

## Rezoning Process – Rezoning Information (Page 2 of 2)

Property on the corner of Lawson Road & Highway 1 / Jonesboro AR 72404

1. The property is zoned R1.
2. I would like to have this property rezoned so that I am able to operate my business from this property. Rezoning is necessary due to the zoning restrictions.
3. When rezoned, I plan to build a shop building in the allowable buildable area, fence in the property, and install gravel. The property will be used to operate a lawn and landscaping business (no nursery or retail products).
4. The structure I am intending on building is to be a 2,400 square foot shop building on a concrete slab.
5. Yes, this proposed rezoning is consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan.
6. The proposed rezoning would be in the best interest of the community because there are already multiple businesses (R & R Farm Equipment, Seductions, etc.) operated next door and directly across the intersection. This “area” of the community is already highly commercial and, therefore, no opposition is anticipated.
7. See answer for # 6.
8. The property needs to be rezoned so that I am able to properly and legally operate my business.
9. Rezoning this property and operating my business from it would not place a negative impact on property value, traffic, drainage, visual appearance, odor, noise, light, and vibration. Any impacts would be positive, especially visual appearance.
10. This property has always been vacant as far as I know.

11. In regards to utilities, the impact of the proposed rezoning and development would include installing a septic system, just as the neighboring businesses have done. In regards to streets, drainage, parks, open space, fire, police, and emergency medical services, there would be no negative impact.
12. When rezoning is approved, development would begin right away.
13. I have spoken with the manager of Seductions Lingerie, the business right next door. R & R Farm Equipment is also directly near this property across the highway. My business is not in competition with them. I spoke with the owner and asked if he had any issues with this property being rezoned to commercial and he stated he has "no problem with it whatsoever".
14. This property is desired to be used to operate a lawn and landscape management business. No Nursery / No Retail.