



December 14, 2018

Dear Mayor Perrin and City Council Members:

We the members of Fisher Street Church of God In Christ International are opposed to the rezoning of the Apartment Duplexes to be built across the street from our church, which is also the National Headquarters for the Church of God in Christ, International.

There is a I-1 lot located at 124 N. Fisher, in an area identified on the Master Land Use Plan as a redevelopment cluster. The rezoning was approved by the MAPC on November 13, 2018.

For everyone not familiar with that area, this property is two blocks west of the old Wolverine (Frolic Footwear) Factory. A property the city is currently trying to redevelop. There have also been discussions about developing a veteran's village one block from this property. Do you think a duplex built to the minimum standards required by Jonesboro Code is an appropriate development for this corridor?

On page 13, the Land Use Plan offers future committee recommendations. One recommendation would be identify the area along Johnson Avenue as a redevelopment area and tie into Form Based Code design principles. If this is implemented, the corridor along Johnson Avenue could redevelop into an urban, uniform, high-quality development that Jonesboro can be proud of. This lot has the potential to sit in the middle of that future development. Recognizing on Aggie from ASU to the downtown corridor is better put in place for transportation and a walkway for all citizens. If you look on page 5 of the Staff Report, at the top of page it says:



Criteria C. Compatibility with surrounds area - How many other duplexes are located in the Downtown-ASU Corridor? Eventhough all of these lots are still zoned I-1, a large majority of the properties in this area are still single family residential or undeveloped lots.

Criteria E. Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to - Eventhough it is not on the list, you should consider how this duplex will impact surrounding lots, if this area is ever redeveloped under the Form Based Codes (which is a suggestion in your Master Land Use Plan).

Final thought - City Council is setting a precedent for the ASU/Downtown Corridor. The second this is approved, other developers who own property in this area will want to do the exact same thing.

Listed below are the problems we are already facing and future problems if the duplexes are approved.

Present Problem:

1. One the side of the building, we are finding condoms, empty beer cans and drug paraphernalia.
2. The Church has posted "No Trespassing" signs and they are being taken down by the trespassers.
3. According to the Jonesboro Police Department, the Church could be liable for any injuries on the property if there are no signs posted.

Our concerns and future problems:

1. Parking at the church.
2. Someone getting hurt on the Church property.
3. If any partying taking place, we will have that to deal with.



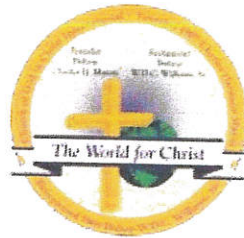
4. If becomes a drug house, we will have that to deal with.
5. Added expense to keep the parking lot clean.
6. Added expense to replace signs.

Please find attached to this letter, signatures of persons opposing the rezoning petition.

We respectfully request the City Council to deny the construction of the duplex apartments to be built.

Faithfully yours,

Matthew Lloyd, Jr. - Pastor
125 North Fisher Street
Jonesboro, AR 72401
(870)933-0305



To Mayor Perrin and Jonesboro City Council:

I, Bishop Raymond Marion, Jr. and Senior Bishop & Chief Apostle James C. Watford of the Church of God In Christ International, Inc, are totally against the upcoming project of placing Duplex Apartments in such close proximity of our National Church of God In Christ Headquarters. There is not adequate parking for such a project. We respectfully hope that the City will not approve this project. We would not want people using our parking lot unless they are attending church services because of liability concerns and issues.

Respectfully submitted by,

1st Assistant Senior Bishop Raymond, Jr.
Church of God In Christ International
270-875-8573

Senior Bishop J. C. Watford
Church of God In Christ International
252-209-5624

Petition for property

1st ASST Secy Bishop Raymond Marion Jr.

Matthew Lloyd

708 Culberhouse Cove

Evelyn Wilson

3902 Race St

Shirley Barnes

4609 Highland Park Circle

Bonisha Baker

3305 Meador Rd

Bessie Coleman

5100 Cayman Pl.

Rotunda Furell

2007 Wood St

Basil Furell

2007 Wood St

Marlyn Johnson & Clara Johnson

233 CR 300 Cherry Valley

Charlene Palmer

1204 Willow Creek Apt. Jones

Yanessa Jones

202 W. Allen Jonesboro AR

Ray Coleman

921 Cypress Row Rd

Teddi Coleman

921 Cypress Row Rd

Cameron Robinson

2002 Timberridge Drive

Alber + Mother Reynolds

900 Garden Parkway

Erica Celestine

2504 Oakbrook Drive

Patricia Herring

1605 Dupue Drive

Herman Herring

1605 Dupue Drive

Jeanne d'Arc Gomis

3321 Breakness Drive

Caleb Scales

2505 E. Matthews Apt 4

Gabrielle Lloyd

708 Culberhouse Cove

Aisha Stafford

118 W. Allen Jonesboro, AR 72401

Mildred Taylor - Fowler

11 Meador Dr. Jonesboro, AR 72401

Terri James → 4913 Wildwood Lane
Jonesboro, AR 7240

Manica Celestine 2504 Oakbrook St
Jonesboro, AR 72404

Alyssa Lott 1615 Auburn Place 72401

Kathy Smith 1622 Latourette He #8 72404

Robert Smith 1622 Latourette #8 72404

Juffany Palata 1604 Links Dr. APT 04 72404

Nina Coleman 129 N. Drake 72401

Getthro Clark 128 N. Drake 72401

Linda Pruitt 2800 Nottingham Way 72404

Louis Pruitt 2800 Nottingham Way 72404

Eric Davis 813 Meredith Drive 72401

Olta Pruitt

Michael Johnson 167 Greene CR 323 72416

Elizabeth Johnson 167 GREENE CR 323 72416

Herman Herring 1605 Dupew 72401

Brenda Anderson 4212 Aggie Rd. Apto 72401

Kimberly Lloyd 708 Culberhouse Cr.