

New Proposed Land Use

11/17/2009

Several weeks ago I attended the committee meeting on the new proposed land use. I objected to some of the proposed land use and was told that the committee had worked on it for two years and they were tired and did not think it could be improved on. They would pass it on to the city council and let them decide. Please let me say that the comity did an excellent job in trying to satisfy all concerns for possible rezoning.

On Appendix map #7 there is approximately 3,000 acres set aside for Planned Mixed Use. This is the area along Kathleen, almost to the highway north of town, and from Kathleen to somewhere East of Easley. After review of the map, I was able to locate several areas where Planed Mixed Use could be used and there are much more appropriate places for it.

Around the late 50's the population of Jonesboro was between 15 and 20 thousand. In the last 50 years the population has grown about 40 thousand. I do not believe you could develop 3000 acres of Planed mixed use in 100 years.

Last year the people of this area apposed J Harmon on a rezoning request for R7. It was rumored that Troy Coleman was backing him. The request for rezoning was declined by the council. Since then the Land Use Comity has propose Planed Mixed Use for this area, which allows developers to have the land rezoned to multi family much easier. I believe that Troy Coleman now owns that same property.

Carol Caldwell, who sometimes represents Mister Coleman, sat on the Land Use Comity. He was very instrumental and made several comments on the zoning of this property. It is my opinion Mister Caldwell did so for both His own and Mister Coleman's financial gain. I believe that this is another attempt to get a certain property along Kathleen, zoned multi family. I believe there may have been a conflict, ether in fact or the simple appearance of conflict. To say the least it was very **unethical** for Mr. Caldwell to make recommendations on this property. He should have removed himself from any discussion on this land, in or outside of the comity meetings.

Under the definition of Planned Mixed Use, 3000 acres would allow for as much as 750 acres, (25% under Planed Mixed Use) for multi family. Under the new zoning, rsm16 you are allowed 16 units per acre. That's equal to 12000 multi-family units, all tucked neatly into one area of Jonesboro where High water and flash flooding are noted during heavy rains. Not mention 300 acres of commercial development. Mister Mayor, members of the Council, the numbers don't add up. 40,000 people in 50 years will not equate to 12000 rental units needed for quite some time.

I know that "The Proposed Land Use" is just a guideline and all the property may or may not be rezoned. The fact is that if this becomes an ordinance, a certain % can be used for multi-family and or commercial, it will most likely be rezoned to maximize the most potential profit. That type of construction should be spread out to more appropriate areas. I ask you to think about this before we start making new zoning mistakes whereby the next ghetto could be in the making.

I believe that we must hold ourselves, but also everyone to a higher standard of ethics, with more planning and forethought to what we do with our land resources. The **lack of integrity**, by some individuals, to use these backdoor tactics, to obtain their goals may sometimes be rewarded because the majority of citizens don't know their tricks until it's too late. Developers and Real Estate Brokers should be required to abide by the laws and stop manipulating the system for their own gain.

I am not here tonight to discourage Multi family or Commercial construction. I'm here tonight to ask the City Council to reject the Proposed Land Use as it is proposed, and to redistribute the Planned Mixed Use to more appropriate areas and moreover to send a message to these Developers and Land Brokers that this is not the way we wish to conduct business in Jonesboro.

There are several citizens who are willing to talk with the city planner to offer suggestions as to the redistribution of the Planned Mixed Use Area, which will satisfy the requirements needed by Jonesboro, for many years to come.

We ask the Council to consider the information before you and our request before approving this Matter.

Thank you
