

April 10, 2024

RE: CITY OF JONESBORO
REZONE REQUEST APPEAL
5415 SOUTHWEST DRIVE

Dear City Council Members,

A rezoning request was brought before the MAPC on Tuesday, April, 9th to rezone 0.36 acres +/- located at 5415 Southwest Drive. The rezoning request was to amend the zoning from R-1 single family medium density to C-3 general commercial district. The purpose of the rezoning was to bring the vacant lot into a commercial zoning status that coincides with *Jonesboro's Comprehensive Plan and the Current/Future Land Use Plan*.

The rezoning request did not receive favorable approval by the MAPC on Tuesday, April 9th and the conviction is that the commissioners did not take into consideration all of the available information while also blurring the lines between the rezoning hearing and a variance hearing.

*The property in question sits at the corner of Southwest Drive and Darr Hill Road. The other 3 corners of this intersection are currently zoned C-3 and C-4 which aligns with the City's Current/Future Land Use Plan. All of these properties share borders with other R-1 properties.

*The property in question was also home to a neighborhood/country store at one point in time solidifying its use as a commercial site in years past. The City Planning Staff reviewed the proposed zone change and reported that the "Current/Future Land Use Map recommends this location as a High Intensity Growth Sector." This High Intensity Growth Sector designation does not fit the current R-1 zoning.

*The guidelines outlined in the Approval Criteria Chapter 117 Amendments showed compliance in all 6 categories as set forth for consideration of rezoning by the MAPC.

*A variance application was also filed for 5415 Southwest Drive to move the rear setback 5ft north of the current setback. A variance hearing is separate from a rezoning hearing with a separate group of commissioners. It is my belief that commissioner Paul Ford took this into consideration when casting his vote while possibly influencing other commissioners. Mr. Ford asked in the hearing: "Is it correct that you've requested a variance?" I believe he erred in this question. *The variance application has since been terminated.*

With all of this information taken into consideration and the desire to obtain a C-3 zoning to meet compatibility with the Current/Future Land Use Plan, I would like to appeal this decision to the City Council and request that the property located at 5415 Southwest Drive be rezoned.

Thank you for your consideration,
Jeremy Moore, Owner