
Rick Turman

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November 15, 1999

Jonesboro City Council
410 West Washington
Jonesboro, AR 72404

Dear Councilmen,

In response to RZ99-41 rezoning denial from R-1 to I-1, we submit the following:

1. We are not building flea markets.
2. Adequate drainage has been put in place.
3. There were no ditches filled in and the property has been graded to drain to the west.
4. There is a 50' right-of-way for the railroad track. So, there will be nothing built within 50' of the track. The railroad is elevated and visible in both directions and is not located in a curve.
5. As stated by the City Planner, the surrounding property is located in the flood zone and is not suitable for R-1.
6. In response to the motion made by Mr. Krennerich to disapprove the request due to spot-zoning, I have attached an area map. This map shows the various zonings. Rezoning this piece of property would not be totally out of character for the area or the existing uses.
7. This property is located one-fourth (1/4) mile from the nearest residence and should not devalue their property.

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CITY OF JONESBORO

MINUTES METROPOLITAN AREA PLANNING COMMISSION OCTOBER 12, 1999

MEMBERS PRESENT: Beadles, Damron, Gott, Finley, Krennerich, Pitts Shaw, Phillips

MEMBERS ABSENT: Little

The minutes of the August 10, 1999 and September 14, 1999 meetings were approved as submitted.

#1 RZ99-41 Rick Turman approval of rezoning from Residential F-1 to Industrial I-1 for 8.76 acres located on a part of the SW 1/4, NE 1/4 of Section 33, T14N, R4E. The general location of the property is on the south side of Rook Road, west side of Richardson Road and east of the Missouri Pacific Railroad.

Opposition was expressed by area residents on Long Crest. Property devaluation, the possibility of flea markets and storage buildings were the main points of concern. Lack of adequate drainage in the area was also discussed. It was pointed out that the land had been raised and graveled as well as the ditches filled in the area.

The owner stated that he was going to build warehouses on the east side of the railroad tracks and a housing subdivision on the west side of the tracks. He also informed the MAPC as to how the drainage problems were going to be solved.

Mr. Krennerich made a motion to disapprove the request stating that it would be spot zoning in an area totally surrounded by R-1 zoning. The motion was seconded by Mr. Pitts. Voting was 7 in favor, 0 opposed, **MOTION CARRIED, REQUEST DISAPPROVED.**

#2 RZ99-46 Anthony and Beverly Bartels approval of rezoning from Residential R-2 to Commercial C-5 for Lots 7A and 7B of a replat of Lot 7, Block 2 of Patrick's 2nd Addition. The general location of the property is on the southeast corner of Logan Avenue and Houghton Road.