



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 12-17-08
Case Number: AZ-08-29

LOCATION:

Site Address: 2918 Casey Springs Road

Side of Street: North between Pembroke Lane and tower location road

Quarter: NE NE Section: 27 Township: 14 N Range: 3 East

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 Residential Proposed Zoning: I-2 L.U.O. composting

Size of site (square feet and acres): 7.34 acres Street frontage (feet): 51.3' Casey Springs Road

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: 2 lane local road

Does public water serve the site? yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North R-1 - I - 2 - landfill

South R-1

East R-1

West R-1

Physical characteristics of the site: gradually sloping

Characteristics of the neighborhood: residential abutting landfill

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

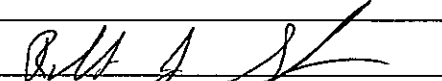
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

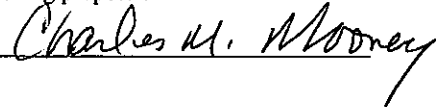
Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Robert Sartin
 Address: 2703 S. Culberhouse Road
 City, State: Jonesboro, AR ZIP 72404
 Telephone: (870) 935-0357
 Facsimile: _____
 Signature: 

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Attorney 
 Name: Charles M. Mooney, Sr.
 Address: 401 S. Main Street
 City, State: Jonesboro, AR ZIP 72401
 Telephone: (870) 935-5847
 Facsimile: (870) 935-4438
 Signature: _____

Deed: *Please attach a copy of the deed for the subject property.*

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REZONING INFORMATION

- (1) How was the property zoned when the current owner purchased it? **R-1**
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Composting
- (3) If rezoned, how would the property be developed and used? **Composting**
- (4) What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Processing
- (5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6) How would the proposed rezoning be in the public interest and benefit the community? **Currently no facility for composting**
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Compatible with the property North and would be buffered on the East for residential property**
- (8) Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Yes, composting not allowed in R-1 area**
- (9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. **The facility would be locked and not available to the public. No effect with reference to odor, noise, light, vibration, hours of use or operation.**
- (10) How long has the property remained vacant? **Never developed**
- (11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services. **No effect except for fire service**
- (12) If the rezoning is approved, when would development or redevelopment begin? **At once**

- (13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* **Had one meeting with the neighbors on the east side and have changed development size.**
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **For composting**

Warranty Deed 222622

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Floyd Wineland and Virginia Wineland, his wife,
for and in consideration of the sum of Ten and no/100
\$10.00 DOLLARS

and other good and valuable considerations to us in hand paid by
Robert Sartin and Laura Rachael Sartin, his wife, as tenants by the
entirety, the receipt of which is hereby acknowledged,
do hereby grant, bargain, sell and convey unto the said

Robert Sartin and Laura Rachael Sartin, his wife, -Grantees-
and unto their heirs and assigns forever, the following lands lying in the County of Craighead and
State of Arkansas, to-wit:

A part of the Northeast Quarter of the Northeast Quarter of Section
27, Township 14 North, Range 3 East, more particularly described as
follows: Beginning at the Northeast corner of the Northeast Quarter
of Northeast Quarter of said Section 27; thence South along the Section
line 537.5 feet; thence South 88° 28' West 420 feet; thence South
210 feet; thence South 88° 28' West 67 feet; thence South 147 feet
to the centerline of a County Road; thence North 75° 50' West
along said centerline 50 feet; thence North 880 feet to the North
line of the Northeast Quarter of the Northeast Quarter of said
Section 27; thence East along said Section line 536.5 feet to
the point of beginning proper, containing 7.25 acres, more or less.



To have and to hold the same unto the said Grantees
and unto their heirs and assigns forever, with all appurtenances thereunto belonging.
And we hereby covenant with said Grantees
that we will forever warrant and defend the title to the said lands against all claims whatever.
And we, Floyd Wineland and Virginia Wineland, his wife,
for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees
our rights of dower, curtesy and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 11th day of August, 19 94.
Floyd Wineland, (L.S.) Virginia Wineland, (L.S.)
Floyd Wineland Virginia Wineland

ACKNOWLEDGMENT

STATE OF ARKANSAS }
COUNTY OF CRAIGHEAD } SS

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid,
fully commissioned and acting Floyd Wineland and Virginia Wineland, his wife,

who personally know the grantors in the foregoing Deed, and stated that they had executed the same for the consideration
and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the
absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed
therein and the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein
mentioned and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESSED my hand and seal as such Notary Public on this 11th day of August, 19 94.
Dian Street Notary Public
Dian Street

CERTIFICATE OF RECORD #56347

STATE OF ARKANSAS }
COUNTY OF CRAIGHEAD } SS
Circuit Clerk and Ex-Officio Recorder

do hereby certify that the annexed and foregoing instrument of writing was filed for record in
this County on the 12th day of August, A.D. 19 94, at 10:25 o'clock A m.
and the same is now duly recorded, with acknowledgements and certificates thereon in Deed Record DR 465,

WITNESSED WHEREOF I have hereunto set my hand and affixed the seal of said Court this 12th day
of August, 19 94.
Shannon Vickens
Circuit Clerk and Ex-Officio Recorder D.C.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.
Dian Street Address 3703 South Colburn Ave, Jonesboro, AR

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That we, **Robert Sartin and Rachel Sartin**, husband and wife, **GRANTORS**, for and in consideration of the sum of Ten Dollars (10.00) and other good and valuable consideration, to us, cash in hand paid by **Tommy Williams and Karen Williams**, husband and wife, **GRANTEES**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **GRANTEES**, and unto their heirs and assigns forever, *an undivided one-half interest* in and to the following lands lying and being situate in the County of Craighead, State of Arkansas, to wit:

A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 3 East, more particularly describes as follows: Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence South along the Section line 537.5 feet, thence South 88 degrees 28' West 420 feet; thence South 210 feet, thence South 88 degrees 28' West 67 feet' thence South 147 feet to the centerline of a county road; thence North 75 degrees 50' West along said centerline 50 feet; thence North 880 feet to the North line of the Northeast Quarter of the Northeast Quarter of said Section 27; thence East along said section line 535.5 feet to the point of beginning proper, containing 7.25. acres, more or less. The real property or its address is commonly known as Casey Springs Road, Jonesboro, Arkansas.

To have and to hold the same unto the said Tommy Williams and Karen Williams and unto their heirs and assigns forever, together with all and singular the tenements, appurtenances and hereditaments thereunto belonging.

And we hereby covenant with the said Tommy Williams and Karen Williams that we will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.


Tommy Williams, Grantee

Jonesboro, AR 72401

And we, Robert Sartin and Rachel Sartin, husband and wife, hereby release and relinquish unto the said Tommy Williams and Karen Williams and unto their heirs and assigns, all of our right or possibility of dower, curtesy and homestead in and to the said lands.

IN WITNESSS WHEREOF, We have hereunto set our hands and seals this ____ day of May, 2001.

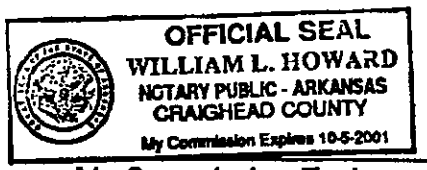
Robert Sartin
Robert Sartin
Rachel Sartin
Rachel Sartin

ACKNOWLEDGMENT

STATE OF ARKANSAS }
 } ss.
COUNTY OF CRAIGHEAD }

On this day, personally appeared before me, Robert Sartin and Rachel Sartin, husband and wife, known to me to be the persons whose names our subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 30th day of MAY, 2001.



My Commission Expires

William L. Howard
Notary Public