



February 10, 2013

Otis Spriggs, City Planner
City of Jonesboro
900 West Monroe
Jonesboro, AR 72403

Dear Mr. Spriggs,

The Sage Meadows POA Board of Directors has met with Mr. Kevin Kessinger with K & G Properties, LLC on multiple occasions, to discuss his future plans for development of the property located just to the north of the Sage Meadows entrance that is currently zoned commercial. Our understanding of the rezoning request and future plans are outlined below;

1. The western most approx. one half of the property is to be rezoned RS-8, which only allows for single family dwelling very close in size to the home already located along Western Gales of our subdivision. We also understand that there will be access to Sage Meadow Blvd and Macedonia Road.
2. Approx 3 acres of the remaining eastern half of the property is to be rezoned RM-16, which allows for condominiums. We understand that access to this section will be restricted to St. Hwy 351.
3. The remaining approx. 1.6 acres will remain C-3.

Based on our understanding of the rezoning request and the future plans, we do not oppose the request. We feel that allowing access to Sage Meadow Blvd by the single family homes and restricting access for the condos to St. Hwy 351, would be the best reasonable solution to traffic in the neighborhood. While we have seen a proposed plat showing the access to Sage Meadow Blvd connecting at the round-about near our entrance, we would request that the city engineers look at the traffic situation very closely and recommend the best possible place for that connection. We are open to access at the round-about or having the new street come straight out and hit Sage Meadows Blvd.

Sincerely,

Sage Meadow POA Board