

ANSWERS TO REZONING INFORMATION QUESTIONS (PAGE 2 – APPLICATION)

1. R-1.
2. To make best and most appropriate use of the real estate by rezoning the property now to ensure appropriate restrictions are placed on the intended use. The current owner will continue to be a neighbor and wants to ensure that any potential development would not alter the character of the neighborhood. There is currently a vacant home on the property, and a residential dwelling is not the best use of the property and unsuitable for any potential purchasers.
3. As determined by a purchaser of the property.
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5. The Jonesboro Comprehensive Planned and Future Land Views call for this specific area to be medium density, which is consistent with the proposed rezoning. Due to the trends and existing development in the immediate area, a request of this nature is appropriate.
6. The proposed rezoning would benefit the community by ensuring best and most appropriate use of the property, ensuring orderly and properly maintained property, and provide a boost to the local economy through the creation of jobs and additional tax revenue. The land is currently vacant and unused.
7. The property is adjacent to a bank, and adjacent to churches to the north and to the south. The property is on Highland Drive, a major artery through Jonesboro. Sufficient barriers exist between the proposed use and the R-1 properties nearby.
8. The property currently has a single-family structure that is uninhabitable as such. The use of Highland Drive as a major artery through Jonesboro, and surrounding developments to the property make the property undesirable as a residential property. The highest and

best use of the property is not residential, and the property has sat vacant as such for multiple years.

9. Development of the property would positively impact property values. The proposed rezoning would not adversely materially impact drainage, traffic, odor, noise, light, vibration, or hours of use or operation. The proposed redevelopment would improve current appearance, and be a net positive affect on neighboring properties.
10. More than three years.
11. None.
12. As soon as developed by a purchaser post-closing.
13. Attached.
14. The limited use overlay will not permit:

Adult Entertainment, Auditorium or Stadium, Bed and Breakfast, Carwash, Cemetery, College or University, Communication Tower, Convenience Store, Day Care Limited, Day Care General, Funeral Home, Golf Course, Hospital, Hotel or Motel, Library, Medical Marijuana Dispensary, Nursing Home, Parks and Recreation, Pawn Shop, Recreational Vehicle Park, Safety Services, Service Station, Off-Premises Signage, Major Utility, Vehicle and Equipment, General and Limited Vehicle Repair, and Warehouse-Residential (mini-storage).

The limited use overlay will permit:

Animal care limited, Automated teller machine, Bank or Financial Institution, Church, Government Service, Medical Service/Office, Museum, Office, general, Post Office, Restaurant, fast-food, Restaurant, general, School, elementary, middle and high,