

## Derrel Smith

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**From:** Steve May <smay@protitle.com>  
**Sent:** Monday, August 06, 2018 1:17 PM  
**To:** Derrel Smith  
**Cc:** Harold Perrin  
**Subject:** FW: K & A Investments, LLC - Multi Family Rezoning

Derrel,

I am writing on behalf of the rezoning proposal before the Metropolitan Area Planning Commission and the City of Jonesboro initiated by K & A Investments, LLC. I know that it is not typical that you receive letters in favor of these types of rezoning efforts from neighboring property owners. But, this is not your typical property. I have been the principal owner of Professional Title Services of Arkansas for the past 3+ years and I lease our facility at 740 Southwest Drive (just east of the subject property) where a subsidiary entity I control is a part owner of the facility we lease. I denote this in hopes of establishing my rightful voice to declare my support of the rezoning effort.

For the past 3 years the apartments to the west of our facility have been a haven for bad behavior. We have experienced domestic violence, drug related arrests and habitual loitering on our premises stemming from the apartment complex now owned by K & A Investments, LLC. The previous owner appeared to pay no mind to the deterioration of the physical facilities thus the quality of the renters has continued to deteriorate to the lowest common denominator. Crime and mischief have followed. Since K & A Investments has purchased the property, exterior upgrades have ensued which only enhances the value of all adjacent property owners. While a coat of paint and new siding alone will not solve the issues that plague this property we are encouraged that for the first time in a long time that an effort and monetary investment is being made by its owner(s) to enhance the property. Hopefully quality renters will begin to move back in as K & A Investments continues to re-invest in their property. While a multi-family Planned Development might not be the optimal neighbor for single family and commercial development, the current owner should not be faulted as these multi-family units have been in place since the early 1970's. That said, in my humble opinion the best solution for all would be for the MAPC and the City of Jonesboro to allow the current owner to continue to upgrade and develop this property in a manner that benefits all property owners surrounding K & A Investment's property.

With that said, on behalf of my staff and business partners we would encourage the MAPC to support K & A Investment, LLC's application to rezone the property thus allowing them to continue to enhance their investment which in turn benefits all property owners in the neighborhood.

Thank you for your consideration.

Steve May, President  
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