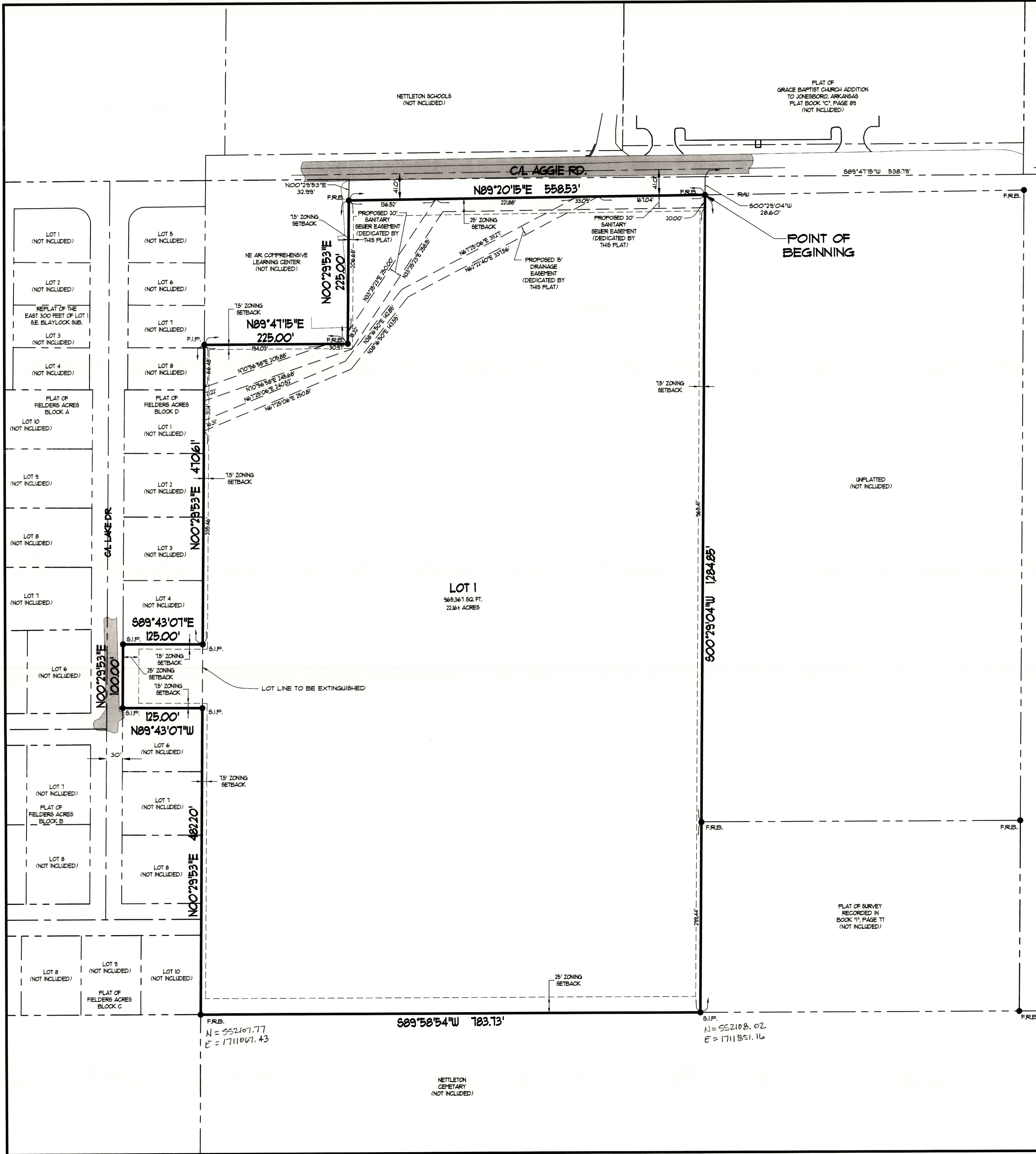
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date





**POINT OF COMMENCEMENT**  
 NE CORNER OF S.E. QUARTER SECTION 15, T14N, R14E

**DESCRIPTION**

ALL OF LOT 5, BLOCK "D" AS SHOWN ON THE PLAT OF FIELDS ACRES, CRAIGHEAD COUNTY, ARKANSAS TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WITHIN SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID QUARTER SECTION; THENCE SOUTH 89°47'15" WEST, 538.75 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH 00°29'04" WEST 28.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF AGGIE ROAD; SAID POINT OF BEGINNING.

THENCE CONTINUE SOUTH 00°29'04" WEST 108.40 FEET TO THE SOUTHERLY LINE OF THE AFORESAID QUARTER SECTION; THENCE ALONG SAID LINE SOUTH 89°39'54" WEST 183.13 FEET TO THE EASTERLY LINE OF FIELDS ACRES; THENCE NORTH 00°29'53" EAST 482.20 FEET ALONG SAID EASTERLY LINE OF FIELDS ACRES TO THE SOUTHEAST CORNER OF LOT 5, BLOCK "D" OF FIELDS ACRES; THENCE NORTH 89°43'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE DRIVE; THENCE NORTH 00°29'53" EAST, ALONG THE WEST LINE OF SAID LOT 5 AND SAID EASTERLY RIGHT-OF-WAY LINE, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°43'07" EAST, ALONG THE NORTH LINE OF SAID LOT 5 AND DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE EASTERLY LINE OF FIELDS ACRES; THENCE NORTH 00°29'53" EAST 470.61 FEET ALONG SAID EASTERLY LINE OF FIELDS ACRES; THENCE NORTH 89°47'15" EAST 225.00 FEET; THENCE NORTH 00°29'53" EAST 225.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AGGIE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°20'15" EAST 558.53 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 965,367 SQ. FT. OR 22.16 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**LEGEND**

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - ZONING SETBACK LINE
- F.R.B.
- F.I.P.
- S.I.P.
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ P8 #166 CAP

**OWNER'S CERTIFICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

*JAMES DUNAVAN*  
 JAMES DUNAVAN SUPERINTENDENT  
 NETTLETON PUBLIC SCHOOLS

**SURVEYOR'S NOTES**

1. THIS SURVEY WAS PREPARED FOR THE USE OF NETTLETON PUBLIC SCHOOLS.
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 050310044C (PANEL 44 OF 200), EFFECTIVE DATE - SEPTEMBER 27, 1991.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1. THE BUILDING SETBACKS FOR R-1 ZONING ARE:  
 FRONT - 25'  
 SIDE - 15'  
 REAR - 25'

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 05/12/2012

ASSOCIATED ENGINEERING & TESTING, LLC  
 NO. 295  
 REGISTERED PROFESSIONAL SURVEYOR  
 ARKANSAS CERTIFICATE NO. 1616

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

City of Jonesboro, ARKANSAS DATE: 5/21/13 FILE # 0113-15

FINAL APPROVAL [X] PRELIMINARY (NOT FOR RECORDING) [ ]

APPROVED BY: [Signature]

PLANNING DEPT. ENGINEERING DEPT.

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
 PH: 810-932-3594 FAX: 810-935-1263

**MINOR PLAT OF NETTLETON PUBLIC SCHOOLS AND REPLAT OF LOT 5, BLOCK "D", FIELDS ACRES JONESBORO, ARKANSAS**

REV	DATE	REVISIONS	DRAWN	CHECKED	DATE	SHEET
					04/30/13	1 OF 1

DRAWN: KLS/CCH CHECKED: KLS DATE: 04/30/13 SHEET: 1 OF 1  
 SCALE: 1" = 80' CADD FILE: 1295-002 DWG#: 04148-4.0037



## Legislation Details (With Text)

<b>File #:</b>	RES-13:083	<b>Version:</b>	1	<b>Name:</b>	Contract with Jonesboro Radio Group for Southside Softball Complex
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Recommended to Council
<b>File created:</b>	6/3/2013	<b>In control:</b>		<b>In control:</b>	Public Services Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	A RESOLUTION TO CONTRACT WITH JONESBORO RADIO GROUP FOR RENTAL OF SOUTHSIDE SOFTBALL COMPLEX				
<b>Sponsors:</b>	Parks & Recreation				
<b>Indexes:</b>	Contract				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Fourth of july jbr southside</a>				

Date	Ver.	Action By	Action	Result
6/10/2013	1	Public Services Council Committee		

title  
A RESOLUTION TO CONTRACT WITH JONESBORO RADIO GROUP FOR RENTAL OF SOUTHSIDE SOFTBALL COMPLEX

body  
WHEREAS, the City of Jonesboro owns and maintains Southside Softball Complex located at 5301 Stadium Blvd;

WHEREAS, Jonesboro Radio Group is seeking rental for Fourth of July fireworks at Southside Softball Complex; and

WHEREAS, Jonesboro Radio Group is renting the complex for the sum of \$1,000.00;

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS

SECTION 1: That the City of Jonesboro, Arkansas shall contract with Jonesboro Radio Group for the rental of Southside Softball Complex. A copy of said contract is attached as Exhibit A.

SECTION 2: The Mayor, Harold Perrin and City Clerk, Donna Jackson are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

**RENTAL AGREEMENT**

**THIS AGREEMENT** made this 1<sup>st</sup> day of June, 2013 is between CITY OF JONESBORO, hereinafter called Lessor and Jonesboro Radio Group hereinafter called Lessee.

Lessor leases to Lessee, property located at 5003 Stadium Boulevard, Jonesboro, Arkansas commonly known as the Southside Ball Complex in Jonesboro, Arkansas under the following conditions:

1. **TERM:** The term of this lease shall be for three (3) days, beginning on July 3, 2012, and ending at midnight on July 5, 2012.
2. **RENT:** Rent is payable in advance, no later than June 29, 2012 and shall be made in a single payment of one thousand dollars (\$1,000.00). Said payment shall be delivered to the Lessor at 515 W. Washington Avenue, Jonesboro, Arkansas 72401.
3. **USE:** Lessee agrees to use said premises for the purpose of a July 4<sup>th</sup> Fireworks Display, and for no other purpose.
4. **SUBLET:** Lessee may not sublet the property or assign this lease without written consent of lessor.
5. **USE:** The property shall be used for a July 4<sup>th</sup> Fireworks Display. Lessee shall be responsible for the following:
  - a. Supplying and removing portable toilets to be placed on the premises for the use of the public during the activities on the property.
  - b. Cleaning up the property following the event, to include trash pick up and repair of any damages caused by the public or the Lessee to the property during their use. Property must be left in the same condition as it was in prior to the event hosted by the Lessee.
  - c. Lessee is responsible for providing for the smooth flow of traffic into and out of the event. In addition, Lessee will provide traffic control to ensure that no persons are parking in areas on the property which are restricted and not designated for parking of vehicles.
  - d. Lessee will barricade restricted access areas to prevent the public from entering.
  - e. Lessee will coordinate with fire and police and follow all safety requirements determined by them.

f. Lessee will not charge an admission or parking fee to the public for this event.

**6. CONCESSIONS:** The parties agree that the Lessor will open and operate a concession stand during this event for the public. All monies made at the concession stand will go to the City of Jonesboro.

**7. RISK OF LOSS:** Lessee shall be solely responsible for losses including but not limited to any losses caused by fire on the premises during the rental period. In addition, Lessee shall be responsible for any damages caused by the public to the premises during the rental period. Lessee shall be required to maintain insurance to cover any losses caused by fire, damage, or otherwise to existing structures or to the premises as a whole.

**8. INDEMNIFICATION:** Lessee releases lessor from liability for and agrees to indemnify lessor against all losses incurred by lessor as a result of:

(a) Lessee's failure to fulfill any condition of this agreement;

(b) Any damage or injury happening in or about the house or premises to lessee's invitees or licensees or such person's property; and

(c) Lessee's failure to comply with any requirements imposed by any governmental authority.

**9. FAILURE OF LESSOR TO ACT:** Failure of lessor to insist upon strict compliance with the terms of this agreement shall not constitute a waiver of lessor's right to act on any violation.

**10. REMEDIES CUMULATIVE:** All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by lessee, lessee shall pay to lessor all expenses incurred in connection therewith.

**11. NOTICES:** Any notices required by this agreement shall be in writing and shall be deemed to be given if delivered personally or mailed by registered or certified mail.

**12. COMPLIANCE WITH LAWS:** Lessee agrees not to violate any law, ordinance, rule or regulation of any governmental authority having jurisdiction of the leased premises. There shall be no alcoholic beverages allowed on the premises.

**13. SEVERABILITY:** Each paragraph of this lease agreement is

severable from all other paragraphs. In the event any court of competent jurisdiction determines that any paragraph or subparagraph is invalid or unenforceable for any reason, all remaining paragraphs and subparagraphs will remain in full force and effect.

**14. ENTIRE AGREEMENT:** This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding.

**15. INTERPRETATION:** This lease agreement shall be interpreted according to and enforced under the laws of the State of Arkansas.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands on this 1st day of June, 2013.

CITY OF JONESBORO

\_\_\_\_\_  
LESSOR, HAROLD PERRIN, MAYOR

  
\_\_\_\_\_  
LESSEE, JONESBORO RADIO GROUP

ATTEST:

\_\_\_\_\_  
DONNA JACKSON,  
CITY CLERK



## Legislation Details (With Text)

---

<b>File #:</b>	RES-13:084	<b>Version:</b>	1	<b>Name:</b>	Contract with Delta Dental for field sponsorship at Joe Mack
<b>Type:</b>	Resolution	<b>Status:</b>			Recommended to Council
<b>File created:</b>	6/3/2013	<b>In control:</b>			Public Services Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	A RESOLUTION TO CONTRACT WITH DELTA DENTAL OF ARKANSAS FOR SPONSORSHIP OF A BASEBALL FIELD AT JOE MACK CAMPBELL PARK				
<b>Sponsors:</b>	Parks & Recreation				
<b>Indexes:</b>	Contract				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Delta Dental sign contract 052113</a>				

Date	Ver.	Action By	Action	Result
6/10/2013	1	Public Services Council Committee		

title

A RESOLUTION TO CONTRACT WITH DELTA DENTAL OF ARKANSAS FOR SPONSORSHIP OF A BASEBALL FIELD AT JOE MACK CAMPBELL PARK

body

WHEREAS, the City of Jonesboro owns and maintains Joe Mack Campbell Park located at 3021 Dan Avenue;

WHEREAS, Delta Dental of Arkansas is seeking sponsorship recognition on a baseball field at Joe Mack Campbell Park;

WHEREAS, Delta Dental of Arkansas is sponsoring the field for the sum of \$12,500 for a period of 5 years;

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS

SECTION 1: That the City of Jonesboro, Arkansas shall contract with Delta Dental of Arkansas for the sponsorship of a field at Joe Mack Campbell Park. A copy of said contract is attached as "Exhibit A."

SECTION 2: The Mayor, Harold Perrin and City Clerk, Donna Jackson are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

# EXHIBIT A

## SPONSORSHIP AGREEMENT FOR BASEBALL FIELD LOCATED AT JOE MACK CAMPBELL PARK

This Agreement is made by and between **Delta Dental of Arkansas, Inc.** (SPONSOR) and the CITY OF JONESBORO PARKS AND RECREATION DEPARTMENT ("CITY"), on this **20** Day of **May, 2013** (the "Effective Date").

WHEREAS, the CITY is the owner of that certain public park amenities known as the "Joe Mack Campbell Park", and hereafter referred to as the "Facilities"; and

WHEREAS, SPONSOR and the CITY desire to enter this agreement for the purpose of evidencing the agreement of the parties with regard to sponsorship of the Facilities by SPONSOR and the respective obligations of the parties regarding the sponsorship and maintenance of the Facilities;

NOW, THEREFORE in consideration of the promises and the reciprocated covenants and obligations contained herein, the parties agree as follows:

### **I. Term**

- (a) The term of this Agreement is for a period of five (**5**) years commencing on the Effective Date and ending at midnight on the fifth (**5th**) anniversary thereof.

### **II. Sponsorship of Facilities**

- 1) It is agreed between the parties hereto, in return for the covenants and conditions set forth herein that the SPONSOR'S name shall be put on a sign to be erected on a designated athletic field at the FACILITY. The designated field, once SPONSOR enters into the Agreement, shall be known thereafter by the name to be designated by the SPONSOR and said sign and name shall remain for a period of **five years**.
- 2) It is agreed between the parties that the SPONSOR shall pay over a period of **5** years for the erected sign and sponsorship the total sum of **\$12,500**.
  - A sum of **\$2,500** shall be paid on **June 4, 2013**.
  - A sum of **\$2,500** shall be paid on **June 4, 2014**.
  - A sum of **\$2,500** shall be paid on **June 4, 2015**.
  - A sum of **\$2,500** shall be paid on **June 4, 2016**.

A sum of **\$2,500** shall be paid on **June 4, 2017**.

- 3) It is agreed between the CITY and the SPONSOR that the SPONSOR shall have an option to renew this agreement for an additional five years.
- 4) It is agreed between the CITY and the SPONSOR that this sponsorship is non-assignable without prior written approval of the CITY. It is also agreed that the CITY reserves the right to remove SPONSOR'S sign and obtain a new sponsor for designated field in the event of failure of payment on the part of the SPONSOR.
- 5) It is agreed between the parties that the CITY will furnish a 6' x 12' sign to be erected for SPONSOR'S designated field. However, it shall be the responsibility of SPONSOR to bear any expense made to said sign should changes be requested during the term of this agreement.
- 6) It is agreed between the parties that SPONSOR shall provide CITY with SPONSOR'S logo and needed artwork to complete production of sign and SPONSOR will have approval rights of sign prior to its public display. No changes shall be made to sign without SPONSOR'S prior written approval.
- 7) It is agreed by CITY and the SPONSOR that the SPONSOR shall not be responsible for the maintenance or upkeep on sponsored field and SPONSOR shall not be responsible with regards to any liability actions which may be brought against the CITY resulting from accidents which might occur on sponsored field.

### **III. Assign ability and Exclusivity**

This Agreement is a privilege for the benefit of SPONSOR only and may not be assigned in whole or in part by SPONSOR to any other person or entity.

### **X. Miscellaneous Provisions.**

- 1) No modification of this Agreement shall be effective unless it is made in writing and is signed by the authorized representative's of the parties hereto.
- 2) This Agreement shall be construed under and in accordance with the laws of the State of Arkansas and venue for any litigation concerning this Agreement shall be in Craighead County, Jonesboro, AR.



- 3) Nothing in this Agreement shall be construed to make the CITY or its respective agents or representatives liable in situations it is otherwise immune from liability.
- 4) In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- 5) Each party represents to the other that the individual signing this Agreement below has been duly authorized to do so by its respective governing body and that this Agreement is binding and enforceable as to each party.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth below.

\_\_\_\_\_  
By: Delta Dental of Arkansas, Inc.  
Name: *Y. L. Crode*  
Title: *President & CEO*  
Date: *5/20/13*

CITY OF JONESBORO

By: \_\_\_\_\_  
Name: Harold Perrin  
Title: Mayor  
Date: \_\_\_\_\_

ATTEST

\_\_\_\_\_  
Donna Jackson, City Clerk, CMC



## Legislation Details (With Text)

**File #:** RES-13:085    **Version:** 1    **Name:** Contract with EAB Broadcastors for Craighead Forrest Park  
**Type:** Resolution    **Status:** Recommended to Council  
**File created:** 6/3/2013    **In control:** Public Services Council Committee  
**On agenda:**    **Final action:**  
**Title:** A RESOLUTION TO CONTRACT WITH EAB BROADCASTORS INC FOR RENTAL OF CRAIGHEAD FORREST PARK  
**Sponsors:** Parks & Recreation  
**Indexes:** Contract  
**Code sections:**  
**Attachments:** [EAB Contract](#)

Date	Ver.	Action By	Action	Result
6/10/2013	1	Public Services Council Committee		

### Title

A RESOLUTION TO CONTRACT WITH EAB BROADCASTORS INC FOR RENTAL OF CRAIGHEAD FORREST PARK

### Body

WHEREAS, the City of Jonesboro owns and maintains Craighead Forrest Park located at 4910 South Culberhouse;

WHEREAS, EAB Broadcastors Inc is seeking rental for Fourth in the Forrest fireworks at Craighead Forrest Park; and

WHEREAS, EAB Broadcastors Inc is renting the complex for the sum of \$1,500.00;

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS

SECTION 1: That the City of Jonesboro, Arkansas shall contract with EAB Broadcastors Inc for the rental of Southside Softball Complex. A copy of said contract is attached as Exhibit A.

SECTION 2: The Mayor, Harold Perrin and City Clerk, Donna Jackson are hereby authorized by the City Council for the City of Jonesboro to execute all documents necessary to effectuate the agreement.

**RENTAL AGREEMENT**

**THIS AGREEMENT** made this 3 day of June, 2013 is between CITY OF JONESBORO, hereinafter called Lessor and EAB Broadcastors, Inc. hereinafter called Lessee.

Lessor leases to Lessee, property in Jonesboro, Arkansas commonly known as the Craighead Forrest Park under the following conditions:

1. **TERM:** The term of this lease shall be for three (3) days, beginning on July 3, 2013, and ending at midnight on July 5, 2013.
2. **RENT:** Rent is payable in advance, no later than June 29, 2013 and shall be made in a single payment of one thousand and five hundred dollars (\$1,500.00). Said payment shall be delivered to the Lessor at 515 W. Washington Avenue, Jonesboro, Arkansas 72401.
3. **USE:** Lessee agrees to use said premises for the purpose of a July 4<sup>th</sup> Event, and for no other purpose.
4. **SUBLET:** Lessee may not sublet the property or assign this lease without written consent of lessor.
5. **USE:** The property shall be used for a July 4<sup>th</sup> Event. Lessee shall be responsible for the following:
  - a. Supplying and removing portable toilets to be placed on the premises for the use of the public during the activities on the property.
  - b. Cleaning up the property following the event, to include trash pick up and repair of any damages caused by the public or the Lessee to the property during their use. Property must be left in the same condition as it was in prior to the event hosted by the Lessee.
  - c. Lessee is responsible for providing for the smooth flow of traffic into and out of the event. In addition, Lessee will provide traffic control to ensure that no persons are parking in areas on the property which are restricted and not designated for parking of vehicles.

d. Lessee will barricade restricted access areas to prevent the public from entering.

e. Lessee will coordinate with fire and police and follow all safety requirements determined by them.

f. Lessee will ensure that all food and/or drink vendors have all required licenses and permits.

g. Lessee will ensure that all vendors providing entertainment services to the public have all required license, permits and liability insurance policies.

**6. RISK OF LOSS:** Lessee shall be solely responsible for losses including but not limited to any losses caused by fire on the premises during the rental period. In addition, Lessee shall be responsible for any damages caused by the public to the premises during the rental period. Lessee shall be required to maintain insurance to cover any losses caused by fire, damage, or otherwise to existing structures or to the premises as a whole.

**7. INDEMNIFICATION:** Lessee releases lessor from liability for and agrees to indemnify lessor against all losses incurred by lessor as a result of:

(a) Lessee's failure to fulfill any condition of this agreement;

(b) Any damage or injury happening in or about the house or premises to lessee's invitees or licensees or such person's property; and

(c) Lessee's failure to comply with any requirements imposed by any governmental authority.

**8. FAILURE OF LESSOR TO ACT:** Failure of lessor to insist upon strict compliance with the terms of this agreement shall not constitute a waiver of lessor's right to act on any violation.

**9. REMEDIES CUMULATIVE:** All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by lessee, lessee shall pay to lessor all expenses incurred in connection therewith.

**10. NOTICES:** Any notices required by this agreement shall be in writing and shall be deemed to be given if delivered personally or mailed by registered or certified mail.

**11. COMPLIANCE WITH LAWS:** Lessee agrees not to violate any

law, ordinance, rule or regulation of any governmental authority having jurisdiction of the leased premises. There shall be no alcoholic beverages allowed on the premises.

**12. SEVERABILITY:** Each paragraph of this lease agreement is severable from all other paragraphs. In the event any court of competent jurisdiction determines that any paragraph or subparagraph is invalid or unenforceable for any reason, all remaining paragraphs and subparagraphs will remain in full force and effect.

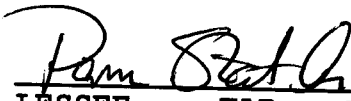
**13. ENTIRE AGREEMENT:** This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding.

**14. INTERPRETATION:** This lease agreement shall be interpreted according to and enforced under the laws of the State of Arkansas.

**IN WITNESS WHEREOF,** the parties have executed this agreement on the day and year set forth below.

**CITY OF JONESBORO**

\_\_\_\_\_  
**LESSOR, HAROLD PERRIN, MAYOR**

  
\_\_\_\_\_  
**LESSEE, EAB Broadcastors,**

Inc.

**ATTEST:**

\_\_\_\_\_  
**DONNA JACKSON,**  
**CITY CLERK**



## Legislation Details (With Text)

<b>File #:</b>	ORD-13:022	<b>Version:</b>	1	<b>Name:</b>	Abandonment of a telecommunications easement at 5726 Bowden Drive
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	First Reading
<b>File created:</b>	6/6/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	AN ORDINANCE TO VACATE AND ABANDON A 10' TELECOMMUNICATIONS EASEMENT AND DECLARING AN EMERGENCY FOR THE PURPOSE OF EXPEDITING CONSTRUCTION BY THE PROPERTY OWNER, WILLIAM CONRAD				
<b>Sponsors:</b>					
<b>Indexes:</b>	Abandonment				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Application Form</a> <a href="#">Petition</a> <a href="#">Planning Letter</a> <a href="#">Plat</a> <a href="#">Utility Letters</a>				

Date	Ver.	Action By	Action	Result
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title  
AN ORDINANCE TO VACATE AND ABANDON A 10' TELECOMMUNICATIONS EASEMENT AND DECLARING AN EMERGENCY FOR THE PURPOSE OF EXPEDITING CONSTRUCTION BY THE PROPERTY OWNER, WILLIAM CONRAD

body  
CRAIGHEAD COUNTY, JONESBORO, ARKANSAS.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

SECTION ONE: The City of Jonesboro, Arkansas, hereby releases, vacates and abandons all of its rights, together with the rights of the public generally, in and to the 10' Telecommunications Easement designated as follows:

DESCRIPTION:  
THE SOUTH 10 FEET OF LOT 34 OF THE PLAT OF FRIENDLY HOPE ESTATES PH IV, JONESBORO, ARKANSAS, AS RECORDED IN BOOK "C", PAGE 173 IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING IN ALL 1,065 SQ. FT. OR 0.02 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION TWO: It is further found that due to the immediate need of the property owner to complete construction during this work season and based on the fact that the abandonment was approved by all utility

providers and no utilities were constructed in this easement and all utilities are accessed from the street side of this property, an emergency is declared to exist and this ordinance being necessary for the preservation of the public peace, health and safety, shall take effect from and after its passage and approval.

SECTION THREE: A copy of the ordinance duly certified by the City Clerk shall be filed in the office of the recorder of Craighead County, Arkansas and shall be filed in the Deed Records of such office.



# Easement / Street/ Alley Abandonment

## Application Form

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the City Council agenda until the application is completed and required information provided.

Property Information	Address	5726 BOWDEN DRIVE
	Attach legal description of property to this application. May be found on warranty deed or current survey of property.	

Project Information	Select the property type being vacated:	
	<input type="checkbox"/> Alley	<input checked="" type="checkbox"/> Utility Easement
	<input type="checkbox"/> Street or R.O.W.	<input type="checkbox"/> Drainage Easement
	<input type="checkbox"/> Cross Access Easement	

Owner	Name	William D. Conrad	Phone	870-692-4340	<input type="checkbox"/> Select if this is the primary contact
	Address	5726 BOWDEN DRIVE	Fax		
	City, State, Zip	JONESBORO, AR 72404	E-mail		

Applicant/ Representative	Name	MICHAEL P. McNEESE	Phone	870-565-6522	<input type="checkbox"/> Select if this is the primary contact
	Address	3008 NEWCASTLE DRIVE	Fax		
	City, State, Zip	PARAGOULD, AR 72450	E-mail	mike.mcneese@yahoo.com	

141170

**Applicant/Representative:** I certify that the foregoing statements and answers herein made all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

✓ Michael P. McNeese

Date: 5-20-2013

**Property Owner/Authorized Agent:** I certify that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf).

✓ William D. Conrad

Date: 5-23-13

**Note:** The samples provided are only to assist proponents in preparing the required documents. Proponents should satisfy themselves as to the legal sufficiency for their specific use in accordance with Arkansas State Code, Section 14-301 which regulates the abandonment of public easements and rights of ways.

Date Application Submitted	Date Approved by City Engineer	Date Approved by City Planner
Date Accepted as Complete	Legistar File No.:	Abandonment Type:

168,35

257 ord /

283.4 + 112.45  
Per 451.75



**PETITION TO VACATE AND ABANDON A 10' TELECOMMUNICATIONS EASEMENT AND DECLARING AN EMERGENCY FOR THE PURPOSE OF EXPEDITING CONSTRUCTION BY THE PROPERTY OWNER, WILLIAM CONRAD**

CRAIGHEAD COUNTY, JONESBORO, ARKANSAS.

**TO: The Honorable Harold Perrin and the Members of the Jonesboro City Council**

I, Melanie Conrad, the undersigned, having contacted all affected parties and utility agencies of the real estate of or adjacent (to) the easement to be vacated hereinafter sought to be abandoned and vacated, lying in Jonesboro, Arkansas, a municipal corporation, petition to vacate a 10 ft. telecommunications easement, which is described as follows:

**DESCRIPTION:**

THE SOUTH 10 FEET OF LOT 34 OF THE PLAT OF FRIENDLY HOPE ESTATES PH IV, JONESBORO, ARKANSAS, AS RECORDED IN BOOK "C", PAGE 173 IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

CONTAINING IN ALL 1,065 SQ. FT. OR 0.02 ACRES, MORE OR LESS.

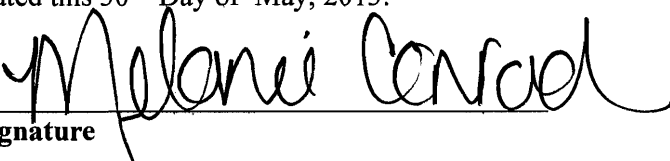
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

That the real estate affected by said abandonment of the 10 ft. telecommunications easement, a sealed copy of the original plat, in the Circuit Clerk's Office for the County of Craighead, State of Arkansas, is attached hereto, and made a part hereof as though set out herein word for word.

Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above described easement. The petitioners recommend that the City of Jonesboro, Arkansas, abandon and vacate the above described easement, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

WHEREFORE, the undersigned petitioners respectfully recommend that the governing body of the City of Jonesboro, Arkansas, abandon and vacate the above described 10 ft. telecommunications easement, as to that particular land be free from the easements of the public for the use of said 10 ft. telecommunications easement.

Dated this 30<sup>th</sup> Day of May, 2013.

  
Signature

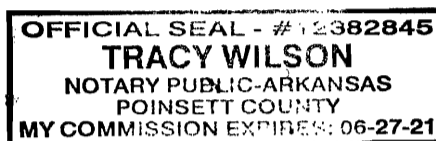
STATE OF ARKANSAS  
COUNTY OF Craighead

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named MELANIE CONRAD, and acknowledged that he/she/they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 30th day of MAY, 2013.

Tracy Wilson  
Notary Public

6-27-21  
My Commission Expires





PLANNING & ZONING DEPARTMENT



307 Vine Street  
Jonesboro, AR 72401  
(870) 932-0406 Voice  
(870) 336-3036 Fax  
www.jonesboro.org

May 24, 2013

**William Conrad**  
**5726 Bowden Dr.**  
Jonesboro, AR 72404

Re: Abandonment of a communications easement

**Dear Mr. Bare,**

The City of Jonesboro Planning/Engineering Department has received your request to abandon a communication easement, as described on the petition and drawings provided by you on behalf of your client.

The Planning Department has no objection to this abandonment request and has determined that it will not cause any incompliance with the Zoning or Subdivision Regulations.

If you require any additional information, please advise us at your convenience.

Sincerely,

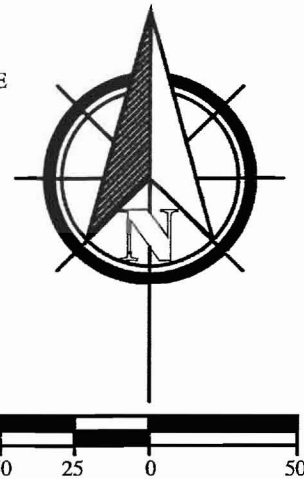
A handwritten signature in black ink, appearing to read "Otis T. Spriggs".

Otis T. Spriggs AICP  
Planning Director, City Jonesboro, AR

**LEGEND**

- |  |                       |  |                                  |
|--|-----------------------|--|----------------------------------|
|  | BOUNDARY LINE         |  | SIP SET IRON PIPE PS #1709 CAP   |
|  | ADJOINERS LOT LINES   |  | FCPS FOUND COTTON PICKER SPINDLE |
|  | SETBACK LINE          |  | FIP FOUND IRON PIPE AS NOTED     |
|  | EASEMENT LINE         |  | C.O. SANITARY SEWER CLEANOUT     |
|  | EXISTING WOOD FENCE   |  | PMT PAD MOUNTED TRANSFORMER      |
|  | EXTINGUISHED LOT LINE |  | GM GAS METER                     |
|  | EXTINGUISHED EASEMENT |  | WM WATER METER                   |
|  |                       |  | TP TELEPHONE PEDESTAL            |

City of **Jonesboro** ARKANSAS  
 DATE **5/23/13**  
 FILE # **R213-2**  
 FINAL APPROVAL  
 PRELIMINARY (NOT FOR RECORDING)  
 APPROVED BY: \_\_\_\_\_  
 PLANNING DEPT \_\_\_\_\_  
 ENGINEERING DEPT \_\_\_\_\_



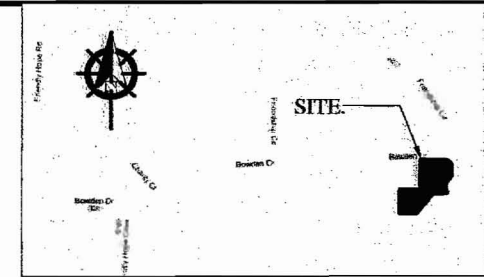
BEARING BASIS:  
STATE PLANE  
ARKANSAS NORTH (0301)

**OWNER'S CERTIFICATION:**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

*William D. Conrad* 5-23-13  
 WILLIAM D. CONRAD

*Michael L. White* 5-23-13  
 MICHAEL L. WHITE



VICINITY MAP-N.T.S.

**CONRAD'S BOWDEN DRIVE REPLAT**

A REPLAT OF LOT 34 FRIENDLY HOPE ESTATES PHASE IV AND LOT 35 OF "HERITAGE BANK REPLAT OF LOTS 35, 36 AND 37 FRIENDLY HOPE ESTATES PHASE IV", LESS AND EXCEPT THE NORTH 32 FEET OF THE WEST 90 FEET OF SAID LOT 35.

**SURVEYOR'S NOTES**

THE FOLLOWING INFORMATION WAS USED IN THE PREPARATION OF THIS SURVEY.

FRIENDLY HOPE ESATES PH IV RECORD PLAT AS RECORDED IN BOOK "C", PAGE 173. PUBLIC RECORDS OF CRAIGHEAD COUNTY.

HERITAGE BANK REPLAT OF LOTS 35, 36 AND 37, FRIENDLY HOPE ESTATES PH IV. AS RECORDED IN BOOK "C", PAGE 200. PUBLIC RECORDS OF CRAIGHEAD COUNTY.

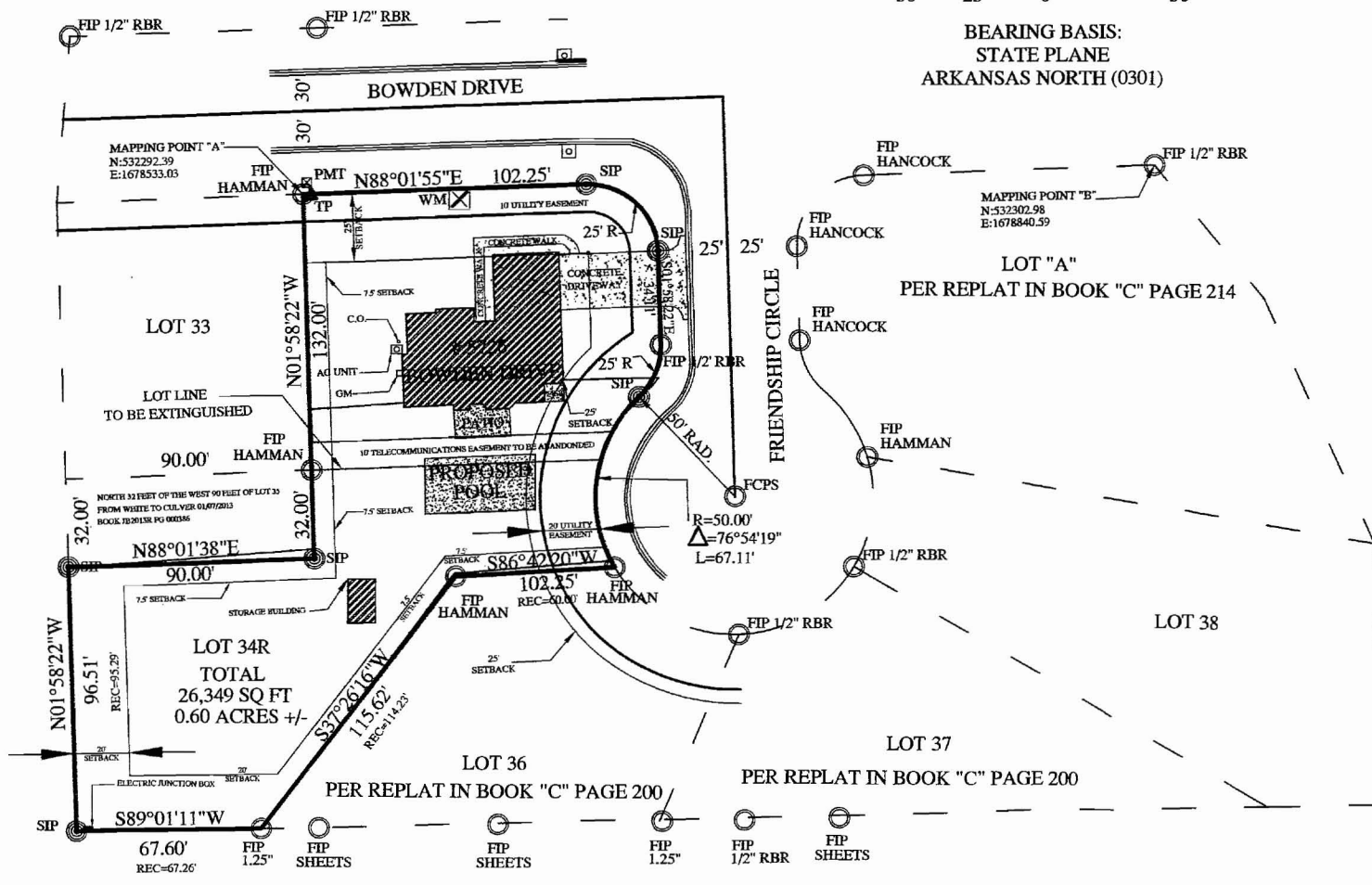
BURCH'S REPLAT OF LOTS 39 & 40, FRIENDLY HOPE ESTATES PH IV AS RECORDED IN BOOK "C" PAGE 214, PUBLIC RECORDS OF CRAIGHEAD COUNTY.

WARRANTY DEED FROM WHITE TO CULVER AS RECORDED IN BOOK "JB2013R" PAGE 000386, PUBLIC RECORDS OF CRAIGHEAD COUNTY.

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT MCNEESE LAND SURVEYING HAS ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH MONUMENTS FOUND.

DATE OF SURVEY MAY 20, 2013



NOT VALID WITHOUT ORIGINAL SIGNATURE

MCNEESE  
LAND  
SURVEYING

3008 NEWCASTLE DRIVE  
PARAGOULD, AR 72450  
mike.mcneese@yahoo.com (870) 565-6522

CLIENT: WILLIAM D. CONRAD

DATE: 05/20/13 SCALE: 1" = 50' JOB #: 13109  
 AR PLAT CODE: 500-13N-03E-0-03-440-16-1709

# UTILITY RELEASE FORM

Telecommunications Easement Abandonment Request

I have been notified of the petition to vacate the following described as follows:

THE SOUTH 10.00 FEET OF LOT 34 OF FRIENDLY HOPE ESTATES PH IV AS RECORDED IN BOOK "C" PAGE 173, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

## UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided the following described easements are retained.
- Objects to the vacation(s) described above, reason described below:

---

---

Alice Martin Project Engineer II

\_\_\_\_\_  
Signature of Utility Company Representative

SUDDENLINK  
Attn: Rodney Prock  
1520 South Caraway Road  
Jonesboro, AR 72401

## UTILITY RELEASE FORM

Telecommunications Easement Abandonment Request

I have been notified of the petition to vacate the following described as follows:

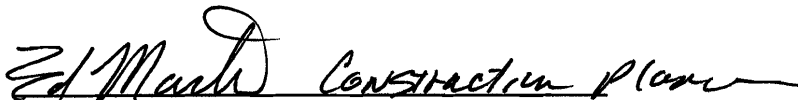
THE SOUTH 10.00 FEET OF LOT 34 OF FRIENDLY HOPE ESTATES PH IV.

### UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided the following described easements are retained.
- Objects to the vacation(s) described above, reason described below:

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---

  
Signature of Utility Company Representative

Search Mail

Search Web



Hi, Mike

INBOX

CONTACTS

CALENDAR

FW: Easement Aband...

Compose

Delete

Move

Spam

Actions

Inbox

Conversations

Drafts

Sent

Spam (6)

Trash

FOLDERS

Briana\_school (3)

COURT INFO BRIANA (1)

DISNEY (6)

Land Surveyor

LAWYER

MLS

MY STUFF (5)

Notes

REC-WORK SEARCH

SENT-WORK SEARCH

Synced Messages

TAXES (1)

MESSSENGER

APPLICATIONS

FW: Easement Abandonment

DOC 23KB	PDF 8KB	PDF 34KB
3 Attachments Save all to		
Abandonment% 20Utility%	img-52116085 4-0001.pdf	img-52116093 0-0001.pdf
Save	Save	Save

Otis,

Please find attached a request by McNeese Land Surveying for abandonment of a 10' utility easement along the south border of Lot 34 of Friendly Hope Estates Phase IV. If it is the lot indicated and highlighted I have no objections to the request.

Please contact me if you have any questions.

Cindy Cole  
Manager-Engineering Design ATT  
723 S Church St.  
Jonesboro, AR 72401  
Office: 870 972-7600  
E-mail: cc3290@att.com

From: Mike McNeese [mailto:mike.mcneese@yahoo.com]  
Sent: Monday, May 20, 2013 9:37 AM  
To: COLE, CYNTHIA A  
Subject: Easement Abandonment

Cindy

I have been hired by William D. Conrad to attempt to have an telecommunications easement abandoned on his property. There are no utilities located in this easement and all lots are being served without the use of this easement. His property is located in Friendly Hope Estates at 5726 Bowden Drive. The Easement is described in the attachment. If you have any questions or comments, please feel free to contact me.

Mike P McNeese, PS  
**McNeese Land Surveying**  
3008 Newcastle Drive  
Ph: 870-565-6522  
e-mail: mike.mcneese@yahoo.com.com

# UTILITY RELEASE FORM

## Telecommunications Easement Abandonment Request

I have been notified of the petition to vacate the following described as follows:

THE SOUTH 10.00 FEET OF LOT 34 OF FRIENDLY HOPE ESTATES PH IV AS RECORDED IN BOOK "C" PAGE 173, PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

### UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided the following described easements are retained.
- Objects to the vacation(s) described above, reason described below:

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\_\_\_\_\_  
Signature of Utility Company Representative





Legislation Details (With Text)

**File #:** ORD-13:024    **Version:** 1    **Name:** Rezoning by Louis & Paula Wewers  
**Type:** Ordinance    **Status:** First Reading  
**File created:** 6/13/2013    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-4 FOR PROPERTY LOCATED AT 909 SOUTHWEST DRIVE AS REQUESTED BY LOUIS & PAULA WEWERS  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Plat](#)  
[MAPC Report](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

title  
AN ORDINANCE TO AMEND CHAPTER 117 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES.  
body  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

Section I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From R-1 Single Family Residential to C-4 Neighborhood Commercial District on the following described property:

Lot 5B of Nelson's Replat being more particularly described as follows:

Lot 5B of Lot 5A and 5B of Nelson's Replat of Scurlock's Replat of a part of Block "B" of Marlo Acres First Addition, Jonesboro, Arkansas, as shown by the plat in Plat Cabinet "C" Page 206 at Jonesboro, Arkansas, subject to Bill Assurance in Deed Record 148 Page 89, amended Bill of Assurance and Agreement, as shown in Miscellaneous Record 8 Page 535, amendments and extensions of Bill of Assurance in Deed Record 569 Page 156 and Deed Record 569 Page 362, and to easements as shown on said Plat for a total of 0.41 acres.

Section II: The requested rezoning classification is further restricted as follows:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan shall be submitted, reviewed and approved by the MAPC prior to any redevelopment.
3. All parking areas should be screened when adjacent to any residential homes, per the Zoning Code.

Section III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

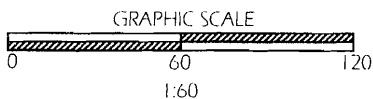
Section IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

FILED

10 MAR 24 AM 11:18

ANN HUDSON  
CIRCUIT COURT CLERK

RECORDED  
BOOK C PAGE 206  
DATE 3-24-10 TIME 11:18 AM  
BY Ann Hudson  
CRAIGHEAD COUNTY  
ANN HUDSON, CLERK



REFERENCES  
PLAT CABINET "A" PAGE 123  
PLAT CABINET "D" PAGE 107  
DEED BOOK 593 PAGE 91

SURVEY FOR BILL AND MARY JANE NELSON  
920 PINE CREST  
JONESBORO, AR

LEGEND

FRBR - FOUND REBAR  
SRBR - SET 1/2" REBAR  
FIP - FOUND IRON PIPE

OWNERS CERTIFICATION

WE, BILL AND MARY NELSON, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY AND ADOPT AND APPROVE THE SUBDIVISION OF LANDS SHOWN AND HEREBY DESCRIBED.

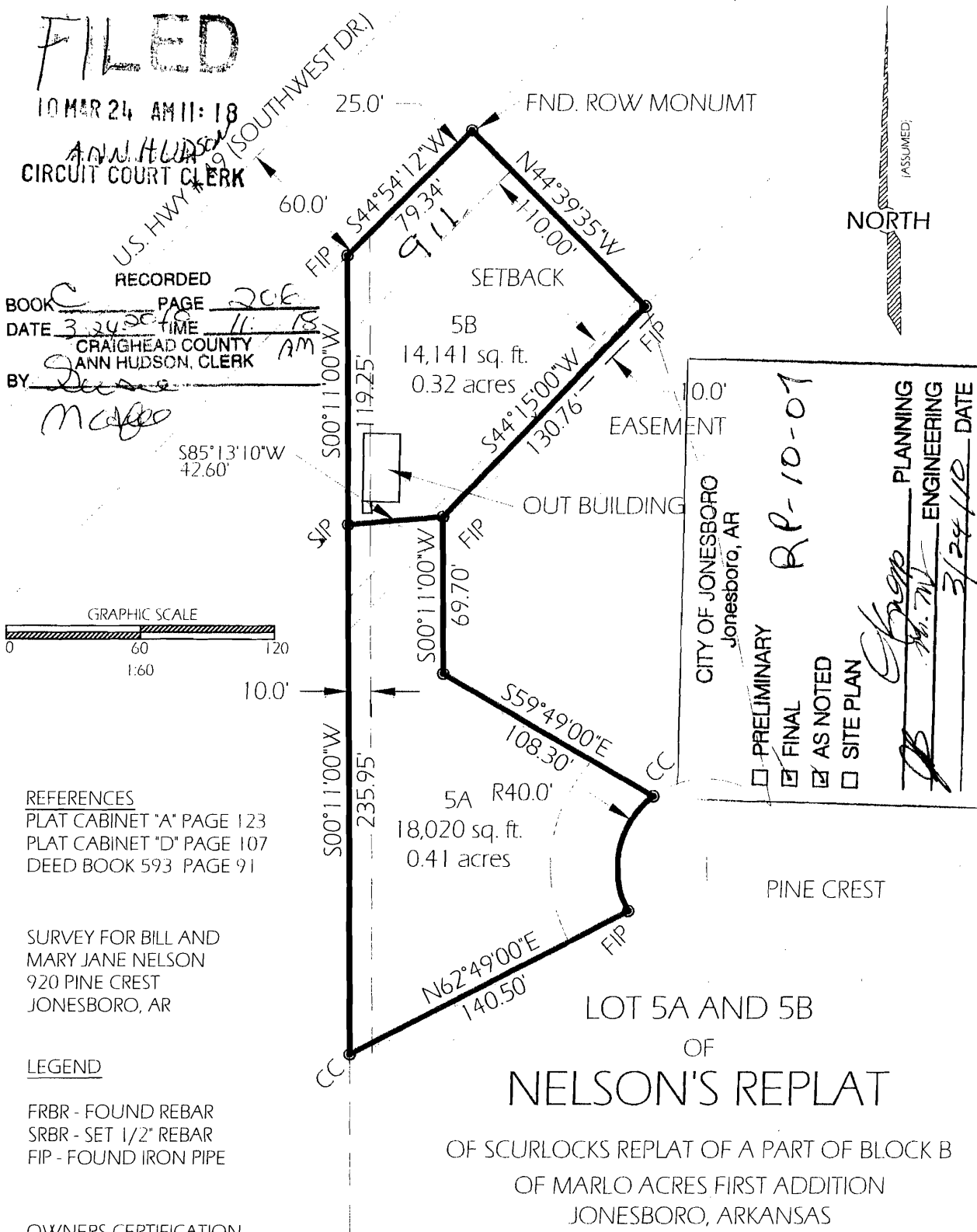
*Bill Nelson* 3/24/10  
SIGNATURE AND DATE

*Mary Jane Nelson* 3/24/2010  
SIGNATURE AND DATE

SURVEYORS CERTIFICATION

I, HERE STATE OF ARKANSAS, THAT ON THIS DATE, HAVE MADE A RETRACEMENT SURVEY OF THE ABOVE DESCRIBED LANDS AND PROPERTY LINES, AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND ABILITY.

*Jeff Wayne Harriman*  
JEFF WAYNE HARRIMAN  
PROFESSIONAL SURVEYOR NO. 1538  
09 MARCH 10 DATE OF SURVEY



CITY OF JONESBORO  
Jonesboro, AR  
R-10-07  
PRELIMINARY  
FINAL  
AS NOTED  
SITE PLAN  
PLANNING  
ENGINEERING  
DATE 3/24/10

LOT 5A AND 5B  
OF  
NELSON'S REPLAT

OF SCURLOCKS REPLAT OF A PART OF BLOCK B  
OF MARLO ACRES FIRST ADDITION  
JONESBORO, ARKANSAS

DELTA LAND SURVEYING LLC

1090 cr 311 JONESBORO, ARKANSAS - 72401  
ALTA/ASCM - BOUNDARY - TOPOGRAPHIC - CONSTRUCTION  
OFFICE 870.930.5171 - Email: geomarkts@yahoo.com

DATE: 30910 PLAT CODING SYSTEM

DRAWN BY: JWH 500-14N-03E-0-25-220-16-1538  
0510008



*City of Jonesboro City Council*  
**Staff Report – RZ 13-08: Wewers Rezoning – 909 Southwest Drive**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on June 18, 2013*

**REQUEST:** To consider a rezoning of a parcel of land containing 0.32 acres more or less.

**PURPOSE:** Paula and Louis Wewers request MAPC approval of a Rezoning from R-1 Single Family Residential to C-4 - Neighborhood Commercial for a 14,141 sq. ft. lot, located at 909 Southwest Drive.

**APPLICANT/  
OWNER:** Paula and Louis Wewers, 3919 Brandywine, Jonesboro, AR 72404

**LOCATION:** Southwest Drive between 909 and 915 Southwest Drive  
Lot 5B of Nelson’s Replat of Marlo Acres First Addition

**SITE  
DESCRIPTION:** **Tract Size:** 0.32 acres/ 14,141 sq. ft.  
**Frontage:** Approximately 80 ft. on Southwest Drive  
**Topography:** Approximately 10% slope (10:1).  
**Existing Development:** Vacant residential lot with small outbuilding.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONING</u>	<u>LAND USE</u>
Northwest:	C-3	Bank
Northeast:	C-4	Antique and frame shop
Southeast:	R-1	Residence
South:	R-1	Residence
West:	C-5	Architecture firm

**HISTORY:** Vacant residential lot.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Current/Future Land Use Map recommends this location as Planned Mixed Use. The proposed rezoning to C-4 – Neighborhood Commercial District is consistent with the adopted land use map.



**Adopted Land Use Map**

**Approval Criteria Checklist- Section 117-34- Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list. Staff has reviewed each and offers explanations and findings as listed in the rezoning checklist below:

<b>Criteria</b>	<b>Consistent (Yes or No)</b>	<b>Explanation</b>
(a) Consistency of the proposal with the Comprehensive Plan	Yes. Plan Update is Pending.	See Land Use Section Above.
(b) Consistency of the proposal with the purpose of the zoning ordinance.	Yes.	Meets the criteria for a C-4 – Neighborhood Commercial District

(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;	Yes.	Commercial property exists on three sides of the property boundary.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Not suitable for residential.	Proposed use is not listed as a permitted or conditional use in R-1.
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	No detrimental effects.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	Over 10 years.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Impacts are minimal	Possibility of shared access with architecture firm.



*Vicinity/Zoning Map*

Findings:

**Master Street Plan/Transportation**

The subject site is served by Southwest Drive, which on the Master Street Plan is defined as a Principle Arterial. The 60 ft. right of way from the highway centerline as shown on the plat satisfies the Master Street Plan recommendation.

Access management is a concern by staff. The owner should carefully design parking areas via access from the existing curb cut, to avoid adversely impact current traffic flow. A final site plan shall be submitted for MAPC review and approval.

Possibility of shared access with architecture firm to the west should be evaluated and coordinated.

**Ordinance Compliance Review for Proposed Rezoning:**

Compliant with the criteria for a C-4 – Neighborhood Commercial District. Until a development plan is submitted, staff has no recommendations. This lot will probably used as accessory to the owner’s adjacent

existing business, i.e. parking and storage. All parking areas should be screened when adjacent to any residential homes, per the Zoning Code.

**Other Departmental/Agency Reviews:**

Department/Agency	Reports/ Comments	Status
Engineering	Received	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Pending	No comments to date
Fire Department	Received	Noted no objection
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	Received	Noted no objection

**MAPC RECORD OF PROCEEDINGS: Hearing held on June 11, 2013:**

**Applicant:** Mrs. Wewers presented her case before the Commission, stating they purchased this abutting lot to make it part of her antique shop and framing shop business.

**Staff:**

Mr. Spriggs gave Staff Summary comments outlined in the report. Consistency is achieved with the adopted Land Use Plan. The Master Street Plan requirements are satisfied. There were no submitted objections by any City department or utility agency on this proposal.

Staff has no issues with the proposal, and is recommending approval subject to MAPC review of a final Site Plan in the future. Mr. Spriggs also recommended that the applicant does due diligence in considering a cross access agreement with the neighbor to the south to alleviate a bad intersection as it access the architect’s office to the south.

**Public Input:** None Present.

**Commission Action:**

Motion was made by Mr. Scurlock that RZ-13-08 on the floor for consideration of the recommendation by MAPC to the City Council for the rezoning of this property from “R-1 Single Family Residential to C-4 Neighborhood Commercial, subject to the Staff conditions. MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Motion was seconded by Mr. Schrantz

**Roll Call Vote:** Motion passed with a 6-0 vote recommending approval.

Mr. Dover- Aye; Ms. Nix- Aye; Mrs. Shrantz-Aye; Mr. Reece- Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Mr. Lonnie Roberts- Chair; Absent were Mr. Kelton and Mr. Hoelscher.



Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted Paula and Louis Wewers should be evaluated based on the above observations and criteria, of Case RZ 13-08 noted above, a request to rezone property from “R-1 Single Family Residential to C-4 Neighborhood Commercial District”. The following conditions apply:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan shall be submitted, reviewed and approved by the MAPC prior to any redevelopment.
3. All parking areas should be screened when adjacent to any residential homes, per the Zoning Code.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



Property frontage along Southwest Drive and the antique and frame shop located adjacent to the northwestern property boundary.



Ingress/egress location at Southwest Drive for architecture firm property located adjacent to western property boundary.



## Legislation Details (With Text)

<b>File #:</b>	RES-13:077	<b>Version:</b>	1	<b>Name:</b>	Set a public hearing for an abandonment on Avenir Place
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Recommended Under New Business
<b>File created:</b>	5/15/2013	<b>In control:</b>		<b>In control:</b>	Public Works Council Committee
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	A RESOLUTION TO SET PUBLIC HEARING REGARDING AN ABANDONMENT OF PART OF THE UNDEVELOPED PORTION OF THE AVENIR PLACE CUL-DE-SAC, LYING AT THE WEST END OF THE PLATTED RIGHT-OF-WAY OF AVENIR PLACE, AS SHOWN ON THE PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS; AND RECORDED IN BOOK H, PAGE 141.				
<b>Sponsors:</b>	Engineering, Planning				
<b>Indexes:</b>	Abandonment, Public hearing				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Petition</a> <a href="#">UtilityLetters</a> <a href="#">PLATS-Abandonment</a> <a href="#">Centerpoint Letter</a> <a href="#">Adjacent owners consent</a>				

Date	Ver.	Action By	Action	Result
6/4/2013	1	Public Works Council Committee		

### Title

A RESOLUTION TO SET PUBLIC HEARING REGARDING AN ABANDONMENT OF PART OF THE UNDEVELOPED PORTION OF THE AVENIR PLACE CUL-DE-SAC, LYING AT THE WEST END OF THE PLATTED RIGHT-OF-WAY OF AVENIR PLACE, AS SHOWN ON THE PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS; AND RECORDED IN BOOK H, PAGE 141.

### Body

WHEREAS, the adjoining property owners have filed a Petition with the City Clerk of the City of Jonesboro, Arkansas requesting that;

THAT PART OF THE UNDEVELOPED PORTION OF THE AVENIR PLACE CUL-DE-SAC, LYING AT THE WEST END OF THE PLATTED RIGHT-OF-WAY OF AVENIR PLACE, AS SHOWN ON THE PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS; AND RECORDED IN BOOK H, PAGE 141.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AVENIR PLACE; THENCE SOUTH 88°56'56" WEST, ALONG SAID LINE, 106.10 FEET, TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 88°56'56" WEST 80.16 FEET, TO A POINT ON A CURVE TO THE RIGHT; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE, RADIUS 50.00 FEET, A DISTANCE OF 93.00 FEET, TO THE POINT OF BEGINNING PROPER; CONTAINING 0.026 ACRES OR 1126.85 SQUARE FEET; BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS

OF RECORD.

Be vacated and abandoned; and

WHEREAS, the Petition has been presented to the City Council of the City of Jonesboro, Arkansas; AND

WHEREAS, Arkansas Code Annotated 14-301-110 requires two weeks public notice before the above right of way can be vacated and abandoned;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Jonesboro, Arkansas that the City Clerk is directed to publish a notice advising the public of the request by the adjoining property owners to vacate and abandon the undeveloped street mentioned above and this matter will be heard before the City Council on \_\_\_\_\_ at \_\_\_\_\_ o'clock, p.m., at the Huntington Building, located at 900 W. Monroe, Jonesboro, Arkansas.

TO: Honorable Harold Perrin, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

**PETITION TO ABANDON THAT PART OF THE UNDEVELOPED PORTION OF THE AVENIR PLACE CUL-DE-SAC, LYING AT THE WEST END OF THE PLATTED RIGHT-OF-WAY OF AVENIR PLACE, AS SHOWN ON THE PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS; AND RECORDED IN BOOK H, PAGE 141.**

We / I the undersigned, being the owner/s of all property adjoining to the following described Right of way located in the City of Jonesboro, Arkansas, described as follows:

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AVENIR PLACE; THENCE SOUTH 88°56'56" WEST, ALONG SAID LINE, 106.10 FEET, TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 88°56'56" WEST 80.16 FEET, TO A POINT ON A CURVE TO THE RIGHT; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE, RADIUS 50.00 FEET, A DISTANCE OF 93.00 FEET, TO THE POINT OF BEGINNING PROPER; CONTAINING 0.026 ACRES OR 1126.85 SQUARE FEET; BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD

Herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have all of the above described Right of way legally abandoned.

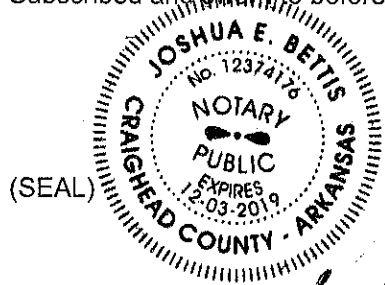
DATED this 28<sup>th</sup> day of August 2012.

PROPERTY OWNER ADDRESS

R.D.& D Investments LLC 1115 Windover Road, Jonesboro, AR 72401

*[Handwritten signatures]*

Subscribed and sworn to before me this 28<sup>th</sup> day of August, 2012



*[Handwritten signature]*  
NOTARY

Expiration date: 12/03/19



*Owned by the Citizens of Jonesboro*

August 8, 2012

City of Jonesboro  
P.O. Box 1845  
Jonesboro, AR 72403  
Attn: Donna Jackson, City Clerk

Re: Right of Way Abandonment  
Avenir Place Cul-de-Sac

Dear Donna:

City Water and Light has no objection with the abandonment of the Right-of-Way more particularly described as:

Beginning at the Southeast corner of Lot 2 of Primary Care Investments Replat of JMEC Addition and Lots 1 and 2 Browns Landing Addition to Jonesboro, Arkansas; said point being on the North Right-of-Way line of Avenir Place; thence South 88°56'56" West, along said line, 106.10 feet, to the point of beginning proper; thence South 88°56' 56" West 80.16 feet, to a point on a curve to the right; thence in a Northeasterly direction along said curve, radius 50.00 feet, a distance of 93.00 feet, to the point of beginning proper; containing 0.026 acres or 1126.85 square feet; being subject to all Rights-of-Way and easements of record, as shown on the attached Exhibit A.

City Water and Light would require a utility easement over the proposed abandonment. Please call if more information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald L. Bowen", is written over a white background.

Ronald L. Bowen  
Manager, City Water & Light

Enclosure

Cc: Donna Jackson  
Otis Spriggs  
Haywood, Kenward, Bare & Associates



Cindy Cole  
Manager-Engineering Design

AT&T - Arkansas  
723 S. Church, Rm. B27  
Jonesboro, AR 72401  
(870) 972.7600 Phone

**August 3, 2012**

**RE: Right-of-Way Abandonment  
Avenir Place  
City of Jonesboro  
Craighead County**

AT&T has no objection with the abandonment of the Right-of-Way on Avenir Place as described in the attached request.

At the current time AT&T has no facilities in this Right-of-Way.

Please contact me if you have any questions.

Sincerely,

Cindy Cole  
Manager Engineer Design

## UTILITY RELEASE FORM

R.O.W. (Right of Way) Abandonment Request

I have been notified of the petition to vacate the following described as follows:

Beginning at the Southeast corner of Lot 2 of Primary Car Investments Replat of JMEC addition and Lots 1 and 2 Browns Landing Addition to Jonesboro , Arkansas; said point being on the North Right-of-Way line of Avenir Place; Thence South 88 56'56" West, along said line, 106.10 feet, to the point of beginning proper; Thence continue South 88 56'56" West 80.16 feet, on a curve to the right; Thence in a Northeasterly direction along said curve, radius 50.00 feet, a distance of 93.00 feet, to the point of beginning proper; Containing 0.026 acres or 1126.85 square feet; Being subject to all Rights-of-Way and easements of Record, As shown on the attached.

### UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above.
- No objections to the vacation(s) described above, provided the following described easements are retained.
- Objects to the vacation(s) described above, reason described below:

Cindy Cole  
Design Engineer ATT  
870-972-7600

Signature of Utility Company Representative





To: Haywood, Kenward, Bare and Associates, Inc

From: Suddenlink Communications, Inc.

Date: August 21, 2012

Re: Request for Partial Right-of-Way Abandonment

Suddenlink Communications, Inc. has no objection to the abandonment of that part of the undeveloped portion of the Avenir Place Cul-de-Sac, lying at the West end of the platted Right-of-Way of Avenir Place, as shown on the Primary Care Investments Replat of JMEC Addition and Lots 1 and 2 Browns Landing Addition, located in Jonesboro, Craighead County, Arkansas.

Respectfully,

*John Fain*

Construction Planner  
Suddenlink Communications, Inc.

# HKB

## COMPILATION MAP

THAT PART OF THE UNDEVELOPED PORTION OF AVENIR PLACE (OUL-DE-SAC) LYING SOUTH OF WINDOVER ROAD AND WEST OF BROWNS LANE JONESBORO, CRAIGHHEAD COUNTY, ARKANSAS

**Haywood, Kenward, Bare and Associates, Inc.**  
 CIVIL Engineering, Surveying & Planning Services  
 1801 Leitchfield Drive, Jonesboro, AR, 72404

TEL: 870-932-2019 FAX: 870-932-1028

**PRELIMINARY**

JASON H. BRANCH, PS  
 AR - 1596

**PRELIMINARY**

Haywood, Kenward, Bare, and Associates, Inc  
 Arkansas - 234

CLIENT:  
 WRIGHT

COPYRIGHT 2012, ALL RIGHTS RESERVED

REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.

WQ4Q-0001-28

DRAWN BY

JHB

CHECKED BY

SHEET

1 of 1

SCALE

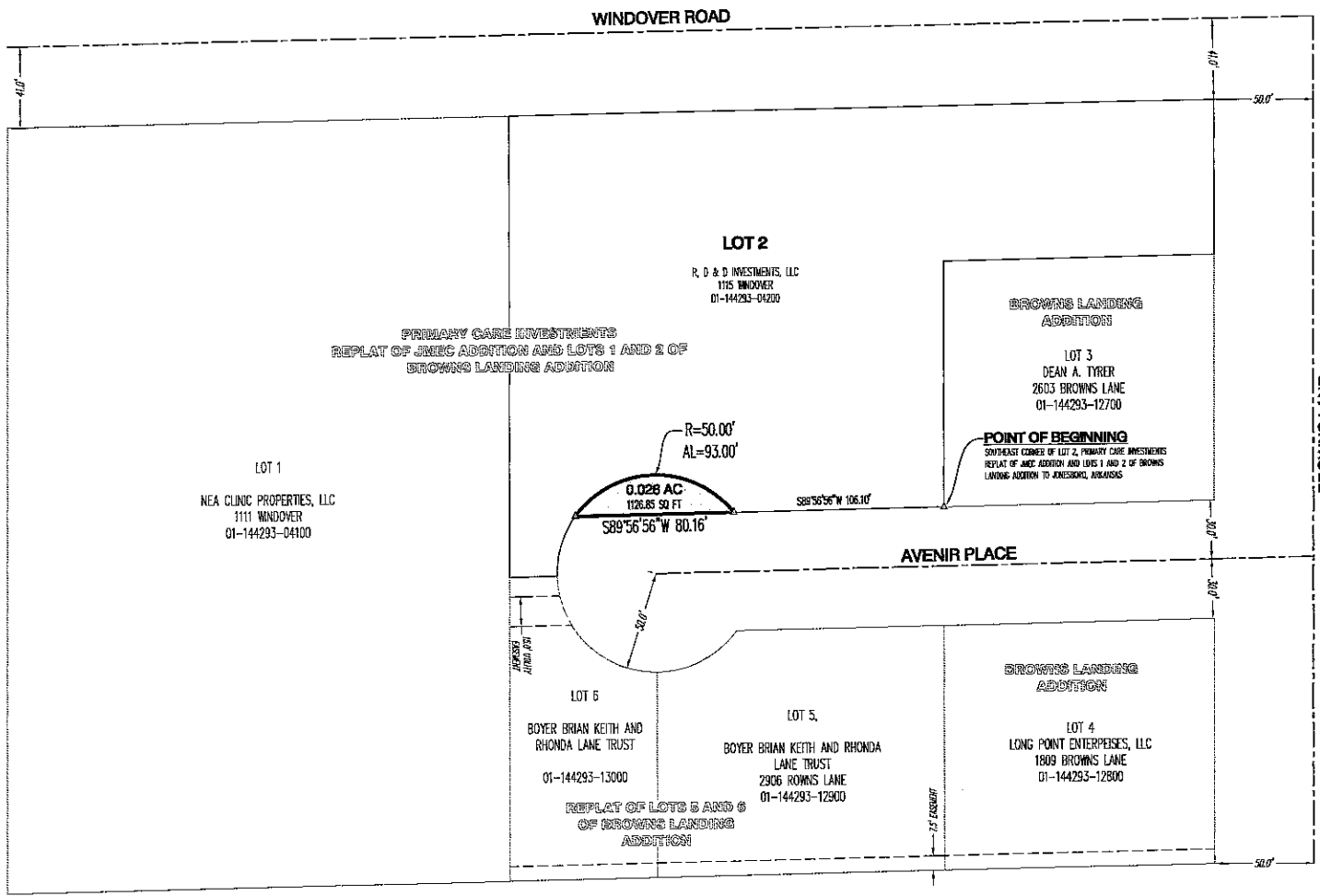
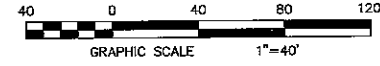
1"=40'

DATE

07/12/12

DRAWING NO.

## COMPILATION MAP

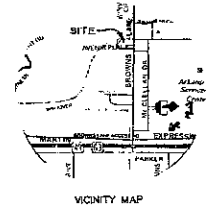


BASED UPON BEARINGS, PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS BY TERRY BARE, PS 1994, FIELD IN BOOK 6, PAGE 141.

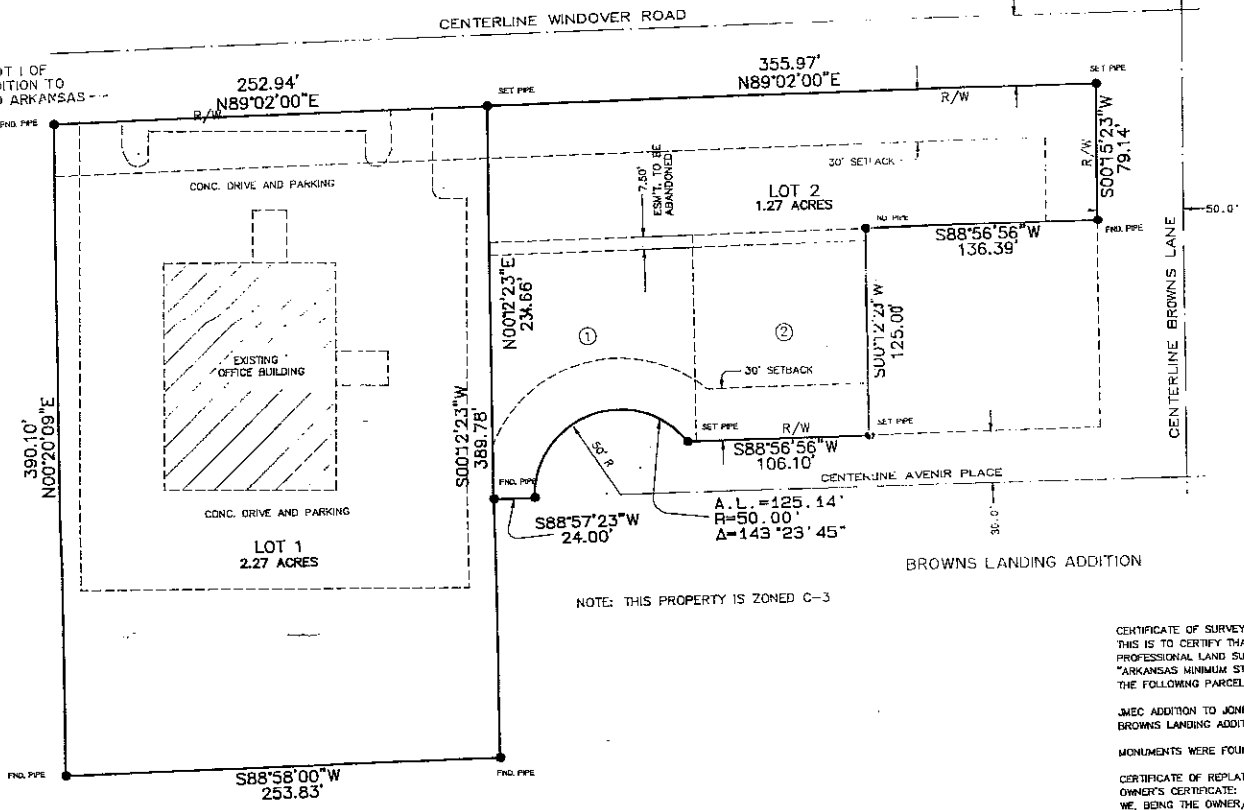
**PARTIAL RIGHT-OF-WAY ABANDONMENT:**

THAT PART OF THE UNDEVELOPED PORTION OF THE AVENIR PLACE (OUL-DE-SAC), LYING AT THE WEST END OF THE PLATTED BROTT-OF-WAY OF AVENIR PLACE, AS SHOWN ON THE PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTH EAST CORNER OF LOT 2 OF PRIMARY CARE INVESTMENTS REPLAT OF JMEC ADDITION AND LOTS 1 AND 2 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AVENIR PLACE; THENCE SOUTH 88°56'56" WEST, ALONG SAID LINE, 106.10 FEET, TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 88°56'56" WEST 80.16 FEET, TO A POINT ON A CURVE TO THE RIGHT; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE, RADIUS 50.00 FEET, A DISTANCE OF 93.00 FEET, TO THE POINT OF BEGINNING PROPER; CONTAINING 0.028 ACRES OR 1126.85 SQUARE FEET; BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

FILED FOR RECORD  
 This 27<sup>th</sup> day of Sept. 1995  
 4238  
 PAT FLEETWOOD  
 Circuit & Chancery Court Clerk  
 by Shirley Handley



NW COR. LOT 1 OF  
 J.M.E.C. ADDITION TO  
 JONESBORO ARKANSAS



NOTE: THIS PROPERTY IS ZONED C-3

CERTIFICATE OF SURVEY:  
 THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE, AND ASSOCIATES, INC.,  
 PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED IN ACCORDANCE WITH  
 "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARIES AND PLATS",  
 THE FOLLOWING PARCEL/PARCELS OF LAND:

J.M.E.C. ADDITION TO JONESBORO, ARKANSAS AND LOTS 1 AND 2 OF  
 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS

MONUMENTS WERE FOUND OR SET AS NOTED ON THE PLAT OF SURVEY HEREON.

CERTIFICATE OF REPLAT:  
 OWNER'S CERTIFICATE:  
 WE, BEING THE OWNER/AGENTS OF THE ABOVE DESCRIBED PARCEL/PARCELS OF  
 LAND DO HEREBY ADOPT THE PLAN OF RE-PLAT AS SHOWN HEREON, AND DO  
 HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS OF WIDTH,  
 LENGTH, AND LOCATION AS SHOWN HEREON, AND SAID OWNER/AGENTS DO  
 HEREBY DEDICATE ALL EASEMENTS FOR THE EXPRESS PURPOSE AND INTENDED  
 USE DESCRIBED HEREON.

" SAID RE-PLAT SHALL HERE-IN-AFTER BE DESIGNATED AND REFERRED TO AS

PRIMARY CARE INVESTMENTS REPLAT OF J.M.E.C. ADDITION AND LOTS 1 AND 2 OF  
 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS

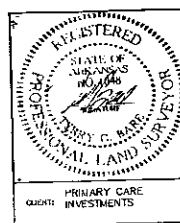
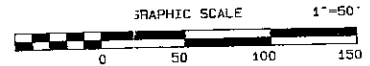
SIGNED THIS 17<sup>th</sup> DAY OF AUGUST 1995 BY:

*John H. Hixson* OWNER/AGENT

METROPOLITAN AREA PLANNING COMMISSION  
 Jonesboro - Craighead County

- PRELIMINARY APPROVAL
- FINAL APPROVAL
- AS NOTED
- DISAPPROVED
- TABLE

*John R. Calawa* Chairman  
*John H. Hixson* Secretary  
 AUG 22 1995 Date



**RECORD REPLAT**  
 PRIMARY CARE INVESTMENTS  
 REPLAT OF J.M.E.C. ADDITION AND LOTS 1 AND 2  
 BROWNS LANDING ADDITION TO JONESBORO, ARKANSAS  
**HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.**  
 SURVEYING - PLANNING  
 603 SOUTHWEST DRIVE, SUITE A  
 JONESBORO, ARKANSAS 72401  
 TEL 501-932-2019 FAX 501-932-1076

REVISIONS	
DATE	DESCRIPTION

DRAWN: S.P.  
 DATE: 8/17/94

CHECKED: T.B.  
 DATE: 8/17/94

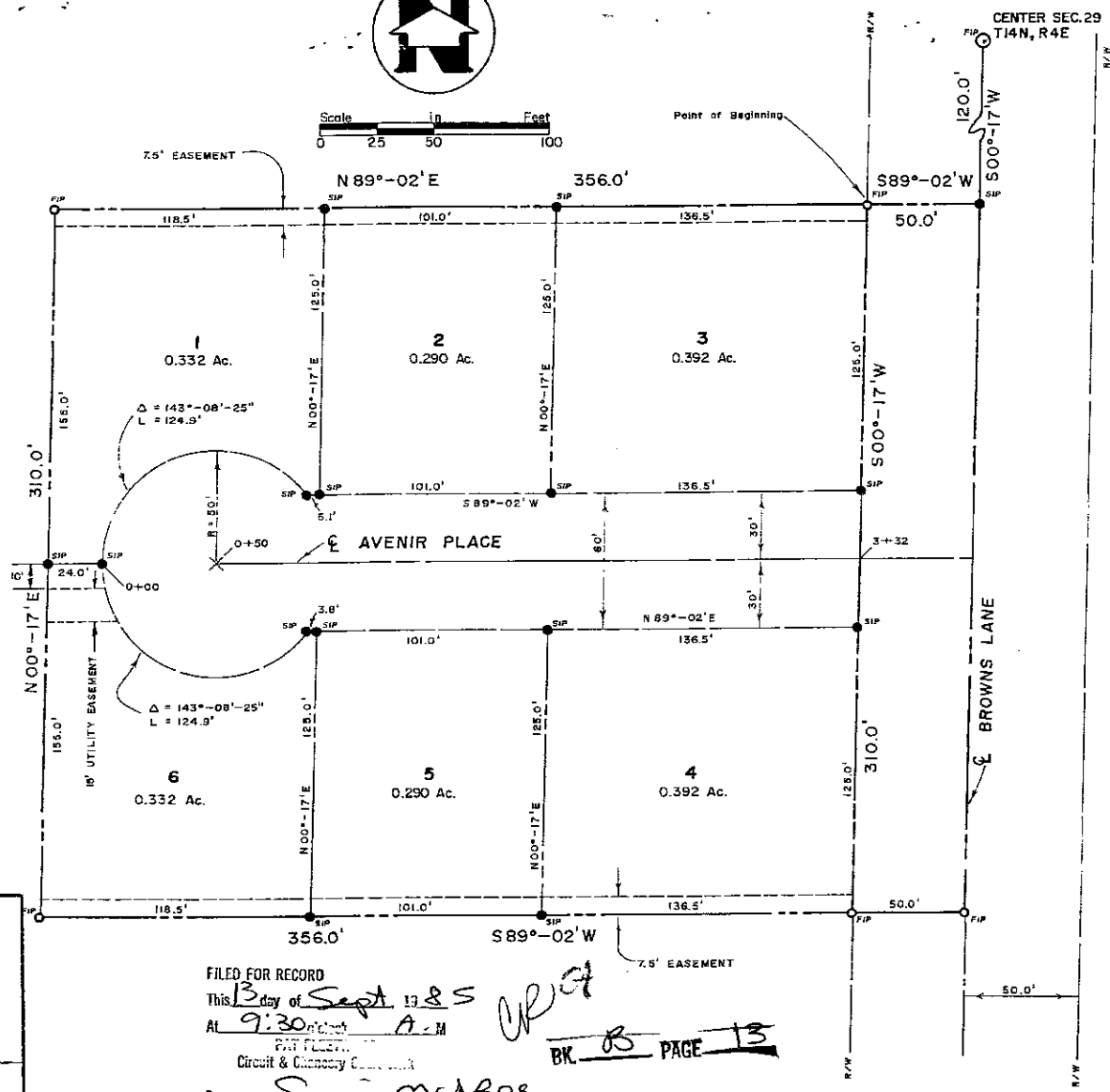
JOB NO.  
 014595

SHEET NO.  
 1

SCALE  
 1" = 50'

DRAWING NO.  
 57-55

RP95-47



DAN B. MULHOLLEN  
 REGISTERED  
 LAND SURVEYOR  
 STATE OF  
 ARKANSAS  
 NO. 646  
 SIGNATURE

FILED FOR RECORD  
 This 13 day of Sept 1985  
 At 9:30 o'clock A.M.  
 P.M. FLEET  
 Circuit & Chancery Clerk  
 By Susan McGehee

BR. 13 PAGE 13

BOUNDARY DESCRIPTION

A part of the East Half of the Northeast Quarter of the Southwest Quarter (E 1/2, NE 1/4, SW 1/4) of Section 29, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows:

From the Northeast Corner of the NE 1/4 of the SW 1/4 of said Section 29 thence S00°17'W 120.00 feet along the east line of the NE 1/4, of the SW 1/4 of said Section 29 to a point, thence S89°02'W 50.00 feet to a point on the westerly right of way of Browns Lane, the Point of Beginning;

Thence S00°17'W 310.00 feet along said right of way to a point, thence S89°02'W 156.00 feet to a point, thence N00°17'E 310.00 feet to a point, thence N89°02'E 156.00 feet to the Point of Beginning, containing some 2.535 acres, more or less.

OWNER'S CERTIFICATION AND DEDICATION

I, Hubert Brodell, President, and I, S. J. Bailey, Secretary of Avenir, Inc., an Arkansas Corporation, do hereby certify that Avenir, Inc. is the owner of the above described property, that we have caused same to be subdivided and named Browns Landing Addition, Jonesboro, Arkansas, as shown hereon, and we do hereby dedicate the streets to the use of the general public and we do hereby dedicate the easements shown hereon for the purpose of construction and maintenance of the appropriate utilities.

*Hubert Brodell* Hubert Brodell, President  
*S. J. Bailey* S. J. Bailey, Secretary  
 Avenir, Inc.

CERTIFICATE OF SURVEY

I hereby certify that I have this date made a complete survey of the property shown hereon and that all property lines and corner monuments are correctly established to the best of my knowledge and belief.

*Dan B. Mulhollen*  
 Dan B. Mulhollen, Land Surveyor # 646 July 31, 1985

State of Arkansas  
 County of Craighead  
 Subscribed and sworn before me this 5th day of August, 1985.  
 Notary Public *Dana L. Gilbert*  
 My commission expires 02-16-88

METROPOLITAN AREA PLANNING COMMISSION  
 Jonesboro - Craighead County

PRELIMINARY APPROVAL  
 FINAL APPROVAL  
 AS NOTED  
 DISAPPROVED  
 TABLED

*Thomas White* Chairman  
*Rosalie Barber* Secretary  
 Date

PRELIMINARY PLAT  
 BROWNS LANDING ADDITION  
 JONESBORO, ARKANSAS

MULHOLLEN & ASSOCIATES INC.  
 CIVIL ENGINEERING SERVICES  
 JONESBORO ARKANSAS

**Haywood, Kenward, Bare & Associates, Inc.**

Civil Engineering, Surveying & Planning Services

May 10, 2013

Otis Spriggs AICP, Director of Planning & Zoning  
307 Vine Street  
Jonesboro, AR 72401

RE: Avenir Place

Dear Mr. Spriggs:

The Wrights have been trying to abandon a portion of Avenir Place Cul-De-Sac since 2012; they have fulfilled the requirements of the city's abandonment process as well as the utility providers request. However we have not received a confirmation from Centerpoint Energy.

The Wrights are asking that the requested street abandonment area be retained as a utility easement; this will allow the expansion of their parking lot.

Respectfully,



Terry Bare

# Haywood, Kenward, Bare

AND ASSOCIATES, INC.

Civil Engineering - Surveying - Planning

July 13, 2012

Rhonda Boyer  
1805 Avenir Place  
Jonesboro, AR 72403-0954

RE: Request for a Partial Right-of-Way Abandonment

Dear Mrs. Boyer,

Haywood, Kenward, Bare & Associates is requesting the abandonment of that part of the undeveloped portion of the Avenir Place Cul-de-Sac, lying at the West end of the platted Right-of-Way of Avenir Place, as shown on the Primary Care Investments Replat of JMEC Addition and Lots 1 and 2 Browns Landing Addition to Jonesboro, Arkansas; Recorded in Book H, Page 141; Being more particularly described as follows:

Beginning at the Southeast corner of Lot 2 of Primary Care Investments Replat of JMEC addition and Lots 1 and 2 Browns Landing Addition to Jonesboro, Arkansas; said point being on the North Right-of-Way line of Avenir Place; Thence South 88°56'56" West, along said line, 106.10 feet, to the point of beginning proper; Thence continue South 88°56'56" West 80.16 feet, to a point on a curve to the right; Thence in a Northeasterly direction along said curve, radius 50.00 feet, a distance of 93.00 feet, to the point of beginning proper; Containing 0.026 acres or 1126.85 square feet; Being subject to all Rights-of-Way and easements of Record,

As shown on the attached Exhibit A.

If you have any questions or need additional information, please feel free to contact me at 870-932-2019.

I do not object to the requested vacation described above.

I do object to the requested vacation described above because.

Comments:

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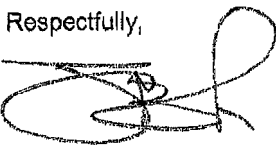
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Signature of Property Owner/ Representative

Date

Respectfully,



Jason Branch, PS

Haywood, Kenward, Bare & Associates, Inc.

1801 Latourette Drive, Jonesboro, AR 72404  
Bus. (870) 932-2019 Fax (870) 932-1076  
E-mail: hkb@hkbinc.com

**Haywood, Kenward, Bare**  
**AND ASSOCIATES, INC.**  
Civil Engineering - Surveying - Planning

July 13, 2012

Dean A. Tyrer  
2603 Browns Lane  
Jonesboro, AR 72401

RE: Request for a Partial Right-of-Way Abandonment

Dear Mr. Tyrer,

Haywood, Kenward, Bare & Associates is requesting the abandonment of that part of the undeveloped portion of the Avenir Place Cul-de-Sac, lying at the West end of the platted Right-of-Way of Avenir Place, as shown on the Primary Care Investments Replat of JMEC Addition and Lots 1 and 2 Browns Landing Addition to Jonesboro, Arkansas; Recorded in Book H, Page 141; Being more particularly described as follows:

Beginning at the Southeast corner of Lot 2 of Primary Care Investments Replat of JMEC addition and Lots 1 and 2 Browns Landing Addition to Jonesboro, Arkansas; said point being on the North Right-of-Way line of Avenir Place; Thence South 88°56'56" West, along said line, 106.10 feet, to the point of beginning proper; Thence continue South 88°56'56" West 80.16 feet, to a point on a curve to the right; Thence in a Northeasterly direction along said curve, radius 50.00 feet, a distance of 93.00 feet, to the point of beginning proper; Containing 0.026 acres or 1128.85 square feet; Being subject to all Rights-of-Way and easements of Record,

As shown on the attached Exhibit A.

If you have any questions or need additional information, please feel free to contact me at 870-932-2019.

- I do not object to the requested vacation described above.  
 I do object to the requested vacation described above because.

Comments:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Property Owner/ Representative 8/28/12  
Date

Respectfully,



Jason Branch, PS  
Haywood, Kenward, Bare & Associates, Inc.



## Legislation Details (With Text)

<b>File #:</b>	ORD-13:020	<b>Version:</b>	1	<b>Name:</b>	Rezoning by Unico Bank
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Third Reading
<b>File created:</b>	5/16/2013	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 AND R-1 TO PD-RM FOR PROPERTY LOCATED AT KEELY AND LEXEE STREETS AS REQUESTED BY UNICO BANK				
<b>Sponsors:</b>					
<b>Indexes:</b>	Rezoning				
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Plat</a> <a href="#">MAPC Report</a> <a href="#">MAPC Record of Proceedings December 11 2012</a> <a href="#">MAPC Record of Proceedings March 12 2013</a> <a href="#">Opposition material</a> <a href="#">Opposition petition</a>				

Date	Ver.	Action By	Action	Result
6/4/2013	1	City Council		
5/28/2013	1	City Council	Held at one reading	

title  
AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES

body  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

TRACT I:

FROM R-1 RESIDENTIAL TO RS-7, THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°22'08" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 2606.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION



3; THENCE SOUTH 89°19'52" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1,061.75 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF CALDWELL ACRES FIFTH ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°53'51" WEST, ALONG THE EAST LINE OF SAID PLAT AND DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 476.01 FEET; THENCE NORTH 89°34'02" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 33.54 FEET; THENCE NORTH 00°22'33" WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE PLAT OF CALDWELL ACRES SIXTH ADDITION, A DISTANCE OF 282.38 FEET; THENCE NORTH 05°55'02" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 60.35 FEET; THENCE NORTH 00°17'03" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 484.18 FEET; THENCE NORTH 89°57'44" EAST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 280.00 FEET; THENCE SOUTH 00°17'03" EAST, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1,299.31 FEET; THENCE SOUTH 89°19'52" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 314.52 FEET, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 383,850 SQ. FT. OR 8.81 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

TRACT II:

FROM R-1 RESIDENTIAL TO PD-RM, THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°22'08" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 364.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,242.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°19'52" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 747.23 FEET; THENCE NORTH 00°17'04" WEST, DEPARTING FROM SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1299.31 FEET; THENCE NORTH 89°57'44" EAST, A DISTANCE OF 80.96 FEET; THENCE NORTH 00°32'09" WEST, A DISTANCE OF 1,294.25 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINBOTTOM CREEK AS SHOWN ON PLAT OF EASEMENT AS RECORDED IN BOOK "I", AT PAGE 43, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE SOUTH 81°00'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.46 FEET; THENCE SOUTH 64°00'46" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 110.64 FEET; THENCE SOUTH 38°14'20" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.63 FEET; THENCE NORTH 80°31'02" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 147.23 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,718,451 SQ. FT. OR 39.45 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SECTION II: The requested rezoning Classification is further restricted as follows:

1. That the proposed development of Tract I and Tract II shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual and FEMA floodplain regulations.
2. That the RS-7 Single Family District detached homes (Tract I) shall have a maximum density of 7 -units per acre on 37 single family lots.
3. That the PD-RM District (Tract II) shall have a maximum density of not more than 4.5 units per acres for 12-single level Four-plexes, 5.6 units per acre for 22- single level Duplexes, and 5.9 units per acre for 22 Four-plex Townhomes, for a combined maximum density in the PD-RM District (Tract II) of 5.4 units/acre.
4. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of Tract I or Tract II.
5. The applicant agrees to comply with the Master Street Plan recommendations for the Ingels Rd. right-of-way for Tract II.
6. Fencing details depicting screening shall be implemented along the entire perimeter of Tract II as approved by the MAPC.
7. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties to Tract II.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

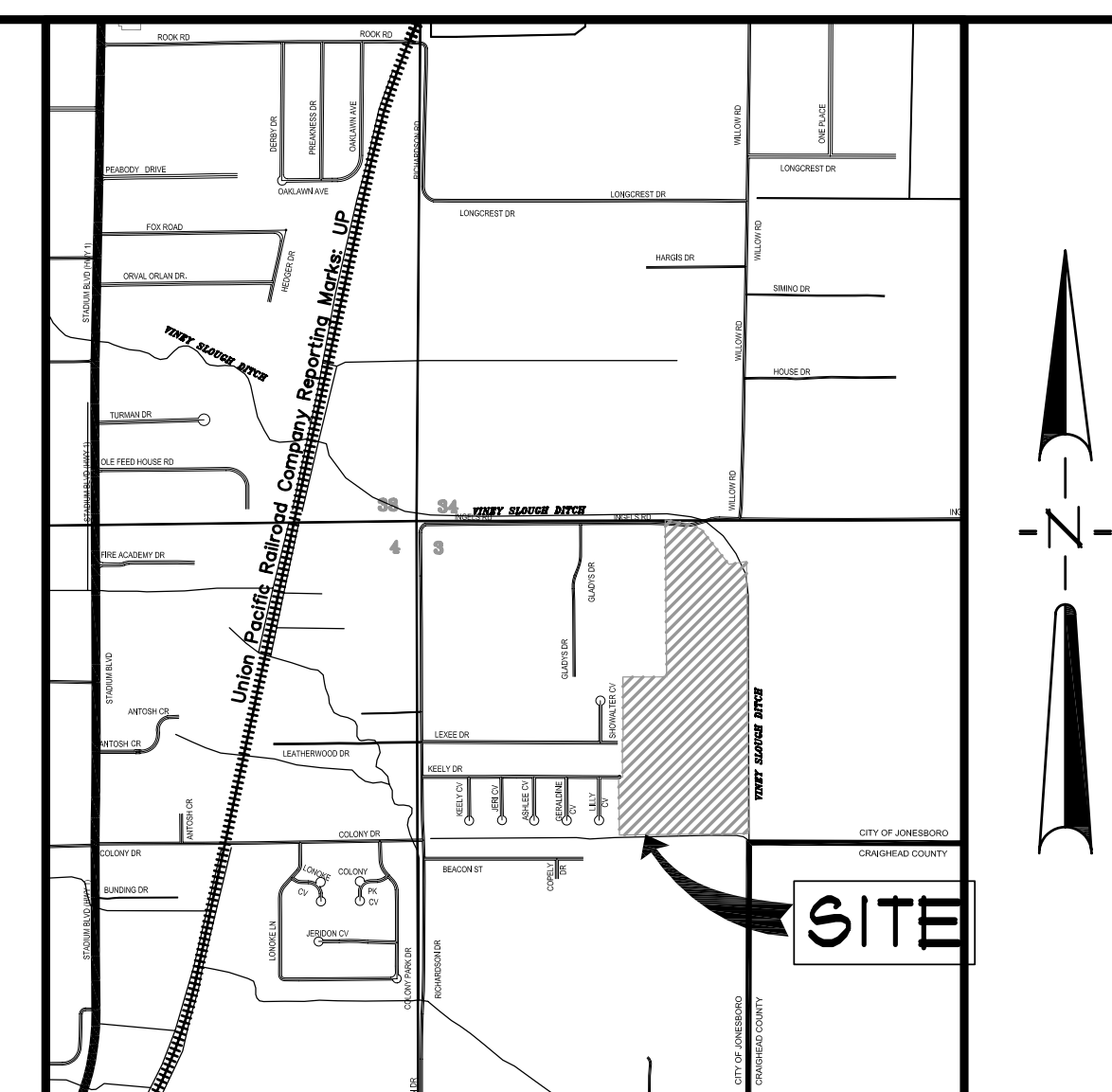
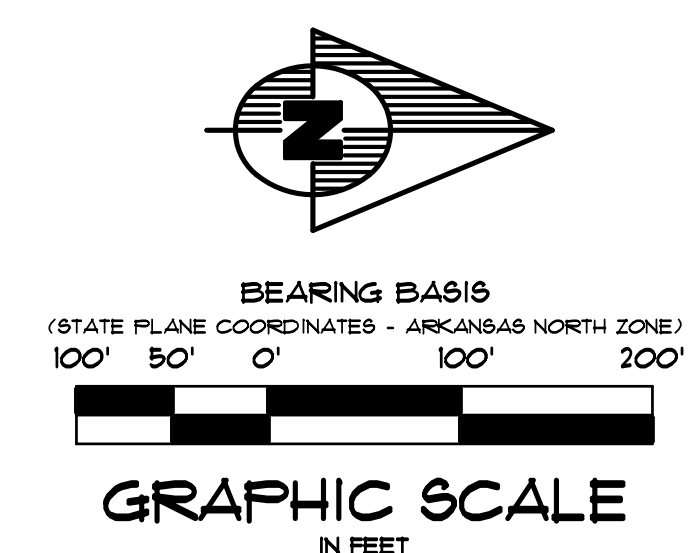
SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

### DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SECTION 3, TOWNSHIP 13 NORTH RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°22'08" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 364.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2242.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°19'59" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1061.19 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF CALDWELL ACRES FIFTH ADDITION; THENCE NORTH 00°53'51" WEST, ALONG THE EAST LINE OF SAID PLAT AND DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 476.01 FEET; THENCE NORTH 89°34'02" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 333.4 FEET; THENCE NORTH 00°22'33" WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE PLAT OF CALDWELL ACRES SIXTH ADDITION, A DISTANCE OF 282.38 FEET; THENCE NORTH 09°59'02" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 60.39 FEET; THENCE NORTH 00°11'03" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 484.8 FEET; THENCE NORTH 89°51'44" EAST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 360.96 FEET; THENCE NORTH 00°32'09" WEST, A DISTANCE OF 1294.25 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGSBOTTOM CREEK AS SHOWN ON PLAT OF EASEMENT AS RECORDED IN BOOK "1", AT PAGE 43, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE SOUTH 81°00'11" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.46 FEET; THENCE SOUTH 64°00'46" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.4 FEET; THENCE SOUTH 38°14'20" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.63 FEET; THENCE NORTH 80°31'02" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1412.3 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2,102,301 SQ. FT. OR 48.26 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



VICINITY SKETCH  
NOT TO SCALE

### LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- F.R.B.
- F.I.P.
- S.I.P.
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ F3 #16.6 CAP

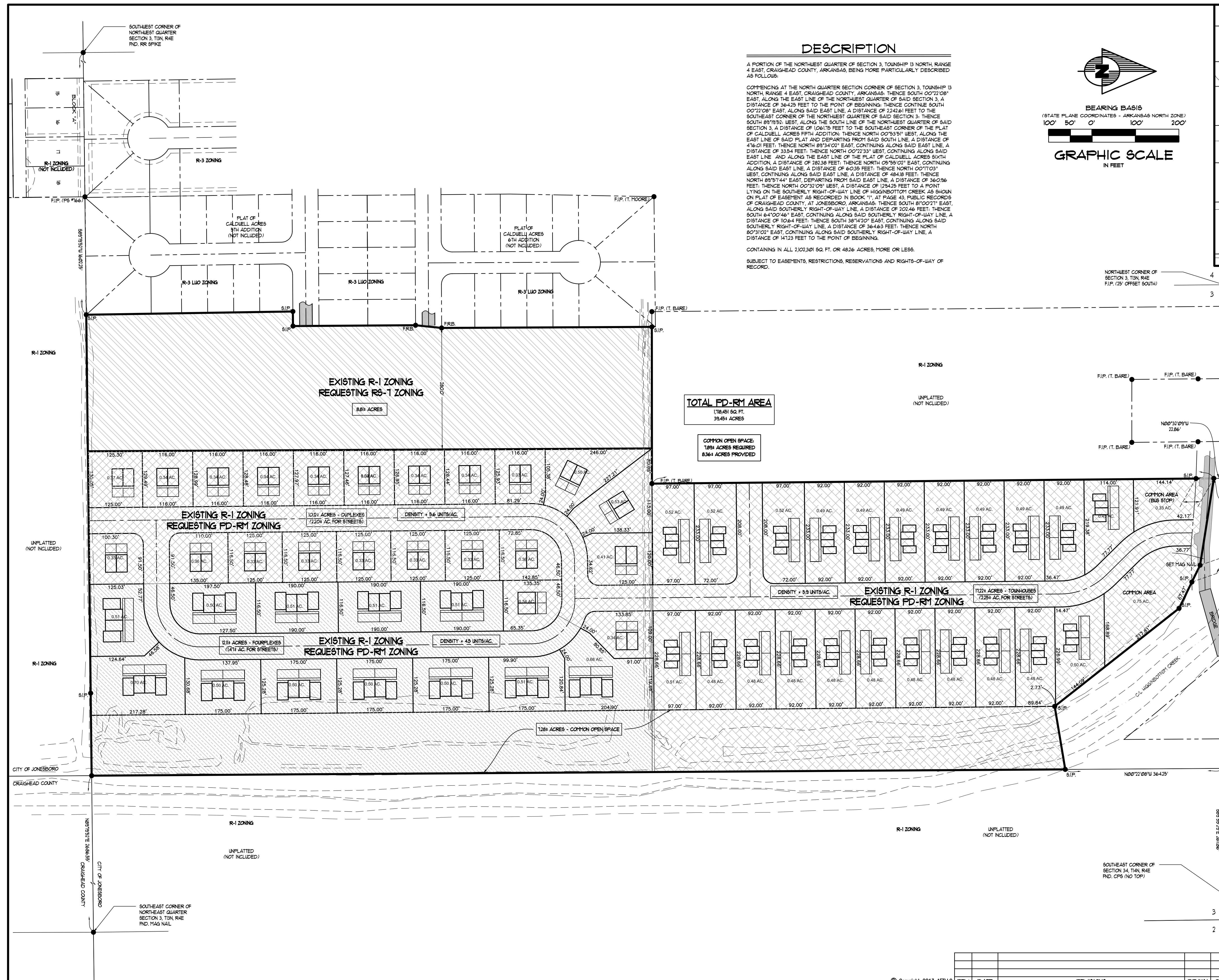
TOTAL PD-RM AREA  
1,186,491 SQ. FT.  
27.34 ACRES

COMMON OPEN SPACE:  
1,891 ACRES REQUIRED  
8,364 ACRES PROVIDED

### R-1 ZONING

- MIN. LOT WIDTH = 50'
- MIN. LOT AREA = 6,222 SQ. FT.
- STREET SETBACK = 20'
- REAR SETBACK = 20'
- SIDE SETBACK = 15'

TOTAL PD-RM ACREAGE = 29.45 ACRES  
ROADWAY ACREAGE = 5.921 ACRES  
PROPOSED UNITS = 80  
DENSITY = 54 UNITS PER ACRE



ASSOCIATED ENGINEERING AND TESTING, LLC  
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 870-932-3594 FAX: 870-935-1263

SITE DEVELOPMENT LAYOUT  
PORTION OF NORTHWEST QUARTER  
OF SECTION 3, T13N, R4E  
JONESBORO, ARKANSAS

DRAWN: KLS/CCH CHECKED: KLS DATE: 03/05/13 SHEET: 1 OF 1  
SCALE: 1" = 100' CADD FILE: \\111-001-P3 DWG: 0413034.000

REV	DATE	REVISIONS	DRAWN	CHK'D



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 12-24: Watson Family Trust Rezoning**

**Huntington Building - 900 W. Monroe**

*For Consideration by the Council on May 21, 2013*

**REQUEST:** To consider a rezoning of a parcel of land containing 48.26 acres more or less.

**PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-1 Single Family Residential to R-1 Single Family Residential to PD-M and RS-7 Single Family District

**APPLICANT/  
OWNER:** Charles R. Watson Family Trust, 3000 Mockingbird Lane, Jonesboro 72401  
 Unico Bank, 506 W. Kingshighway, Paragould, AR 72450

**LOCATION:** At the terminus of Keely and Lexee Streets with frontage on Ingels Rd.

**SITE** Tract Size: Approx. +/- 48.26 acres: **RS-7: 8.81 acres**, 383,763.6 sq. ft.;  
**RM-8, 22.19 acres**, 966,596.5 sq. ft.; **RM-8: 17.26 acres**, 751,845.6 sq. ft.

**DESCRIPTION:** Frontage: 245 ft. +/- along Keely, Lexee, and Ingels Rd.  
 Topography: Predominantly Flat  
 Existing Development: Vacant Single Family/Agricultural

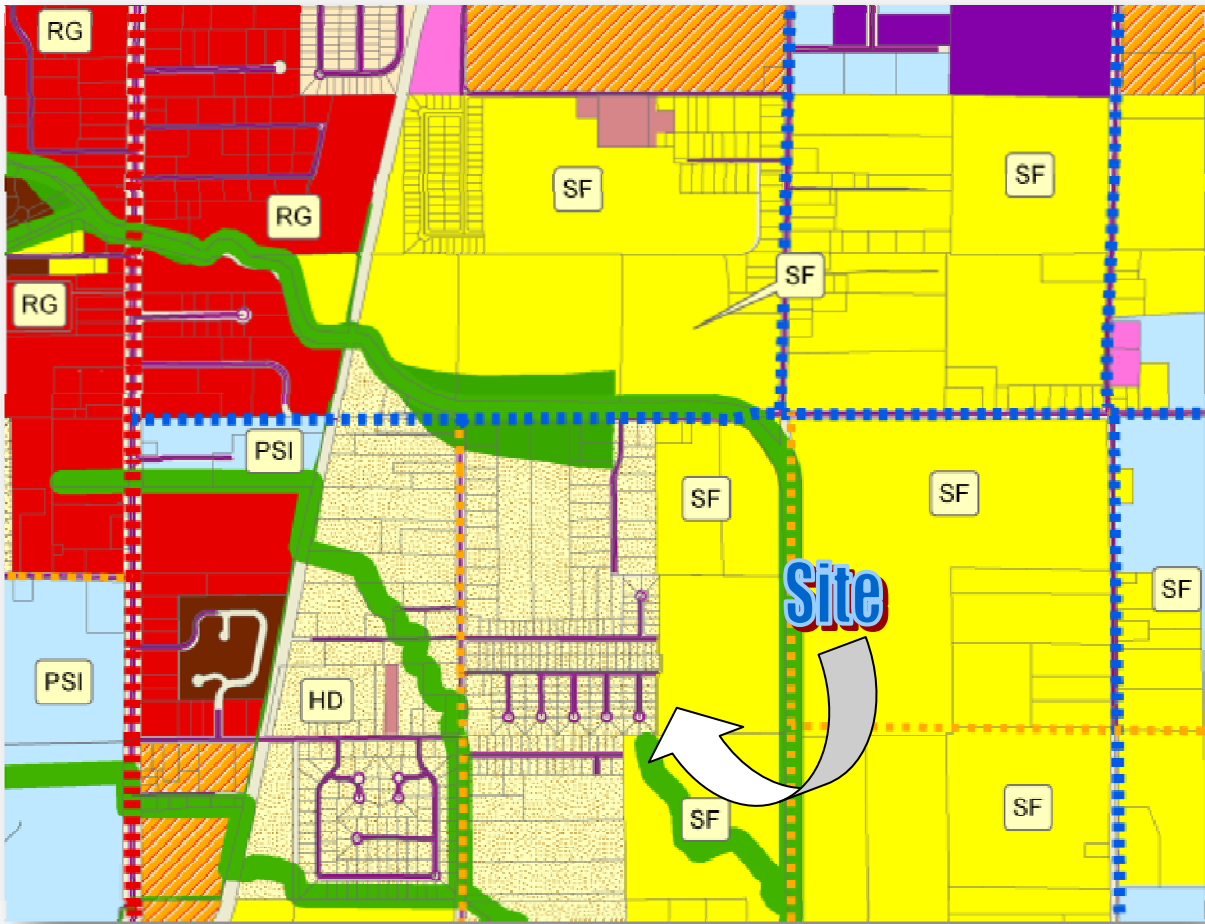
<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1- SF	Vacant Single Family/Agricultural
South:	R-1- SF	Vacant Single Family/ Agricultural
East:	R-1- SF	Higginbottom Creek, & Vacant/ Agricultural
West:	R-3- MF	Single Family

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Current/Future Land Use Map recommends this location as Single Family Residential. The current proposal is to rezone the property to single family with a transition to Multi-family to the east. The eastern



**Future Land Use Map:** SF=Single Family; HD= High Density Residential; RG= Retail General

**Approval Criteria Checklist- Section 117-34- Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following list. Staff has reviewed each and offers explanations and findings as listed in the rezoning checklist below:

Criteria	Consistent (Yes or No)	Explanation
(a) Consistency of the proposal with the Comprehensive Plan	Partially Consistent with the Adopted "Land Use Plan". Inconsistent as multi-family.	Area to the west is currently zoned R-3 High Density Multi-family, but was developed as small lot single family residential.
(b) Consistency of the proposal with the purpose of the zoning ordinance.	Partially Consistent where single family is proposed. The applicant is pursuing the use of the new RM-8 zoning to the east.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;	A low intense/low density multi-family proposal may be considered compatible. However an additional/potential 315	Area adjacent to an unstudied floodway. Floodplain/flood way challenges may need to be overcome.

	multi-family units may be construed as out of character with the surrounding area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	The area is suitable for single family residential. As-of-right the property could currently be developed having approximately 260 additional homes under the R-1 Zoning.	With floodplain challenges the density levels may result in a number lower than the potential volumes listed.
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	Adverse impacts on traffic in no doubt will be seen as an issue to the surrounding residents. The master street plan recommends Ingels Road as a Minor Arterial Road. This sends a message that connectivity to the east is anticipated as a need in the very near future to effectively get traffic to Stadium Blvd. in a more efficient manner. Richardson Road as well as an extension of Willow Road as improved collectors need to be further studied to get the traffic north/south more efficiently. See Land Use Map above which depicts the Master Street Plan Overlay.	Applicant has shown no commitment to addressing potential traffic impacts by this proposal to the area.
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	Land has been vacant for years and formerly utilized for agricultural purposes.	
(g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.	Partially Consistent with the Adopted "Land Use Plan". Inconsistent as multi-family.	Impacts on City services, utilities and emergency services are anticipated. This area falls within the Nettleton School District. The school board should be contacted for a letter of review/recommendation.



*Vicinity/Zoning Map*

**Findings:**

**Master Street Plan/Transportation**

The subject site is served by Ingels Road on the Master Street Plan, which defines Ingles road as a Minor Arterial which is recommended with a right of way totaling 120 ft. No right of way consideration is shown on the rezoning plat to date. Staff can only predict what traffic impact can occur absent a development plan for the site which is not presently presented. A traffic impact study should be considered as a requirement by the MAPC.

**Zoning Code Compliance Review:**

The applicant is requesting a change in zoning to an RS-7 Single Family Residential District and an RM-8 Multi-Family Residential District. It is the hopes that the property will be developed in phases over a number of years. The applicant proposes to develop the single family lots in a configuration similar to the homes previously built within the adjacent R-2/R-3 Multi-family District. As noted in the findings, the applicant anticipates that after all development constraints are considered, the resulting density within the RM-8 will be approximately 5.5 units per acre; and the single family density will be 7 units per acre (approximately 277 mixed units).

Staff has concerns that needed infrastructural improvements in the area should be addressed such as road improvements to Richardson, Ingels and Willow Road. As noted, Ingels Road is proposed as a Minor Arterial on the Master Street Plan, but from the photographs, it is obvious that street improvements need to be prioritized in the future to offset anticipated city growth within the northwest sector. Other challenges noted include the fact that the subject property lies next to an unstudied floodway/ditch which may limit actually density of the proposed tract of land.

**RS-7 Zoning District Requirements:**

Requires 6,222 s.f. per unit= Gross units permitted: 61 single family detached homes; given a density of 7 - units per acre on single family lots.

**Front Setback:** 20 ft.

**Side:** 7.5 ft.

**Rear:** 20 ft.

**RM-8 Zoning District Requirements:**

Requires 10,890 s.f. per unit= Gross units permitted: **25 apartment units under the 6.33 acres.**

**Front Setback:** 20 ft.

**Side:** 7.5 ft.

**Rear:** 15 ft.

-Multi-family Structures over one story or 15ft in height shall have an additional 8-ft. side and rear setback for every additional story or 15ft. in building height.

**Parking required formula:** 1.75 spaces per 1-bedroom units; 2.25 spaces per 2-bedroom units.

Under the current R-1 Single Family District, it should be noted that the gross density of the subject site would accommodate approximately 260 homes/single family lots.

Site Tract Size: Approx. +/- 48.26 acres: **RS-7: 8.81 acres**, 383,763.6 sq. ft.; **RM-8, 22.19 acres**, 966,596.5 sq. ft.; **RM-8: 17.26 acres**, 751,845.6 sq. ft.

The gross RM, Multi-family could allow for a gross density of: 39.45 acres= @8 units per acre= 315 units (the applicant anticipates approximately 216 attached units, and 61 single family detached homes; given a net density of 5.5 units per acre on the multi-family, and 7 -units per acre on single family lots).

**Buffering/Screening:**

All parking areas shall be screened or buffered. All dumpster locations shall be properly shielded per Section 117-326 of the Jonesboro Code of Ordinances. Perimeter privacy fencing or solid landscaped buffering should be considered to minimize impact on abutting single family residences. Exterior lighting shall be designed to minimize light spilling onto surrounding properties.

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	Request for Review Sent 11/30- Pending	No problems with the proposal to date.
<b>Streets/Sanitation</b>	Request for Review Sent 11/30- Pending	No problems with the proposal as presented
<b>Police</b>	Request for Review Sent 11/30- Pending	No comments to date
<b>Fire Department</b>	Request for Review Sent 11/30- Pending	No comments to date
<b>Utility Companies- CWL</b>	Request for Review Sent 11/30- Pending	No problems with the proposal to date

The Planning Department Staff finds that the requested Zone Change submitted Unico Bank on behalf of the Charles R. Watson Family Trust, should be evaluated based on the above observations and criteria, of Case RZ 12-24 noted above, a request to R-1 Single Family Residential to PD-M and RS-7 Single Family District The following conditions should be considered by the MAPC prior to any recommended approval:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual and FEMA floodplain regulations.
2. That the RM-8 gross density shall not exceed 5.5 units per acre (attached); with a maximum of (216) attached units, and for RS-7, (61) single family detached homes, with a density of 7 -units per acre on single family lots.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment.



4. The applicant agrees to comply with the Master Street Plan recommendations for the Ingels Rd. right-of-way.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP, Planning & Zoning Director

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**Sample Motion:**

*I move that we place Rezoning Case RZ 12-24 on the floor for consideration and recommendation to City Council, as presented for a rezoning from R-1 Single Family Residential to RS-7 Single Family and RM-8, Multi-Family Residential District ; and we, the MAPC find that the change in zoning follows the criteria for Zoning Changes, and follows good land use principals.*

# Site Photographs



View looking West from the terminus of Beacon St.



View looking North towards the Southwestern edge of the site.



View looking East towards site



View looking west on Keely Drive



View from site looking south near Keely Rd.



View looking east on to Property from Lexee



View on Keely looking east toward project site



View looking south from Lexee along the west line of the Site Boundary



View looking North from the terminus of Lexee along the west line of the Property Boundary





View looking Northeast towards the intersection of Lexee & Showalter



View of homes along Ingels Rd. directly west of the project site



View looking East along Ingels Rd. towards the Higginbottom bridge – Project site to the right of Photo



View from Ingels Rd. looking south toward site





View looking west towards homes along Ingels Rd. directly west of the project site



View looking west along Ingels Rd. from existing entrance of the project site



View looking west at homes along Ingels Rd. directly east of the ditch/project site



View looking west at homes along Ingels Rd. directly east of the ditch/project site



View looking west along Ingels Rd. directly east of the ditch/project site



307 Vine Street  
Jonesboro, AR 72403  
(870) 932-0406 Voice  
(870) 336-3036 Fax  
www.jonesboro.org

## **Record of Proceedings: Public Hearing Held on December 11, 2012 by the MAPC**

Applicant: Mr. Don Parker, Attorney presented on behalf of his client, Unico Bank, whose headquarters are in Paragould, AR. Barry Lafarlick, Senior VP, from the bank is here and he is a resident of Jonesboro.

There are two tracts totaling 48 acres. Unico acquired one of the tracts through foreclosure and the other 36 acres were formerly developed as Caldwell Acres. An adjacent tract with frontage on Ingels Road is owned by the Charles Watson family trust and is under contract, who is joint applicant to the rezoning. We propose to provide access to this property (Watson property) on the back side over to Ingels Road, providing access to Willow Road to the bypass.

Both tracts are currently zoned R-1. The rezoning request for RS-7 (9 acres) will act as a buffer between the existing single family homes in Caldwell Acres and the proposed multifamily rezoning to RM-8 (39 acres). The entire project if redeveloped will contain approximately 277 units of mixed use development: 61 single family units and 216 units of multi-family units are proposed.

The RS-7 property next to Caldwell Acres will connect to both Lexee and Keely Drives to improve the safety in terms of access and improve health and safety issue. Unico Bank is open to a prohibited extension of those two streets into the Multi-family.

Adequate utilities are available for connection. Ingels Road is designated as an arterial road where it front. It is one mile from the bypass. This property touches the County and is on the edge of the City limit.

Willow is sparsely populated. This is the proposed access point for the RM-8 multi-family.

The property to the west is zoned R-3 LUO and provides for the same density as the RS-7: The property to the north is zoned R-1, with the same as the east and to the south being used also as agriculture. Again, access to the proposed Multifamily is from Ingels Road with no connectivity to Lexee and Keely Dr.

The proposed RS-7 zoning is consistent with existing single family development, and the proposed RM-8 Multifamily will be less dense than the existing single family residential in both. Unico Bank retained Associated Engineering who is working on a study on Higgonbottom ditch to address all flood control issues to satisfy FEMA regulations. Unico Bank has no issues with limiting the density of the RM-8 to 5.5 units per acre. The RS-7 will have a density of 7 units per acre.

Unico Bank has no objection to the 120 ft. right of way recommended in the Staff Report for Ingels Road, and no access will be allowed to Caldwell acres.

Unico bank will agree to provide public transportation and bus drop off area to be set aside. Unico Bank has expressed an interest and is open to future park area to be incorporated into the buffer we have learned that City is unable to accept to offer for green space buffer because of budgetary constraints, through City officials. We are open to it.

Given the RM-8 rezoning requests, it is anticipated that this will be developed as duplexes, triplexes and fourplexes over a three year period.

**Staff:**

Mr. Spriggs gave a summary of the Staff Report. Consistency is achieved for the single family, except where Multi-family is proposed consistency is not achieved with the adopted land use plan. Access management and traffic may be a concern, but cannot be addressed outside a layout or traffic impact study.

The FEMA floodplain issue was discussed. A flood study may conclude that the density proposed may not be as planned.

The Master Street Plan recommendations were discussed, listing Ingels as a minor arterial. A collector road extension is listed for Willow Road in proximity of the ditch running north/south.

Current density, if the property were to remain R-1 Single Family would yield 260 homes at 5.4 units per acres. Mr. Parker has discussed the scenario of the mixed use 277 units.

The conditions of approval were read. Buffering and screening was discussed as well. A proposal and some form of maintenance agreement by an association would have to be discussed regarding any dedication of open space.

**Public Input:**

25 people stood in opposition.

Michael Easton, 5112 Richardson, 5200 Richardson and owns property on Limestone. Mr. Easton mentioned a recent rezoning denied on Colony Drive for apartments. The area is sparsely populated and it has high traffic volumes and flood problems. They have done some work on the drainage. He commented on the flood plain. Stated that this will set a precedent, and stated concerns about crime and land value affects. Child safety is a concern, as well as the rail crossing on Colony Dr. and the conditions of Willow Road. This whole quadrant of the area does not have apartments of this magnitude.

Terry Easton, Commented on the entrance to be on Willow near the dangerous bridge. If you were to go down Willow Road, you are dumping the traffic on Nettleton School (dumping it to 30 mile speed zone in the school area).

Mark Baker, 4008 Keely Dr., at the edge of street. This will have an affect on property values. It is under a bill fo assurance for no apartments. They are going to throw that on us, when the housing market has hit hard over the last two years.

Cassie Price, 3809 Lexee St., Stated that she bought her home 2 1/ 2 years ago. She stated that her family was told that they won't put in apartments. Commented on child safety and that there is no place for kids to play. Other concerns noted included traffic and safety concerns.

Geneva Burch, 3513 Lexee St., Stated that she lives on the opposite end of Lexee Dr. Her concern is traffic coming off Stadium and Colony. She added that crime and safety of the children is also an issue. She stated that this will create havoc and traffic problems for the whole area. She added that this will down their property values. She commented on the flooding in the area. She has spent a lot of money to keep water out of her yard. It would be nice to have something beautiful built and not just apartment buildings.

Scott Ralston 3612 Keely Dr., Stated that his concern is crime. Stated that he takes care of 85 apartment units around town and he knows about the crime and the property values they affect. Apartments are nice to start off with, then you see them in the newspaper. He stated concerns about the safety of the kids on Richardson waiting on the school bus.

Jeremiah Schearer, 3808 Keely Dr., Commented that he moved there 3 years ago. The builders said they would finish the subdivision and would not build apartments. He added that this is a family atmosphere with a lot of kids. We need a family environment in that area and not places in and out.

Mr. Jim Scurlock stated that he had an issue on what definition of Multi- family.

Mr. Spriggs explained that in the last meeting we had a discussion of the definition of duplexes as opposed to multifamily. The code defines multifamily as three or more units attached.

Mr. Don Parker gave rebuttal comments. Noted that the comments have a similar theme as typically attached where multifamily is requested. Unico Bank is prudent in designing this request in such away to have a buffer of single family between what is the existing single family and the proposed multifamily.

Mr. Parker added that looking at that property unless someone is going south on Hwy. 1 all the traffic will be on Ingels and Willow Road. People will take the shortest route. He added that they wanted to fashion this request with the single family zone with no connectivity to the multifamily on Lexee and Keely Dr.

Mr. Parker went on to say that the apartment density in the RM-8 is less than the single family in that area. The flood issue when it is addressed will improve the area in which there are current issues going on in Caldwell Estates.

Mr. Parker stated that Staff recommended the reduction to 5.5 units per acre on the multifamily. Mr. Spriggs later clarified that the density was not derived by staff, but was noted in the application submitted. Mr. Parker noted that the number is anticipated due to the flood plain impact.

Geneva Burch, 3513 Lexee St. asked if you start this how long will the project to finish. Mr. Parker: We anticipate it should take 5 - 10 years of completion.

Michael Easton, 5112 Richardson. Stated that they are for single family and not multifamily. He added that they have a buffer of the train tracks on the west, and its been the opinion of City Council that said the same thing. They want to keep the single family to the west of the tracks; it's not fair for ones that spent their lives and that are trying to build their lives. We are there for the long haul.

Mr. Parker, There has never been presented to this Commission, any evidence of an adverse affect on multi-family on property values. This property is located as far out as you can get it; it is on the edge of the city limits. Looking at the Land Use Plan, those areas are usually in mostly populated areas.

Chad Easton, 1500 Richardson, Commented on the train tracks and the traffic with deadly accidents occurring at the crossings. Rook Road doesn't have a rail crossing only a stop sign, and a kid got hit there.

Mr. Tomlinson asked if this is consistent with the Land Use Plan. Mr. Spriggs referred to the map nothing that the single family proposed is consistent, however the multifamily is not.

Mr. Kelton stated that the Commission is not here to look at a site plan but rezoning. If they are successful in selling this property they would come right back to the Planning Commission. We are talking about almost 50 acres of land that back up to Higginbottom Creek; the corner of this property is at city limits touching the County, and it is isolated. Mr. Kelton stated that he is not without sympathy of the property owners present, but we will have to put some thought in this.

Mr. Kelton added: If there were a deep enough barrier of single family homes between the multifamily and the existing single family; and if Lexee and Keely Street were cul-de-sac and avoided a connection of the other property- could we find a happy medium with everyone? This is a large tract of land and it has a lot of value. We may need to try to work this out.

Mr. Tomlinson asked for clarification on the density. Mr. Spriggs reiterated the potential homes that could be built. Mr. Tomlinson recognized that there is a lot of unknowns absent the study of the flood plain with the incomplete engineering. He noted that he has watched that area grow over the years and it has done well with R-1. He can't get it in his mind that area has to go apartments. He noted he supports the RS- 7 single family.

Mr. Kelton asked for clarification on the Flood Plain designation which appears to be unknown.

Mr. Michael Morris, Engineering, The floodway study is not completed.

Mr. Hoelscher asked for a larger view of the zoning map. Staff displayed the surrounding zonings showing other multi-family in the South Jonesboro area.

Commission discussion moved towards defining the area of single family buffering.

Mr. Parker and the representatives from Unico bank reviewed the buffering area and noted that they area doubling the buffer from 9 to 18 acres, while keeping the same density as a compromise. The line of the single family was extended easterly to a point that measured approximately 600 ft. from the boundary of Caldwell Acres. This would leave the balance of the 17 acres for RM-8, at a density of 5.5 units per acre for the multifamily.

Mr. Reece asked if we are looking at taking a tract of land that is not adjacent to apartment complexes and put it in the middle of a single family area, affecting people that have lived there for 30 to 40 years? If we start it there will be no end to it.

Mr. Dover stated that he thinks the counter- point is this problem was created by no one in this room; the economy has put us in this position. Continuing to let the land lay there is not the answer; how long can it sit? He added that he is not for against it at this point, but he would like to find a compromise.

Mr. Parker stated that this R-1 is not what the existing neighborhood is; It is R-3/R-2. .

Discussion moved towards the floodway and work performed in the ditch by the Corp of Engineers in 1996 or 1997; dredging was done.

Mr. John Easley, referring to the FEMA floodplain map, stated that he will define the floodway will provide a FEMA study and submit a map revision (LOMR) to reduce the floodway. Work has been previously been done along the ditch from Caraway to Stadium down near the carwash and Elite Auto. Other work has been recently done on Richardson in the Colony Road area. Mr. Easley stated that he could not answer flooding questions to the west near Colony Drive.

Motion was made to table the case pending the floodplain study completion until the January 8, 2013 meeting by Mr. Paul Hoelscher; Motion was seconded by Mr. Ron Kelton. The motion carried by the following vote.

**Ayes:** Joe Tomlinson; Brian Dover; Paul Hoelscher; Ron Kelton; Jim Scurlock; Beverly Nix; Kim Elmore and Jerry Reece





307 Vine Street  
Jonesboro, AR 72403  
(870) 932-0406 Voice  
(870) 336-3036 Fax  
www.jonesboro.org

## **Record of Proceedings: Public Hearing Held on March 12, 2013 by the MAPC**

**Chairman Roberts recognized 32 residents who stood in opposition to the case.**

**Applicant:** Attorney Don Parker introduced the representatives from Unico Bank- Mr. Ron Stevens, President of Unico, Bill Lafarlette, Sr. Vice President of Unico Bank, who is requesting a rezoning of 2 tracts of property totaling 48.26 acres. Unico has acquired 31 acres by foreclosure and on Watson Trust parcel is being purchased solely to provide access to the Unico Bank tract. He represents both Unico and the William Trust.

Mr. Parker continued stating that the MAPC considered this case during its December 11th meeting and at the request of the MAPC and as agreed by Unico Bank, the case was tabled until the hydrology study was completed. Unico Bank engaged Engineer Bernie Ault to determine the location of the floodway in this area, and to determine the effect of the development on the floodway. After spending over \$23,000, Mr. Ault has determined that the floodway is within the banks of Higginbottom Creek and that will not be changed with this proposed development. There will be no adverse impact to the floodway from this development.

Both existing tracts are currently zoned R-1 Single Family Residential. The rezoning is a request for a change from R-1 to RS-7 Single Family for the 8.81 acres, which will be a buffer between the existing single family homes in Caldwell Acres, zoned R-3, with the approximately 48 acres under the Planned District RM. The total project will result in approximately 177 mixed units as proposed; that being 37 single family lots; 22 single level duplexes as shown in the Planned District Development; totaling 44 units; there are 12- single level 4-plexes (48 units); and 22 town homes (additional 48 units); 140 units for duplexes and multi-family in the proposed Planned District Development. The open space area was also identified (7 acres). Access to the Planned District Development will be solely through Ingles Rd. There will be no access between the Planned District Development and Caldwell Acres. Lexee Dr. and Keely will access the RS-7 area only. Given development and land costs the rents will be in the \$800-\$950 range. The density in this proposed RS-7 Single Family District will be 5.2 units per acre (same as Caldwell Acres); 5.4 units per acre in the Planned District Development (same as the single family district). This proposal also addresses the former concerns of crime and traffic raised by the opposition. Given the density, it will not result in more traffic. Crime occurs at higher densities; that is not the case with this development. The Planned District Development gives the Planning Commission extensive control over the development of this property. Future development must follow this plan as outlined and proposed. The developer must come back before the MAPC and the Council if they desire to change the planned district. Also, additional conditions and stipulations can be placed by the Commission when the Site Plan is reviewed. Ingles Rd. is designated as a minor arterial road. This property is located at the

edge of the City limits and has access to adequate utilities. The development is 1-mile to the bypass overpass at Richardson Rd. and ½ mile to the Optic Fiber Park. The primary access to the property will most likely be Willow Rd. Unico Bank has no objections to any of the conditions recommended by Staff, including the granting of additional right of way along Ingles Rd.

**Staff:**

Mr. Spriggs gave additional comments from Staff; noting that this is a continuance of the issue that was table by the Commission. Public input was given in December. The MAPC had concerns of providing a buffer to protect the Single Family Subdivision. The MAPC discussed a 280 ft. buffer from the Single Family, thus situating the Multi-family near the ditch area. The applicant revised the plan to accommodate the rezoning as a Planned District Development.

Department reviews were discussed: Police Department reported concerns with the added density and load on existing infrastructure and services by Multi-family and its influence on crime. The MPO office issued concerns of connectivity of future development to the east. Connection to Willow Rd. and Colony Dr. to the West. Connectivity to the areas south towards the County was also a concern. Mr. Spriggs stated that there is a stub street that will connect towards Gladys Drive to the west. There is also a stub street to the South.

The Conditions in the report were read.

Mr. Hoelscher: Is the single family portion a part of the Planned District? Mr. Parker: It comes as two separate items. We didn't want to change our original application to greatly. If the Commission desired it to be one; then we do not oppose that. Mr. Spriggs noted that it can be done either way. Staff requests that the RS-7 Single Family be a Limited Use Overlay so that he conditions can be duplicated. Mr. Hoelscher asked if the individual lots can be sold to individual new owners? Mr. Spriggs stated that the lots will be still be subject to the subdivision rules and regulations.

Mr. Kelton asked about the perimeter fencing. Between the R-1 and the Multi-family. It will be placed between the two.

**Public Input:**

Doug Ward: 3407 Colony Dr.: Submitted a petition of 300 signatures in opposition. Noting this has been postponed a number of times. A bigger crowd would have been here in December/January; but some were confused, because the date got changed, and people were warn-down.

Mr. Ward: Presented a handout. Since 1992, this is the 4th time he has appeared before the MAPC and Council in opposition to rezoning to multi-family apartments and duplexes. Every time the City Council has voted it down. Mr. Ward spoke on the Jonesboro crime data where the circles crime coincides with multi-family and rental properties. Without high crime rate and apartments in our area, we've kept it that way for years and want to keep it that way. Mr. Ward referred to the last rezoning

requested Colony Drive. Infrastructural problems were discussed. Reference was then made to the railroad tracks. Mr. Ward mentioned that the people will travel Colony Dr. Nettleton Schools run 22 school buses a day, and there has been 3 deaths. Since 1992, we have fought to preserve the Zoning in the area. The traffic will go down Colony Drive. Mr. Ward showed a map of the vacant land in this area. The issue is bigger than this proposal; we have an infrastructural problem with access, rail roads etc. What happens tonight will determine what happens to all this vacant land in the area. Eyes are watching. People with money in their eyes are watching as soon as you approve this, we will be inundated with apartments over the next year or two. People don't want apartments in their back yard. He added that the value of the starter homes will be worth less than their mortgage.

Kim Johnson, 3619 Ingles Rd.: This will be next to my house. Its right on my house. On the bridge she had 2 trucks flip in my her front yard. One time here kids were playing when it flipped and were fortunately out of the way. The only entrance will be on Ingles Rd. Are they taking into account children on Ingles Rd. it is like a big family. Ms. Johnson noted that she pays a heavy flood insurance rate for her property.

Kim Johnson: She mentioned having trouble placing small shed that was on a skid, because of the FEMA Program. What impact will this have on drainage and flood plain? She further commented on the water issues and traffic concerns, with the one entrance that is at a very dangerous bridge. She commented on the police department enforcement on the speeders. Don't destroy this part of town; build a park out there. You want a water park? Put one out there.

Phillip Cook, Stated he lives on Richardson Rd. The pavement is 22 ft wide, with no shoulders and deep ditches. There is lots of cars that come down that road that are traveling through. It is hardly wide enough for 2 cars; especially with dump trucks running down that road and school buses also. Infrastructure here is terrible. No stop lights. Everyone wants to come out one way. Wanted to bring a copy of the constitution of the U.S. Read the language. We the people... Mr. Cook commented that he could not hear the comments from the Commission.

Beverly Riley, 3700 Lexee: She purchased her home in 2007; it is her first home. She is divorced, a single parent raising 2 kids. We love the neighborhood, and enjoy their neighbors. One of her kids in college. Ms. Riley added: The homes cost \$130k - \$150k and with the home owners there, it is not easy. You will bring in apartments and I will be upside down my mortgage, if I had to move or sell it. She commented on all the traffic to Colony Dr., from Lexee Dr., heading to Stadium over the railroad track that is always backed up. Don't do this to the new home owners. It is affordable for struggling single women and middle class families.

Douglas Holmes, 3512 Limestone Drive: He has been there for 30 years. People have talked passionate so far. Infrastructure is an issue; spoke on the traffic back up from Stadium Dr. from the Bypass. On Harrisburg and Caraway you have the same situation. What do they have in common. You have the Gladiolas Apartments, Links on Caraway; apartments down by Fox Meadows School, Willow Creek Phase 1 and 2.

Douglas Holmes: Spoke on the five biggest employers north of town where the people will be trying to get north of town. He spoke on the load of the traffic that will be on Willow Rd. Nettleton School and the mall traffic will be going through Willow Rd. Kids will be accessing Stadium to drive to the campus and it will be dangerous.

**Public Debate was closed.**

Mr. Kelton inquired about the R-1 Residential Zoning requirements; he asked will the housing be equivalent to the RS-7; and will it be consistent with the size of the lots in Caldwell Acres. Mr. Parker replied that the lots will be either equal to or greater than the existing development. Commenting on the comments about traffic, Mr. Parker stated that the density of this propose Planned District Development is virtually the same as the RS-7 or what is in Caldwell acres. So whether this develops as a Planned District or otherwise, the growth will incur the same amount of traffic. It is not going to increase, because these or duplexes or four-plexes. It will be the same as if these were developed as single family lots. The density is the same. Mr. Parker made reference to the crime data, noting he is familiar with the reports and hot spot circles of high crime areas. Look at the high crime areas and they are high density, low rent multi-family areas associated with lower income.

Mr. Hoelsher asked if the proposal on the screen, the official proposal to be considered? Mr. Parker: replied yes with the inclusion of Preliminary and Final Subdivision submittal before the MAPC.

Michael Morris: Are the interior roads public or private? Mr. Parker: They will be public to the south and to the east, and they will conform to city street standards. The road ways, right-of-ways take up at least 5 acres themselves.

Motion was made by Mr. Kelton to place Rezoning Case RZ 12-24 on the floor for consideration and recommended approval to City Council, as presented for a rezoning from R-1 Single Family Residential to PD-M and RS-7 Single Family; we, the MAPC find that the change in zoning follows the criteria for Zoning Changes, and follows good land use principals; Motion was seconded by Mr. Hoelscher with the following conditions:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual and FEMA floodplain regulations.
2. That the PD-M maximum density shall not exceed 5.9 units per acre (22- 4-plex Townhomes); maximum density shall not exceed 5.6 units per acre (22- single level Duplexes); maximum density shall not exceed 4.5 units per acre (12- single level Four-plexes); and for the RS-7 Single Family District detached homes shall have a maximum density of 7-units per acre on 37 single family lots.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment.
4. The applicant agrees to comply with the Master Street Plan recommendations for the Ingels Rd. right-of-way.

5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.

6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

7. The MAPC recommends approval of the proposed Concept Plan including the 8.36 +/- acres of common/open space and the approved street layout and connectivity.

**A motion was made by Ron Kelton, seconded by Paul Hoelscher, that this matter be Recommended to Council. The motion carried by the following vote.**

**Aye: 5** - Lonnie Roberts Jr.; Brian Dover; Paul Hoelscher; Ron Kelton and Kim Elmore

**Nay: 2** - Beverly Nix and Jerry Reece

**Absent: 2** - Joe Tomlinson and Jim Scurlock

# Officials in Jonesboro track crime in rental property areas

5/6/11

BY KARIN HILL  
SUN STAFF WRITER

**JONESBORO** — City officials are keeping a closer eye on criminal activity and property upkeep at rental units after many residents cited concerns at recent community conversation meetings.

Part of this effort will be more outreach to landlords to inform them of regulations and encourage them to monitor their properties. The Police Department has had previous discussions with landlord associations on such issues.

"We've had one group come in already, and they've agreed to self-abate," Police Chief Mike

**MAP** details crime areas, B4

Yates said.

Some rental property owners from the Cedar Heights area, where police frequently deal with problems, met with the department recently and agreed to work on some of those issues to prevent the need for the city to go through the full legal abatement process on nuisance properties, Yates said.

At the Ward 1 meeting City Attorney Phillip Crego said the city's use of criminal abatements, which hold landlords financially responsible for crimes associated with their properties, is a successful tool that results in better control by land-

lords on what takes place on their properties and a reduction in crime.

The Police Department maintains a list of all apartment complexes and owners and is working on its "top 10," Yates said.

"And we're repeating that process with other landlords; it just takes a while," he said.

One tool the Police Department is using to pinpoint priority areas is a series of maps plotting rental properties and various types of crime throughout the city. In most cases clusters of rental houses or apartment complexes coincide with higher crime rates.

Some undesirable activity is simply due to ab-

sentee landlords who are not aware of everything that occurs on their property, Mayor Harold Perrin said. The city wants to inform them of problems and what expectations officials have.

## Drainage, traffic, etc.

Other issues brought up at the community meetings — held late March through April in each of the city's six wards — included the usual complaints about drainage, traffic, lack of sidewalks and code enforcement issues.

As was the case last year, Perrin said he is keeping track of every concern voiced and will work with

department heads to resolve as many problems as possible.

Although attendance was down from 2010, there were 67 total issues discussed compared to about 38 last year. Last year code enforcement issues generated the most questions and ultimately resulted in quite a bit of work by the city, including 31 homes demolished.

Each item was delegated to a city department: 10 in Code Enforcement, 15 in Police, 19 in Engineering, 16 in Streets, two in Parks and Recreation, three in Sanitation and two in E-911.

Perrin said he will review the list every month to ensure progress is be-

*'We've had one group come in already, and they've agreed to self-abate.'*

**Mike Yates**  
Jonesboro police chief

ing made on all tasks.

"I'm going to keep that whole list until it's completed," Perrin said. "So then I can report back to the people, this was the date it was done, etc."

khill@jonesborosun.com



## TODAY:

Sunny. Highs in the lower 70s. West winds 5-10 mph.  
Tonight: Mostly clear.  
Lows in the lower 50s.



## ON SATURDAY:

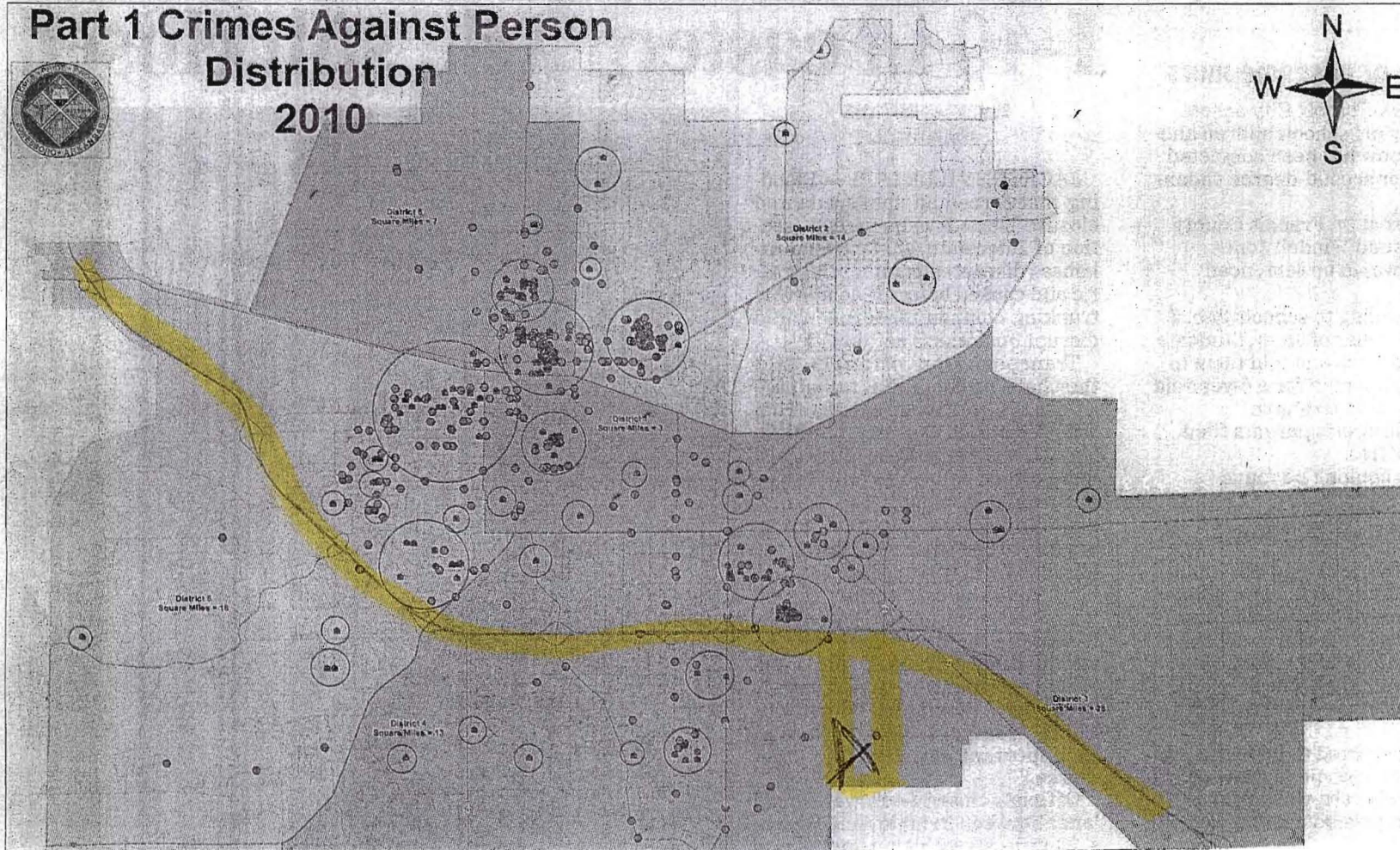
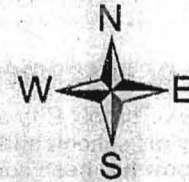
*Traffic changes are possible at intersection of Highland Drive, Harrisburg Road.*

## INFO:

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ALMANAC . . . . .	A11	ENTERTAINMENT . . . . .	D3
ARKANSAS . . . . .	B3	FIT . . . . .	D1
BUSINESS . . . . .	C6	NEA . . . . .	B1
CLASSIFIEDS . . . . .	C8	OPINION . . . . .	A4
COMICS . . . . .	C5	RECORD . . . . .	A5
COMMUNITY . . . . .	D2	SPORTS . . . . .	C1

# Part 1 Crimes Against Person Distribution 2010



## Crime stats tracked

This map created by the Jonesboro Police Department shows locations of such crimes as aggravated assault, murder, rape and kidnapping (blue dots) in relation to rental properties (red dots) throughout the city. The larger circles indicate clusters of rental properties.

# Rezoning rejected by council

## Upholds decision by planners

BY KARIN HILL  
SUN STAFF WRITER

**JONESBORO** — A Colony Drive property owner lost his appeal of a zoning decision Tuesday as the Jonesboro City Council voted 8-3 against his request.

Council members did not specify why they voted one way or the other, but they did so after hearing arguments from the owner's attorney and a neighbor who presented a petition signed by 171 people opposed to the rezoning.

Duyen V. Tran had sought to rezone 8.6 acres on the north side of Colo-

ny Drive east of Antosh Circle, between Antosh and Richardson Road, from R-1 to RM-4 limited use overlay for a density of four units per acre.

The Metropolitan Area Planning Commission denied the proposal by a majority vote May 10 after commissioners cited several concerns including flooding in the area and the property's proximity to railroad tracks.

Tran's attorney, Jim Lyons, said in his appeal letter that the MAPC's findings and decision were "arbitrary, capricious and inappropriate" for several reasons, among



Graycen Colbert | The Sun

Jonesboro resident Sherri Beatty addresses the City Council regarding flood insurance Tuesday inside the Huntington Building.

them that commissioners weighed concerns about the area in general greater than the impacts of the specific site.

He also told the council that the current zoning would allow for a greater number of single-family homes than the number of

units permitted under the proposed plan.

"It's intended to be town-house units, nice units," he said, adding it was to be a gated community. "If we leave the single family and Mr. Tran develops it as is, it would be a larger number than would be on

there if it's developed as RM-4 LUO."

A maximum of 34 units would have been allowed with the new zoning, while 68 are allowed currently, he said.

Lyons also noted the project would have to mitigate any flooding so

as not to harm the neighborhood.

Doug Ward, a resident of Colony Drive, said he understood that the current zoning allows for a greater number of units but that he would prefer

PLEASE SEE COUNCIL, A2



# COUNCIL: Permits required for festivals, foot races, other activ

FROM PAGE A1

houses over rental units.

"Houses are great," he said. "... People take care of property when they own it."

He also criticized the proposed development's impact on traffic, especially its proximity to railroad tracks, and said it would not take much for cars to back up onto the tracks and create a dangerous situation.

"There have been deaths on this railroad track on Colony Drive since I've lived there," he said.

Alderman Chris Moore said he normally would not waive additional readings of a rezoning ordinance but suggested the council resolve the matter Tuesday since so many people interested in the matter were present at the meeting.

Council members Charles Frierson, Gene Vance and Ann Williams voted for the rezoning, while Moore, Charles Coleman, Chris Gibson, John Street, Mitch Johnson, Darrel Dover, Rennel Woods and Mikel Fears dissented. Tim McCall was absent.

In other business the council adopted an ordinance that will require permits and fees for festivals, marathons and other activities that take place on public property. It was adopted with an emergency clause, which means it goes into effect immediately.

Police Chief Mike Yates said the measure is necessary partly because too many events requir-

ing city police, sanitation or other resources are being scheduled at the same time, placing extra personnel strain and costs on those departments.

The application process will allow police officials to gauge the safety of the event's logistics and plan for extra personnel on event dates. Police could request modifications to a route for a parade or run if it were found to be a safety hazard.

## Fees of \$100 and \$50

Permit fees, \$100, and barricade fees, \$50, were approved in a separate resolution.

Yates said he wanted to clarify that the measure is not intended to control all kinds of assemblies.

"It's really very limited in scope," he said. "It only applies to gatherings of 25 people or more in areas where they're conducting their activities in the public right-of-way, the sidewalks or street, in a manner that interferes with traffic."

He said the situation where city officials had absolutely no influence on such events had led to three options. One was to create some kind of organization to these activities, which this ordinance aims to do; two, to put a lot more money in employee overtime budgets; or three, to not do anything and let everyone do what they want without any city involvement — an option Yates did not recommend.

Mayor Harold Perrin said the

fees won't even cover the cost of staffing these events. Also, groups may request waiver city-sponsored events are automatically exempt from the fee.

Also Tuesday the council approved:

- several resolutions pertaining to an application for a disaster relief grant;
- a contract with Morris-LLC for 2011 sidewalk improvements;
- a contract with Belk Construction Inc. for design-build series of Pavilion No. 1 at Craighead Park;
- contracts with Andy's Fr Custard and Chick-fil-A for sponsorships at Joe Mack Campbell Park;
- appointments to the Transportation Management Board;
- a resolution to hire Michael roughs for accountant services;
- a contract with Frank A. Ro for the construction of a vehicle storage facility;
- a contract with Civil Engineering Associates LLC to provide engineering services for the city; and
- a resolution to endorse the participation of Rural Sourcing in participation in the Tax Back program.

The council also heard a presentation from Wendy Stotts of city's Auditorium Commission regarding a community survey The Forum.

khill@jonesborosun.com



1. #4 is the Colony Dr crossing. This crossing is the route used by hundreds of people each day to access Stadium Blvd, and return home.
2. #3 Rook Rd crossing is a non-signalized crossing, on a curve in the railroad tracks that is very dangerous. It is a major problem to get onto Stadium Blvd at the Kum /Go. It is also a narrow road and not used as an access road by residents in our area.
3. #1 and #2 crossings are along the by-pass, far north and east of where most residents in this area live. They also enter Stadium Blvd. at choke points by Baptist Hospital and at the south side of the by-pass.
4. #5 is the crossing at Apt, which is south, and very few people drive south to go north, to Jonesboro.
5. Crossings #3 # 4 #5 have all had fatal train/car accidents in the recent past.
6. Look at the vast areas of vacant land east of Colony Dr. Colony Dr. cannot serve all this area if building continues. It is extremely busy now.



Google earth



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Image © 2013 GeoEye

Google earth

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We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Kim Young	4612 Ashlee Cove Jonesboro	12-15-12
Cynthia Brown	4625 Ashlee Cove Jonesboro	12-15-12
Chms STEPHENS	4613 ASHLEE CV Jonesboro	12/15/12
Reynor Steph	4613 Ashlee CV Jonesboro	12
Scott Babton	3612 Keely Dr Jonesboro AR	12-15-12
Alexis	4616 Jeri Cv Jonesboro, Ar.	12/15/12
Kari Ralston	3612 Keely Dr Jonesboro, AR	12/15/12
Taylor Isom	3612 Keely Dr Jonesboro, AR	
Jennifer Decker	3700 Keely Dr Jonesboro, AR	
Cassandra Brown	3703 Keely Dr Jonesboro AR	
Patricia Hughes	4608 Jeri Cove Jonesboro, AR	
Shirley Simon	4627 Jeri Cv	12-15-12
Matt Brown	3708 Keely Dr.	12-15-12
Debra D. Brantle	3800 Keely Dr.	12-15-12
Michael Probst	4616 Lilly Cv.	12-21-12
Tom Lewis	4009 Willow Rd	1-1-13
Gary Hartman	4005 Willow Rd	1-1-13
George E. Holme	3512 Limestone Dr	1-1-13
Thonda Holme	3512 Limestone Dr	1-1-13
Rodney Dunlap	3716 Limestone Dr.	1-1-13
Tyler Dwyer	3720 Limestone Dr	1-1-13
Lynday Cooney	4510 Ingels	1/1/13
John Cooney	4510 Ingels	1-1-13
D. Coult	4508 Richardson	1-1-13

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Jacob Towell	3516 Beacon St.	12/15/12
Koh Ameli	3524 Beacon St	12/15/12
Gunter Alfermann	3600 st.	12-15-12
Nicole Lee	3612 Beacon St	12-15-12
Michelle Fryman	3616 Beacon St.	12-15-12
Don King	3520 Beacon St	12-15-12
Myrissa Ellis	3520 Beacon St	12-15-12
Barry Arroy	3500 Beacon St	12-15-12
Dave Arroy	3500 Beacon St	12-15-12
Jenise Beardsley	3508 Lexee Drive	12-15-12
Mary Pat	3616 Lexee Drive	12/15/12
Carolina Hathcoat	3612 Lexee Dr.	12/15/12
Christen Caples	3620 Lexee Dr.	12/15/12
Kyle Roblin	3704 Lexee Dr	12/15/12
Valerie Henson	3721 Lexee Dr	12/15/12
Jesus Jones	4500 Showalter CU	12/15/12
ZAKIYA Coffin	4500 Showalter CU	12-15-12
Deborah Metcalf	4504 Showalter	12-15
Charles Wallace	4504 Showalter	12-15
Patricia L. Barnett	4508 Showalter	12-15
Math Pri	3809 Lexee Dr.	12-15
Mr. Wright	3708 Lexee Dr	12-15
Of Hades	3805 Lexee Dr	11-15
Henry King	3305 Leatherwood	12-15

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Jack Gackel	3529 Beacon	12/15/2012
Deek Bowman	3601 Beacon	12/15/2012
Ruben Cudde	3609 Beacon	12/15/2012
Koruthy Pressing	3611 Beacon	12/15/2012
Barbara Parthen	3621 Beacon	12-15-2012
Audrey Frontman	3525 Beacon	12/15/2012
Way Tractor	3525 Beacon	12/15/2012
Stepens Burch	3513 Lexee Dr.	12-15-2012
Shirley Huff	3501 Lexee Dr	12-15-12
John D. Dill	3509 Lexee Dr	12-15-12
John D. Dill	3521 Lexee Dr	12-15-12
John D. Dill	3521 Lexee Dr	12-15-12
John D. Dill	502 8th	12-15-12
<del>John D. Dill</del>	1908 W. 1st	12/15/12
S. Keith Dyer	3525 Lexee	15, Dec, 2013
John McGee	3109 Lexee	15, Dec, 2013
Audrey Burt	3617 Lexee	12-15-2012
Ken Brown	3619 Lexee	12-15-2012
Audrey Dury	3621 Lexee	12-15-2012
Andrea W.H. Baker	3713 Lexee	12-15-2012
MARTINA GALDA	3801 Lexee	12-15-2012
Charles Damberger	3801 Lexee	12-15-2012
Licky McInerney	4624 Richardson	8-10-12 530-0665
John Mooney	41 11	12-15-2012

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Tesamia Shearer	3808 Keely Dr	12-15-2012
Shula Musorn	3904 Keely Dr	12-15-2012
Auntie Purnan	3904 Keely Dr	12-15-2012
Ryan Garza	3904 Keely Dr	12-15-2012
Black	4004 Keely Dr	12-15-2012
Jim Balm	4008 Keely Dr.	12-15-2012
MARK GATEWOOD	4600 Lilly Cove	12-15-2012
Julienne Gatewood	4600 Lilly Cove	12-15-2012
[Signature]	4604 Lilly Cove	12-15-2012
Lever Hawley	4604 Lilly Cove	12-15-2012
Thomas McDonald	4608 Lilly Cove	12-15-2012
Peggy McDonald	4612 Lilly Cove	12-15-2012
Edward McDonald	4612 Lilly Cove	12-15-2012
[Signature]	4621 Lilly Cove	12-15-2012
William Kenn	4621 Lilly Cv	12-15-12
Welman Sexton	4605 Lilly Cv	12-15-12
[Signature]	4604 Geraldine Cv	12-15-12
[Signature]	4613 Geraldine Cv	12-15-12
Amanda Gipson	4613 Geraldine Cv	12.15.12
[Signature]	4621 Geraldine Cv	12-15-12
[Signature]	4621 Geraldine Cv	12-15-12
Amy Lavender	4624 Geraldine Cv.	12-15-12
[Signature]	4620 Geraldine Cv	12-15-12
[Signature]	4604 Geraldine Cv.	12-15-12
Heather Cubry	4605 Geraldine Cv	12-15-12

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Bridgette Eubank	5200 Richardson Dr	12-15-12
<del>L D Eubank</del>	5200 Richardson Dr	12-15-12
Earl J. J. J.	3604 Keely	12-15-12
Jackie Fraser	3604 Keely	12-15-12
Jerry Frann	3604 Keely	12-15-12
Carl Adams	3600 Keely	12-15-12
Janice Allis	3600 Keely Dr	12-15-12
Anita Allison	3600 Keely Dr	12-15-12
Marti Reams	3512 Keely Dr	12-15-12
Barbara DePriest	3507 Keely	12-15-12
Lucille Alexander	3504 Keely Dr.	12-15-12
Ben & Alexander	3507 Keely	12-15-12
Kathy Buxton	3500 Keely Dr	12-15-12
Tracie Barndale	3405 Colony Dr.	12-15-12



We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Dennis Hoke	3314 Colony Dr	12-23-12
Robin Hoke	3314 Colony Dr	12-23-12
Katherine Gem	3314 Colony Dr	12-23-12
Chris Duvall	3410 Colony Park Dr	12/23/12
Barbara Moss	4711 Colony Park Dr	12-23-12
Connie Deidam Weaver	4716 Colony Park Dr.	12-23-12
John & Robert	4720 Colony Park Dr	12/23/12
Stephen Owen	4800 Colony Park Dr	12/23/12
Clayton	4804 Colony Park Dr.	12-23-12

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Doris Garver	3309 Colony Dr.	12-16-12
Sherry Watson	3311 Colony Drive	12-16-12
Bertie & Galleher	335 Colony Dr	12-16-12
Marta & Galleher	3303 Lonoke cv.	12-16-12
Imbely Gumer	3309 Lonoke Cv.	12-16-12
Theresa Bement	3312 Lonoke Cv.	12-16-12
Kim Swindle	3310 Lonoke Cv.	12-16-12
Mike [Signature]	3310 Lonoke Cv	12-16-12
[Signature]	3308 Lonoke core	12-16-12
Noy Wilson	3306 Lonoke CV	12-16-12
Eivanda Meadows	3304 Lonoke CV	12-16-12
Mah Mt.	340 Colony DR	12-16-12
JACK	3411 Colony Dr	12-16-12
Jane Harnell	4703 Lawns Pk.	12/16/12
John [Signature]	4705 LONOKE	12/16/12
J.L. May	4707 Lonoke	12/16/12
[Signature]	4711 Lonoke Ln	12/16/12
Gary May	4717 Lonoke Dr	12-16-12
[Signature]	4714 LONOKE LN	12-16-12
Tom Day	4721 Lonoke Ln	12-16-12
Billie Wilson	4725 LONOKE LN	12-16-12
Mammy [Signature]	4801 LONOKE LN	12-16-12
Saranya Raitak	4726 Lonoke Lane	12-16-12
Holland Stonecipher	4718 Lonoke Lane	12-16-12

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Wes Hancock	Colony Park	12-16-12
Bill Barry	Colony Park Cove	12/16/12
Bill Up	Colony Park Cove	12/16/12
Charles Cochran	Colony Park Cove	12/16/12
Jilly Davis	Colony Park Dr	12/16/12
Donnie Kemp	4715 Colony Park, DR	12/16/12
Juda Kemp	4715 Colony Park Dr	12/16/12
John Dab	4708 Colony Park Dr	12/16/12
John Dab	4708 Colony Park Dr	12/16/12
Nancy Vawter	3404 Jeridon Cv	12/16/12
Ben Perdue	3400 Jeridon	12-16-12
Kurtis Ruffel	3316 Jeridon	12-16-12
Dana Smith	3308 Jeridon Cv	12-16-12
GAÏ TRÂN	3306 Jeridon	12-16-12
Shane Benson	3305 Jeridon Cv	12-16-12
Mindy Moss	3401 Jeridon Cove	12-16-12
Noel Duncan	3405 Jeridon Cove	12-16-12
Amy Lane	3409 Jeridon Cove	12/16/12
Kyle Standiford	3409 Jeridon Cove	12/16/12
Carla Noel	4801 Colony Park	12/16/12
<del>John Jones</del>		
Joshua Fortenberry	4801 Colony Park	12/16/12
April Niel	4801 Colony Park	12/16/12
Rich Helms	3306 Colony Park	12/23/12

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
C. Lesskay	3805 Lexee Dr.	12.29.12
<del>Cheryl</del>	<del>3805 Lexee Dr</del>	<del>12-29-12</del>
Galeri Henson	3721 Lexee Dr	12-29-12
Michael Ruales	3701 Lexee Dr.	12-29-12
Nicol Ruales	3701 Lexee Dr	12-29-12
Samantha	3701 Lexee Dr	12/29/12
Brooke Warden	3529 Lexee Dr	12/29/12
Vinkey	3504 Lexee Dr.	12/29/12
Carolyn Ellis	3512 Lexee Dr.	12/29/12
Andre Elias	3512 Lexee Dr.	12-29-12
Jaymie Burt	3701 Beacon St.	12/29/12
Andrew Bennett	3701 Beacon St.	12/29/12
Christine	3705 Beacon St	12/29/12
Emily	3608 Beacon St	12/29/12
Allie Hobbes	3704 Lexee	12/29/12

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Brooke Brown	4607 Keely Cove	12/15/12
Chas Chason	4607 Keely Cove	12-15-12
Adam Lindley	4605 Keely Cove	12/15/12
Robert Spurline	4616 Keely Cr	12/15/12
<del>John</del>	4608 Keely Cr.	12/15/12
Doris Dent	4614 Keely Cr.	12/15/12
Ry Wood	3407 Colony Dr	12/15/12
Clad East	5200 Richardson Dr	12/15/12
Phillip Cook	5216 Richardson Dr.	12/19/12
Colonia Cook	5216 Richardson Dr.	12/19/12

We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Blonds Barber	3805 Keely	1-2-13
Jimmy Barber	3805 Keely	1-2-13
Melanie Shepard	3801 Keely Drive	1-2-13
Chad Green	3801 Keely Drive	1-2-13
John Green	4625 Geraldine CV	1-2-13
Melissa Clute	4625 Geraldine CV	1-2-13
Henry Lavender	4624 Geraldine CV	1-2-13
John Lavender	4624 Geraldine CV	1-2-13
John Lavender	4620 Geraldine CV	1-2-13
John Lavender	4612 Geraldine CV	1-2-13
John P. Tai	4617 Keely	1-2-13
John P. Tai	3703 Keely	1-3-13
Stacey Steven	3703 Keely	1-3-13
Ruthy Colbert	3703 Keely	1-3-13
Sue Nelson	4101 Lilly Lane	1-3-13
Rita Sherman	4625 Lilly Lane	1-3-13
John Sherman	3918 Keely	1-3-13
John Sherman	4620 Keely	1-3-13
John Sherman	5812 Keely Dr.	1-3-13
Jessica Reddick	3712 Keely Dr	1/4/13
London Sorenson	3704 Keely Dr	1/4/13
Matthew Trott	3704 Keely Dr	1-4-13
Lawrence Robinson	3704 Keely Dr	1-3-13
Brian Easton	5112 Richardson Dr.	1-7-13



We the undersigned are opposed to the rezoning proposal along Ingels Road. This 48.26 acres also lies at the end of Keely and Lexee Streets off of Richardson Drive.

Name	Address	Date
Lee Gilliam	5312 Richardson Dr.	1-7-13
Vernon King	3812 Keeble Dr	1-16-13
Lke McMeans	301	1-16-13
Gloria Graham	30 Box 9055 Jonesboro	1-16-13
Claudia Sparks	3702 Catalina Cove	1-17-13
Richard Stewart	2017 Bell St Jonesboro	1-17-2013
July Wood	306 CR300 Jonesboro	1-18-2013
Bonnie Calmon	3002 Road Rd	1-18-2013
Don Calmon	3002 Road Rd	1-18-13
Helma Kelling	1432 Stahlring	1-18-13
Harry Kelling	1432 Stahlring	1-18-13
Charles Carter	3005 Sun Wood	1-18-13
Barbara Carter	217 Savannah	1-18-13
Caroline Calmon	482 CRTIL	1-18-13
Jim Newkirk	3700 Christy Lake	1-18-13
Walter G. G.	5304 Trammel Dr.	1-18-13
Charles Stone	5307 Trammel Dr.	1-18-13
Ellea Stone	5307 Trammel Dr	1-18-13
Jimmy Watis	5300 Trammel Dr.	1-18-13
John Yates	5300 Trammel Dr	1-18-13
Kevin Skonhous	5211 Trammel Dr	1-18-13
Javis Gillmore	5210 Trammel Dr.	1-18-13
Becky Ollamore	5210 TRAMMEL DR.	1-18-13
Diana G.	3318 Frog Pond Rd	1-18-13
James G.	3318 Frog Pond Rd	1-18-13



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Name	Address	Date
James L. Anderson	5312 Trammell DR.	2-9-13
Nancy E. Anderson	5312 Trammell Dr	2-9-13
Steve Hammer	3120 FROGPOND RD	2-9-13
Bush Ham	3128 Frogpond Rd	2-9-13
Anna Mink	3120 Frogpond Rd	2-9-13
Ken Mink	3120 Frogpond Rd	2-9-13
Ann Mink	3120 Frogpond Rd	2-9-13
David P. Myer		3-12-13
Roberta Harrison		3-12-13
Ann Alpts	4116 Wetherfield	3/12/13
Ann Hill	4516 Lochmor Ct	3-12-13
Darrell McDaniel	2414 E. MATTHIAS	3-12-13
Judy Wood	306 CR 300 Jonesboro, AR.	3-12-13
Debbie Utthoff	3303 Shanley Dr. Jonesboro, AR.	3-12-13
Bona Turner	3307 Shanley Dr	3-12-13
Paul Miller	3305 SHANLEY DR.	3-12-13
Juan Lofkin	5221 Richardson Dr.	3-12-13
Leslie Lofkin	5221 Richardson Dr	3-12-13
MIKE OLSEN	5223 RICHARDSON DR	3-12-13
ESSIE OLSEN	5223 RICHARDSON DR	3/12/13
Nancy Clarks	3305 Frogpond Rd	3/12/13
Bonnie Koeves	3119 Frog Pond	3/12/13
Emma Ingram	3117 Frog Pond	3-12-13
John B. Ingram	3117 Frog Pond	3-12-13