



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Council Agenda City Council

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Tuesday, January 16, 2024

5:30 PM

Municipal Center, 300 S. Church

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### **PUBLIC SERVICES COUNCIL COMMITTEE MEETING AT 4:30 P.M.**

*Council Chambers, Municipal Center*

### **PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.**

*Council Chambers, Municipal Center*

### **1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.**

### **2. PLEDGE OF ALLEGIANCE AND INVOCATION**

### **3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT**

### **4. SPECIAL PRESENTATIONS**

**COM-24:001** PRESENTATION OF SERVICE PINS TO COUNCILMEMBER CHRIS MOORE AND  
COUNCILMEMBER CHRIS GIBSON

### **5. CONSENT AGENDA**

*The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.*

**MIN-24:001** MINUTES FOR THE CITY COUNCIL MEETING ON JANUARY 2, 2024

**Attachments:** [CC Minutes 01022024](#)

**RES-23:313** A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS TO ACCEPT A PERMANENT SIDEWALK EASEMENT AT 501 W. HIGHLAND DRIVE FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SIDEWALK IMPROVEMENTS

**Sponsors:** Engineering

**Attachments:** [Permanent Sidewalk Easement-501 W Highland](#)

**Legislative History**

1/2/24	Public Works Council Committee	Recommended to Council
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**6. NEW BUSINESS****7. UNFINISHED BUSINESS***ORDINANCES ON SECOND READING*

**ORD-23:045** AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

**Sponsors:** Engineering

**Legislative History**

12/19/23	Public Safety Council Committee	Recommended to Council
1/2/24	City Council	Held at one reading

**ORD-23:048** AN ORDINANCE FOR THE TRANSFER OF LOCATION OF PRIVATE CLUB PERMIT

**Attachments:** [Name Change Application](#)  
[Publication Fee Reciept](#)

**Legislative History**

1/2/24	City Council	Held at one reading
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*ORDINANCES ON THIRD READING*

**ORD-23:046** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-5 TO C-3 FOR PROPERTY LOCATED AT 915 SOUTHWEST DRIVE AS REQUESTED BY G. S. BRANT PERKINS

**Attachments:** [Staff Summary - C.C.](#)  
[Application for Zoning Ordinance Map Amendment](#)  
[H23-075 Cahoon Boundary survey with aerial \(002\)](#)  
[H23-075 Cahoon Boundary survey](#)  
[Ltr](#)  
[Perkins](#)  
[Signed Owner Notifications](#)  
[U.S](#)  
[Warranty Deeds](#)  
[Zoning Sign](#)  
[Patti Lacks Handout on Trees 12192023](#)

**Legislative History**

12/19/23	City Council	Held at one reading
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1/2/24 City Council Held at second reading

**ORD-23:047** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 2650 MOORE ROAD AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING

**Attachments:** [Staff Summary - C.C.](#)

[Plat](#)

[23142 - CWL Rezone Mail Receipts](#)

[23142 - CWL Rezone Signs](#)

[Deed](#)

[Rezoning Application](#)

[Rezoning Plat](#)

[2650 moore](#)

**Legislative History**

12/19/23 City Council Held at one reading

1/2/24 City Council Held at second reading

**8. MAYOR'S REPORTS**

**9. CITY COUNCIL REPORTS**

**10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.*

**11. ADJOURNMENT**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: COM-24:001

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Other  
Communications

PRESENTATION OF SERVICE PINS TO COUNCILMEMBER CHRIS MOORE AND  
COUNCILMEMBER CHRIS GIBSON



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-24:001

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** City Council

**File Type:** Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON JANUARY 2, 2024



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes City Council

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Tuesday, January 2, 2024

5:30 PM

Municipal Center, 300 S. Church

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### SPECIAL CALLED NOMINATING & RULES COUNCIL COMMITTEE MEETING AT 4:45 P.M.

### PUBLIC SERVICES COUNCIL COMMITTEE MEETING AT 5:00 P.M.

#### 1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

**Present** 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

**Absent** 1 - Charles Coleman

#### 4. SPECIAL PRESENTATIONS

#### 5. CONSENT AGENDA

##### *Approval of the Consent Agenda*

*Councilmember Chris Moore motioned, seconded by Councilmember Chris Gibson, to remove RES-23:212 and RES-23:216 from the Consent Agenda and adopt the Consent Agenda. All voted aye.*

**A motion was made by Councilperson Chris Moore, seconded by Councilperson Chris Gibson, to Approve the Consent Agenda. The motioned PASSED**

**Aye:** 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

**Absent:** 1 - Charles Coleman

[MIN-23:122](#)

MINUTES FOR THE CITY COUNCIL MEETING ON DECEMBER 19, 2023

**Attachments:** [CC Minutes 12192023](#)

**This item was passed on the Consent Agenda.**

[RES-23:314](#)

A RESOLUTION DECLARING AN EXCEPTIONAL SITUATION AND WAIVING THE REQUIREMENTS OF COMPETITIVE BIDDING FOR EMERGENCY REPAIR WORK ON A FIRE DEPARTMENT TRUCK

**Attachments:**     [Siddons Martin Invoice](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-001-2024

[RES-23:315](#)

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF TWO POLICE EQUIPPED CHEVROLET SILVERADOS AND SIX POLICE EQUIPPED DODGE DURANGOS

**Attachments:**     [Police Pickup quotes](#)

**This item was passed on the Consent Agenda.**

Enactment No: R-EN-002-2024

#### **RESOLUTIONS REMOVED FROM THE CONSENT AGENDA**

[RES-23:312](#)

A RESOLUTION PROVIDING FOR THE ADOPTION OF A BUDGET FOR THE CITY OF JONESBORO, ARKANSAS, FOR THE TWELVE (12) MONTHS BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024, APPROPRIATING MONEY FOR EACH ITEM OF EXPENDITURE THEREIN PROVIDED FOR; AND FOR OTHER PURPOSES

**Attachments:**     [2024 Budget](#)  
                              [EMAIL Budget 12272023 LJ Bryant](#)  
                              [2024 Budget Powerpoint Overview](#)  
                              [Job Descriptions Handout 12282023](#)

*Mayor Harold Copenhaver stated, I would like to go ahead and relay some comments on the budget. I want to present this budget to you and we have spent many long hours, the administration and department directors, and in many cases, by you, yourselves, city councilmembers and I appreciate the work of all. For those of you who provided requested feedback and asked questions, helped ensure what we consider all options and found that we are confident. This is the best budget for the City of Jonesboro in 2024. Just like the first three years, it is a balanced budget, one that we are comfortable projecting will be exceeded by revenues. I took office with a pledge to keep expenses in check and to ensure fundamentals such as safety and infrastructure, including more paving of streets, building of sidewalks, and drainage improvements, matches our investments in parks, trails, and other quality of life endeavors. Many of you know how this process works and we have invested your time in meetings with the administration, met with me individually, and even participated in working meetings available to the public for input regarding Jonesboro's future goals. While I especially want to thank our Finance Director, Steve Purtee, and Finance Committee Chair, Joe Hafner, for their wisdom and commitment to hammering out the details. I want to close by saying that while I am happy to provide any additional information that hasn't previously already been provided or explained, I am confident this budget takes all in consideration and presents what I feel is an appropriate*

position for our city for 2024. My responsibility is to present the city's operating budget. I feel the engagement of everyone has contributed to this effort. I appreciate the Finance Committee's input and unanimous endorsement and I will now open the floor to council for comments before requesting your approval. Thank you for allowing me that time council.

Councilmember L.J. Bryant said, Mayor, a couple of comments. I think maybe I am too cheap. I don't know. Joe was sitting here saying he was too cheap to register for the Arkansas Traveler. So, I don't know who is cheaper, me or Joe. Yeah, I get a little scared of it and I drive a 2014 Chevy Traverse, but I was reading today Governor Sanders, much like Governor Hutchison and Governor Beebe, Governor Sanders put in a hiring freeze and a promotion freeze in January. And, so, my concern has been for some time, I voted against it, in December 2020, we took the Mayor's Office from three to five and now it is proposed to take Communications from three to four. And, so, we continue to invest on the admin side and I just feel like, at least in my businesses, I am trying to consolidate positions instead of adding positions. And, in government, it seems that we never delete positions, we just continue to add positions. And, I will say on the social media side, we own a business in Conway and we make several posts per week by paying an agency \$500 a month. So, I am not sure this is the most efficient use of our resources. And, we need to be careful about adding headcount. So, for lots of reasons, I feel like, if we were sitting here and we had equity in a company and we were stakeholders and it was our money at stake here, I don't think there is any way we would vote for this and add these positions. But, anyway, I wanted to share that and explain why I am voting no. Mayor Copenhaver said, duly noted.

Patti Lack, 4108 Forest Hill Road, said, Happy New Year to all of you. You know, L.J., it is funny because that is exactly what a lot of people have talked to me about is talking about the 13 new positions that are being proposed. They were saying that, like the E911 and the Animal Services are probably necessary. One of the ones that they said was a Construction Outreach Coordinator for Engineering to establish and maintain relationships with private builders to help insure that projects are in compliance with the city's codes and to troubleshoot. I think that where this bothers me right here is that who is the administrator to establish and maintain a good relationship with the citizens? We have a great Engineering Department and I think they establish with the developers here. I don't know why we need one extra person in there to do that. And, then, I noticed that there was a thing for looking at signals. Another one of them is a Marketing and Community Outreach Coordinator for Communications to focus on increased community engagement on the city matters that we have right here. Well, the matters of the city is right here at the city council. I think we really need to strive to get people coming to city council meetings. I think if you guys remember before Covid, we used to fill this room with people. And, then Covid happened and now that we don't get it. So, that would be just an easy thing to do without hiring anybody.

The Street Department, to help manage increase investments for funding and streets for the streets and sidewalks. Well, that kind of goes along with the development, the developers in our city. And, also too, the Grants Department to apply for grants for the sidewalks that we have and then the special groups that we have had. Last week at the Finance meeting, I heard about the JETS Marketing Coordinator to increase advertising, to increase the revenue for the system and that half of the salary would be paid for by the city and half by the state or by the federal government. One, we don't have enough buses. We don't have enough bus drivers. We don't have enough covers for those people. We have talked about that for a long time. I think the previous



manager of the JETS bus said at one time is that we could do advertising on the back of the covered bus stops that we have, that would be easy to do. I don't know why we need to hire one person to do that because what I did also too is that I looked at the ridership and how much money we made on JETS bus. We are making, it was between November 1st and December 17th, we made a total of \$7,932. That is not a lot of money and now we want to hire another person to help us with that. I don't know if that is the best use of our money there. Parks and Recreation, two new maintenance people and a person for the concessions. I guess that person will be busy when we have tournaments, but what is that person going to do when we don't have tournaments here in Jonesboro. I know that Danny does a great job and we have them all of the time, but there is going to be a down period. So, what is that person going to be doing? The Pool Coordinator for the Northside Park, the pool is not even built yet, but we are going to get a Pool Coordinator. The pool won't open up until probably, what April or May, around there and then it closes down. So, what is that person going to be doing the rest of the time?

And, I agree with you L.J., is that, you know, maybe, we need to make more efficient use of the people that we have here on there. When we are talking about advertisement and stuff like that, I was in, these are all of the nice brochures that we have at Human Resources. It talks about the Shooting Range, the police, and all of that. I don't know who does all of these, but they are super nice. I don't know who does this, but we need to hire this company or this group to start doing advertising to promote Jonesboro also too. You know, I don't know if it is individual departments that need to do it. We need to do an overall type of procedure. But, the main thing that is really important that I heard from a lot of people is that I know last week was the Finance meeting. I watched it. There was no mention during that meeting of where the citizens that don't see any type of meeting advertised, there was no mention of where that citizen could go to, to find out and look at the budget that we have. There was a newspaper article. There was no mention in the newspaper article which would have been easy to say go to Legistar.com and click on that. There was nothing. Our Facebook page for the city needs to be utilized a lot better. It would have been really nice because there are a lot of users on Facebook to have, hey, here's the budget, click on it and you can read it. It is 112 pages. I know all of us are busy during the holiday season, but at least it was going to be available. So, for all of you, I hope, because you guys are the ones that represent the citizens and I know I am up here a lot, but I represent a lot of citizens that speak out. Is that there is no rush to this budget. I know I talked to Dewayne today and I know he says we need to pass it and get started and I understand that everybody wants to get a pay increase and get this started and stuff like that, but we can have one more reading and you guys can go out there and talk to the citizens that you represent. We can put it on the Facebook page and let people know what it is because that is what I believe like what Scott McDaniel said when he came up here and spoke a couple of weeks ago, just talking about how we need to be open and transparent and get the citizens involved. And, right now, not many people know about what this budget, but I appreciate all of your help and the work that you have put into it, but the citizens need to know exactly what you guys are voting for because it is a lot of money. So, thank you. Mayor Copenhaver said, thank you.

Councilmember Dr. Anthony Coleman said, she just brought up a good comment. I just want to be more informed in my vote and I wasn't here last week for the Finance Committee, but I did listen to it. I watched it and I appreciate the comment and the question and the comment from Mr. Tony regarding the Marketing Coordinator, I believe is the name of it for JETS. However, Ms. Patti Lack brought up something as it relates to communication and I just haven't heard anything regarding communication

and the need for those other positions. I really, I feel like my job is to look at it in a macro level. I try to leave the nuts and bolts to the administration so I do, but in order for me to make an informed vote, I would like to hear, I don't know, from you or Bill or someone regarding the communications. I saw the digital and then the marketing and then we need a JETS Communications and so on and so forth. So, I would just like to hear that. Mayor Copenhagen said, sure, and we discussed it last week. Each, basically, almost every one of the personnel requests and Steve, correct me if I am wrong, I believe we had almost upwards of 80 requests from the different directors as we moved through this. And, as that process went through, we validated what each director truly needed, the reason for the growth. And, in Communications, we are seeing, at the current time, they have three employees. And, over the last two years, I have heard repetitiously from Council and the community that we need more communications. And, to be honest with you, the uptick in FOIA requests, which we have over 1,000 FOIA requests in the police department. We are seeing almost, Bill, I don't know what our number is at that point, but if you would like to approach the podium as well. And, then, our two other employees that are in his department, they have to record every one of the meetings. The request for FOIA's has basically taken my director's time to the point to where we need more marketing and material information out there for the general public to make them more aware as Ms. Lack was talking about. This is the exact reason for that. In many of the other ones, we addressed as well, we had 24 new employee position requests. Sixteen of the twenty-four were for safety, twelve for fire and the other four in the police and other safety elements in the community. And, so, the remaining eight are growth avenues. Now, I will explain to you this. Sometimes, and Steve, you can come forward if you would like to, explain to me and to the Council once again how yours is working in the Finance Department. You will have a position open, but that is not a filled position and we are transferring an individual into another new position. So, just because you are seeing a new position doesn't necessarily mean that it's being another person added as an active employee. We are just keeping open another position should that need to be filled later on. So, Bill, if you don't mind, explain a little bit about the Communications Department and the reason for your request.

Bill Campbell, Director of Communications, said, the first thing I want to tell you is with FOIA's, we are seeing now 100-200 a month. It varies pretty wildly, but they are in-depth. If it is anything that gets into any legal, I have to ask Carol and her staff/her team to help vet it to make sure that we are doing everything just right because if you know Arkansas law on FOIA, it is written by the lawsuit. There are a lot. I have worked in five states as a journalist. There is no state with tighter FOIA laws in the South, sunshine laws we call them, that are more strict than Arkansas. In Alabama, you have one year to respond to a FOIA. In Arkansas, you have three days. It makes a FOIA top priority. It doesn't mean if a complicated piece of paper comes out, I have to have the full answer in three days, it means I have to have a response. And, Carol has taught me from the get-go to respond as we go through papers. You know, in other words, if I have this much of a FOIA completed, I will send that and then go through more. It requires our departments, every department that might have some papers is required to, but our IT Department searches every file that we have. If you have files in your office, you have to turn those things in. FOIA sounds easy. It is not. So, it is work, but beyond that, the whole Communications Department has been ramped up. I have been here about eight years now. The responsibilities have been ramped up. The state now requires that every public meeting be recorded. Everything that we have in this building is recorded on video because we have those capabilities now. I'm sure some of you have been here long enough to remember when that was not done or not able to be done.

*I think the person before me had two assistants and we have added a third because of the hours that it takes both Cam and Brandon who are very efficient with their time and they are very responsible and good at what they do and now we have Lynette Hirsch, who is, she is kind of jack of all trades, but she is really good at social media as is Cam, as is Brandon. But, we have to make sure we are sending the message very clear as some people say, you know, you have to make sure that you don't think you, you think of what the unintended consequences of what you say are. You know, can somebody twist your words? If you have ever sent a text where somebody took it the wrong way, everything we do is essentially a text and we want to make sure we deal with it the right way. There are some things that we can't do and I've heard complaints about things, and you know, that wasn't the worst idea about posting the budget on the website. That is not a bad idea and that is something we can consider in the future, but I will say it is on our website, or Facebook or someplace else. Anytime we put something on Facebook and April can tell you that it and Carol too that it could be illegal for us to promote this meeting or this particular issue on Facebook. If I say, come to the Council tonight because we are taking up the budget, you can't do that because next week, as Keith Inman can tell you, it looks like we are trying to slide something through. You know, somebody could quickly come up here and say, oh you want to not talk about this, you are trying to slide this through. So, there are a lot of thought processes that have to go into things. You know even Sanitation posts, sometimes we have to talk about what makes sure we can, we are going to be able to do this and go through it right. So, it is a complicated process. We would also like something I talked about with Lynette is marketing the City of Jonesboro stuff. If a convention comes to Jonesboro and they want something. Hey, we'd love a souvenir from the city that says City of Jonesboro, we don't have anything. We don't sell anything. We don't make t-shirts that say City of Jonesboro. We don't build that pride. If you will go to the state house, you will see a corner of where you can buy stuff that says State of Arkansas, you know, whatever types of memorabilia or pens and paper, whatever you want. I want that. I want that to be available, maybe in our lobby. These are the kind of things that I would like to work on in this coming year and that is the thing that we would like to accomplish. This is what it is going to take an extra person in Communications.*

*Our Communications people do not do police stuff. We don't do Parks social media, but we work with all of them. We work with them. We work with the Fire Department, the Police Department. I talk to Sally regularly. We communicate. We try to keep everybody on the same page. That is why the directors meetings are held on Monday morning, to keep everyone on the same page because different director's talk about different subjects and different concerns. And, it is hard to know what is going on in 23 departments. Even if you are in my job, it's hard to know what's going on in 23 departments because these guys have been doing it so long, it may not even occur to them to take a before shot, you know, if we are going to fix a new road or repair a street or demolish a blighted home or something in the house. We have to stay on that same page. And, we are fortunate enough to have so many directors, so many staff members who are truly concerned about Jonesboro and truly proud of the work they do because I have watched it. And, you know, after a while, you do kind of, you know, you kind of bristle at the criticism that they get because these guys and ladies, man, they are up here every Monday with the best of intentions and that happens through the week. You know, it is hard to see. You guys probably appreciate more than the average resident might, maybe not, I don't know. But, the work that actually goes into making the city run. And, so, we try to communicate that, but we are trying to also grow. Jonesboro is growing part of, you know, Brian can talk to you about or Steve about these individual positions, but I want to leave you with this thought. When I look around, I look at departments with a plate that runneth over. And, I worked in*

*Journalism when they continued to cut positions and when they said, you need to do this, you need to do this, and somebody, a younger person would come to me and say what does that do, I have got all of this, I would say, figure out what to get rid of because that is your boss telling you we need to focus on this. You only get so many hours in a day, figure out what not to do. I think most of these directors will tell you they are doing a lot of that. And, I think that is the number one thing. Jonesboro grows, the City of Jonesboro grows. When I got here eight years ago, we had just under 600 employees. Well, last I heard, we have just under 600 employees. So, that's all I got.*

*Mayor Copenhaver said, and I can add, as of this morning when we had our directors meeting, the Sanitation Director, Patrick Courtois, told us that we were, he was reaching capacity with his employees and that is the first time that I have ever been aware of that happening for us. So, employment is good in those departments. Also, the investment that we continue to make our employees, we have got to be competitive, folks. And, the bottom line is, it's a strategic investment and we need to stay competitive on that. So, thank you Bill for that. Did that answer your question councilman? Councilmember Dr. Anthony Coleman said, yes sir. I guess the only other question I think from what I heard from L.J. is, is there a possibility of some consolidations with something? That was just something I was gearing towards and asking. Mr. Campbell said, well, you know, one thing L.J. has not said to me, but I have heard that he has said is use AI. We do use AI. And, everyone is invited to come look and see how we use AI. And, I will take, I mean, it's new. I'll take any tips. If you have some suggestions on how we use AI, I'll be glad to take that, but we do use it. And, we need to use it more, but it has to, you don't just say AI tell me this and it posts it and sends it out to the world because it has to be Jonesboro. I mean I can write a real nice poem to David McClain on AI just by saying give me a little chubby guy who is on tv and is an upstanding member of his community, but he has got gray in his beard and he needs to blacken that up. And, you know what, I'll do it here in a second and send it to each of you and you will have a great poem to David.*

*Councilmember David McClain said, a couple of things. City Attorney Carol Duncan asked, do you want him to clarify who he was talking about being chubby? Councilmember McClain joked, um, yeah. One, are we not able to utilize a company outside? Like in consolidate some of that for as far as the social media aspect? There are companies that do that, specifically. Mr. Campbell said, correct. Councilmember McClain said, if we could partner with and say, hey, you do this. You are the ones in charge of that because it is cheaper for us to get someone to do that. I mean for us to not have to pay payroll taxes, benefits, etc. It is cheaper for us to do that. So, is that something that has been discussed? I mean I know the Mayor talked about it a little bit. We have had it in the past. So, how many times have we done that? Have we done it once and said it didn't work or is it something that we are always looking at and trying to clean that up? Mr. Campbell said, our staff and I talk about this every year and we talked about what because we get advertisements or we get people trying to sell us stuff and emails and we all look at it and weigh it. I think there will be a time for that. Right now, honestly, I'm talking about four bodies among the four of us. If one person is sick, if one person is on vacation, we are on three bodies. And, again, meetings have to be run. But, to answer your question, yes, there are software that do writing, that do even FOIA requests, but, then, you still have to proof it. So, it can make it easier and more cost and probably time efficient. The stuff that we looked at with a local guy who was creating a website, he wanted too much money for it, but we would love to have. This guy worked with Mickey Mouse. I mean this is Marlin Henderson. I don't know if you know his company, but he lives in Dallas, he lives in LA. He's from here and he's got some fabulous stuff. I would love to say that, but, you know, when I*

got here, we were going through cuts. There were raises without tax benefits. I said we were going to go to bare bones. And, you know, if we have growth and that's a thing that we can do later, I think it would be a good thing. I'm eager to see what we can accomplish this year with what we have got. But, if there comes a time when Carol and IT and everyone agrees and the Mayor and Brian and Tony agree that we need to go to some software for some of these things, yes sir, that could be a good alternative. Councilmember McClain said, last thing. Be careful what you say. Mr. Campbell said, gotcha.

Finance Director Steve Purtee said, if you don't mind, let me tag team with Bill on some of the comments regarding consolidation. I think you will find in this budget and I want to speak specifically to the Finance Department. We referred to that at the Finance Committee last week. The Finance Department consists of nine employees. There are six of those in what I will call the traditional Finance Department bean counters. There are three of those who are in our Collections Department that maintain all of the receipting that comes in through the city. What we are doing is we did have a resignation of our city accountant who was a job grade 118. What we did was we decided to transition that position to a job grade 115. That's taking that annual salary from an average of \$65,000 down to an average of \$54,000. So, therein is a savings there regarding that. What we are doing is we are taking another position in our department and we are regrading it from a 112 to a 115 because that person has the skillset and the talent to perform those responsibilities. So, in the end, we are doing a net cost savings of just under \$10,000 to the department. Headcount is remaining unchanged. There is one other department that has a reduction in headcount. That is the Mayor's office. His administrative assistant position. There are six full-time equivalences, the way I would term those, in that department, and one of those positions is being held open during this next budget cycle as is the city accountant position with a zero budget. So, you will see those in there as well. Our current headcount is 606 and with these 16 and 8 that the Mayor referenced earlier, our headcount at the end of this budget conclusion will be 630. Twelve of those, again, being in the fire department and then four of those being in the public safety sector as well. So, Mayor does that answer the questions regarding consolidation? Mayor Copenhaver said, yes, thank you Steve.

Councilmember Bryant asked, I know we have a 4% cost of living right? And, then if we took the steps, what would you say like the average across the board is if you combine steps and cola, would you say that it is 6-7%? I mean what would you say the average raise is? Mr. Purtee said, the raise is 6%. Mayor Copenhaver said, now, Steve, clarify as well for our non-uniformed and uniformed because we have already done raises for the Police and Fire Departments. Mr. Purtee said, yes, the reference in the budget is we took care of our Police Department back in September and we took care of our Fire Department just a few weeks ago relative to their requested increases. The Police Department increase was in the range of 19%. The Fire Department increase was in the range of 7%. All non-uniformed will conclude this budget year with a 6% increase. Councilmember Bryant said, thank you.

Councilmember Ann Williams said, I just wanted to mention something and it occurred to me, we have a major event coming up April 8th. It is a once in a lifetime thing and we will have a lot of people visiting the city and I think it is going to be important to be fully staffed as far as communication and outreach to people because you don't get a second chance to make a first impression. And, there will be a lot of people here that will leave here after their visit having hopefully a good opinion of Jonesboro. And, you know, they might possibly be people that consider living here on down the road. I think it is important to be staffed as far as for that preparation for that. Mayor Copenhaver

said, thank you councilmember.

Chief Administrative Officer Brian Richardson said, something that Councilmember Williams just brought up kind of made me think of a line that it is in all of our job descriptions and it is all other duties as assigned. I can't help but mention that, you know, out of all of the city council employees that we have, I am pretty sure that there is not a single one of them that only describes to the job duties that are described in their job duties. I just don't want to pass up a chance to point out that while we are approving actual job descriptions, what we are actually doing is requesting for approval of an additional resources that help serve the citizens of Jonesboro and the residents of Jonesboro and their fellow co-workers here in the city. I know it drives people crazy when I walk into their office because normally I ask them to do something that is not necessarily their assigned duties. We are blessed here in the City of Jonesboro to have a lot of employees that really care about the city. I just wanted to make that one comment about just because a job description says one thing, you know, they are often invaluable tools in something that they are not asked to do on a daily basis, but somebody has to get the job done. And, very rarely do we hear a complaint about as other duties as described in that position. So, I just wanted to make that statement. Thank you. Mayor Copenhagen said, thank you Brian.

**A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 10 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street and Ann Williams

**Nay:** 1 - LJ Bryant

**Absent:** 1 - Charles Coleman

Enactment No: R-EN-003-2024

[RES-23:316](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS TO AMEND THE CITY SALARY AND ADMINISTRATION PLAN BY INCLUDING UPDATED PAY RANGES, JOB TITLES AND GRADES

**Attachments:** [Revised Pay Grades & Salaries effective January 2024](#)  
[Job Descriptions Handout 12282023](#)

Councilmember L.J. Bryant asked, Mayor, I just wanted to get clarity. So, we are having three positions regraded and two of the three are in Communications out of 22 departments? Is that right? Mayor Copenhagen said, that is correct, yes sir. Councilmember Bryant said, okay, I'll be voting against this. Thank you.

After the vote:

Mayor Copenhagen said, Council, I just want to say thank you for your support, your continued questions, and your continued involvement in this process. And, to the community as well. We did have a lot of inquiries on the budgeting process. And, I agree that it is very important that we continue to utilize our resources to provide that information to the city. So, thank you again Council.

**A motion was made by Councilperson John Street, seconded by Councilperson Mitch Johnson, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 10 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street and Ann Williams

**Nay:** 1 - LJ Bryant

**Absent:** 1 - Charles Coleman

Enactment No: R-EN-004-2024

**6. NEW BUSINESS**

*ORDINANCES ON FIRST READING*

[ORD-23:045](#)

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

*Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-23:045 by title only. All voted aye.*

**Held at one reading**

[ORD-23:048](#)

AN ORDINANCE FOR THE TRANSFER OF LOCATION OF PRIVATE CLUB PERMIT

**Attachments:**     [Name Change Application](#)  
                                  [Publication Fee Receipt](#)

*Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-23:048 by title only. All voted aye.*

**Held at one reading**

**7. UNFINISHED BUSINESS**

*ORDINANCES ON SECOND READING*

[ORD-23:046](#)

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-5 TO C-3 FOR PROPERTY LOCATED AT 915 SOUTHWEST DRIVE AS REQUESTED BY G. S. BRANT PERKINS

**Attachments:**     [Staff Summary - C.C.](#)  
                                  [Application for Zoning Ordinance Map Amendment](#)  
                                  [H23-075 Cahoon Boundary survey with aerial \(002\)](#)  
                                  [H23-075 Cahoon Boundary survey](#)  
                                  [Ltr](#)  
                                  [Perkins](#)  
                                  [Signed Owner Notifications](#)  
                                  [U.S](#)  
                                  [Warranty Deeds](#)  
                                  [Zoning Sign](#)  
                                  [Patti Lacks Handout on Trees 12192023](#)

*Councilmember David McClain said, Mayor, I had a quick question. Carol, will you*

explain again, I read the notes from MAPC, but can you give me some clearer ground why we cannot enforce something, an ordinance that was broken by the gentleman clearing the trees and all of that stuff. City Attorney Carol Duncan said, I guess ultimately the issue is the enforcement of the ordinance. There are two ways to get an ordinance into District Court. District Court is the only place we can enforce an ordinance. So, in District Court, what you do is if somebody violates our Code of Ordinances, we cite them into District Court and then the judge makes a determination after trial whether they are guilty of violating our ordinance or not. It is just like a speeding ticket. So, if you get a speeding ticket, you come to District Court and the judge decides whether you are guilty or not before you are fined. With a violation of a city ordinance, we have to be able to serve the person. This person lives out of state. So, we could issue an affidavit for them, but unless they enter the state of Arkansas and we find them, we would never be able to get it served. And, that is a problem. I don't know how to solve that problem. It's the same on a misdemeanor crime. For example, only a felony crime allows you to go across state lines and require people to appear. So, you could commit a theft of less than \$1,000 and you hightail it out of state before an affidavit is filed telling us what you stole and I can't go get you and neither can the Police Department in another state to come back and answer to that theft. The only way we ever get you to answer to that theft is if we happen to catch you back in Jonesboro again and we serve you. It's just a rule of criminal procedure. And, our ordinances are enforced by the District Court, the same as a criminal case is. That is the unfortunate part. Councilmember McClain said, honestly, I guess somebody could do that every time. Ms. Duncan said, they could if they lived out of state and never returned. Believe me, I done some questioning about whether this person ever returns, if they have family or if they are here, is there a chance of serving them over the holidays, for example. But, unfortunately, no.

Councilmember Chris Moore said, all of that is fine and dandy except for the fact the person that we are trying to serve or violated our city ordinance is now asking us to do something for them. Ms. Duncan said, I do understand that and I just caution the Council that we have certain rules on what is required to approve a rezoning. And, we have been tasked before about being arbitrary and capricious and not following our set out rules for what we look at on a rezoning. And, while I understand the frustration, believe me, I just want to put that word of caution out there. Councilmember Moore asked, so it is your legal opinion then that we should not weigh the fact that he is in violation of the tree ordinance in our consideration of the rezoning, is that what you are telling us? Ms. Duncan said, I am telling you that we set out what we look at on a rezoning in our code and that is not whether they have been a good business for the City of Jonesboro, whether they've violated city ordinances, whether they're a good partner is not one of the things that you guys adopted in your ordinance to look at when you are considering a rezoning. Councilmember Moore said, listen, I am a simple person and I just need a simple answer. Are you telling us your legal opinion as our attorney that we should or should not take into consideration his violation of the tree ordinance in the deliberation of the rezoning? Ms. Duncan said, yes. I am saying you should not because it is not one of your criteria for a rezoning to be approved. Councilmember Moore said, you have to defend us that is why we ask your opinion. Ms. Duncan said, right, I would have concerns about that being deemed arbitrary and capricious. Councilmember Moore said, I got you. Thank you.

Councilmember Ann Williams said, there is one issue and this one wasn't brought up, I don't think, at MAPC about the safety of this location as far as traffic. Ms. Duncan said, oh yeah, I think that there are other issues. Anything that is on our list you can look at. Councilmember Williams said, for some reason, that wasn't brought up at MAPC, but we can consider that issue, can't we? Ms. Duncan said, you can consider



anything on your list. Councilmember L.J. Bryant asked, Carol, long term, can we look at making a change? So, if somebody is in a situation like this, a bad actor, if you will, can we make it a consideration in the future? Ms. Duncan said, yes, I would like to do some research on how far we can go in that area, but sure. I mean, I don't think it comes up often. Mayor Copenhaver said, it is irritating. Ms. Duncan said, it is irritating. I mean we have similar situations with apartment complexes that are owned by out of state individuals that violate code. You know, we had a similar situation with a building that we don't like to talk about down here that was owned by a trust in St. Louis. It is very difficult to enforce city ordinances on out of state people. And, I don't know if that is something, you know in a civil lawsuit, a corporation is required to have a local agent for service, right, but that is different when you are talking about enforcing something through the criminal code. Essentially that is what you are talking about when you are talking about an ordinance violation. I don't know if the legislature is who we might want to approach about that. Mayor Copenhaver said, I have already reached out to them. Ms. Duncan said, I do understand the frustration, 100%.

Councilmember Moore asked, could you elaborate over the safety issue because that is a consideration that we can deliberate on. Could you tell us what the safety issue was at the MAPC over this piece of property? Ms. Duncan said, I do recall it being discussed at MAPC. Yeah, I recall it being discussed after about traffic issues at that location. That's all I can tell you. I don't know if Derrel has any better recollection whether the commercial, the amount of traffic at a commercial development there, would be a safety issue. Planning Director Derrel Smith said, normally on something like that, that is after. I mean we really don't consider that on a rezoning. We consider that when we look at the site plan as far as the safety issue, like traffic studies, and ways to get in and out of the development. It is not something that we normally look at on a rezoning. Ms. Duncan noted, and, it wasn't discussed at MAPC. It came up after I believe.

Councilmember Joe Hafner said, alright, I have a question then, if I can ask it since Derrel is up here. So, on the criteria, you know E is extent to which approval of the proposed rezoning would detrimentally affect nearby property, including but not limited to any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation, any restriction of the normal and customary use of the affected property, if that's not, looks like something that in the response or the explanation was, was with proper planning, there should not be any adverse effects caused by the property if rezoned to commercial. So, my question is, if that is not something that is looked at here in the rezoning, is it, do we need to have it on as one of our criteria? Because, if they don't look at it, it seems like it is always going to be yes on here. Mr. Smith said, on something like that, normally it will be a yes because we will look at it as the site plan comes in to make sure it follows city code. Councilmember Hafner said, but that is after we've already made the decision. Mr. Smith said, right. So, I'm just saying, do we need to revisit our criteria? Because, it seems like that is always going to be yes on this. And, if that is something that we are being judged, held to. Mayor Copenhaver said, state statute, I believe Council, is the way that we could change that. Councilmember McClain asked, so we can't change this criteria here? Councilmember Hafner said, well, this is our criteria, isn't it? Ms. Duncan said, no, well, you can change your criteria. Mr. Smith said, you can change the criteria. Ms. Duncan said, I mean it is not going to affect the rezoning that is in front of you right now. Councilmember Hafner said, right. Ms. Duncan said, because you can't go backwards. Councilmember McClain said, right, but what I am saying, but going forward? Ms. Duncan said, moving forward, yes. Councilmember Hafner said, yeah, right. That is something we might need to look at. Mayor Copenhaver said, thank you Derrel. Mr. Smith said, yes sir.

**Held at second reading**[ORD-23:047](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 2650 MOORE ROAD AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING

**Attachments:**     [Staff Summary - C.C.](#)  
                                  [Plat](#)  
                                  [23142 - CWL Rezone Mail Receipts](#)  
                                  [23142 - CWL Rezone Signs](#)  
                                  [Deed](#)  
                                  [Rezoning Application](#)  
                                  [Rezoning Plat](#)  
                                  [2650 moore](#)

**Held at second reading****ORDINANCES ON THIRD READING**[ORD-23:043](#)

AN ORDINANCE AMENDING CHAPTER 30-1 OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS, THE DEFINITIONS OF INOPERATIVE VEHICLES

**A motion was made by Councilperson Mitch Johnson, seconded by Councilperson John Street, that this matter be Passed. The motion PASSED with the following vote.**

**Aye:** 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

**Absent:** 1 - Charles Coleman

Enactment No: O-EN-001-2024

**8. MAYOR'S REPORTS**

*Mayor Harold Copenhaver reported on the following:*

*Of course, the year-end report, I will make you well aware that we will be doing a lot of informational through the Communications Department on the year 2023 and then moving into 2024. But, since our last City Council meeting, we held a public input survey on social media for active transportation. It garnered more than 1,600 responses in Jonesboro and a little over 300, I think as well, in Paragould. The survey is closed as of today and I am eager to see what the residents have had to say.*

*I want to point out that we are not only done with last year's cleanups, but we are already into the first neighborhood cleanup at Magnolia Road Baptist Church this Saturday at 8:00 a.m. until noon. But, also, our sanitation trucks will be running Saturday to help catch up after the holidays. They work extra hard this time of year because trash never takes a holiday. Our neighborhood cleanups in 2023 were an unmitigated success. Sanitation, Code Enforcement, and volunteers from Keep Jonesboro Beautiful partnered with the residents to collect 95.6 tons of trash and 443*

tires. They disposed of all at no charge to the residents who dropped off their unwanted things that don't fit into a trash bin. I anticipate this year to even be larger. So, I appreciate again all of the efforts of those departments that have participated and more importantly, we have to get that communication out to the community. Before, all of the waste was sitting in people's homes, yards, and storage units, not to mention our ditches, ugly upping the city. I'm proud of these work groups that have committed themselves to our residents and take pride in Jonesboro's appearance.

Several quality of life projects continued through the holidays, including the new swimming pool at Parker Park. If you have driven by, they have made a measurable difference. They are working on it every day, the new dog park off of Highland Drive, Downtown to ASTATE Connection Trail, and sidewalk improvements to name a few.

Lastly, most of you are aware that a good friend of mine, Pocahontas Mayor Keith Sutton passed away on December 24th at the age of 60. I was saddened about the loss. I had also gotten to know Keith on a business relationship because he was the Vice-President of the Regional Mayors Caucus. I will say, knowing Keith, there are two types of servants for the public, and those who serve themselves and those that are a statesman. And, Keith was a true statesman for his community. I want to say that my sympathy goes out to his wife Stephanie and their two sons. Our condolences also go out to the families of Dr. Reverend Charles Coleman and A&P Chairman Jerry Morgan. Two representatives of the city who start this year off with a family loss. So, we ask that you continue to bless them through this trying time.

## **9. CITY COUNCIL REPORTS**

Councilmember John Street said, Mayor, it was the first meeting of the year and it is in order to nominate the Mayor Pro-Tempore and I would like to nominate Chris Moore. Councilmember L.J. Bryant seconded the motion. All voted aye. Mayor Copenhaver said, congratulations. Councilmember Street said, Chris serves us well and I appreciate everything he does in that position. Mayor Copenhaver said, I agree. Councilmember Street said, other than that I would just like to wish everybody a Happy New Year. Mayor Copenhaver said, thank you Councilman.

Councilmember L.J. Bryant said, I would just say congratulations to the police department on a huge reduction of murders. That was really exciting. Mayor Copenhaver said, they were down over 100%.

Councilmember Joe Hafner said, just real quick, one thing that we talked about probably four or five years ago on City Council was the whole paper versus plastic bags for yard waste. As you drive around, you just see plastic bag after plastic bag stacked up. I briefly talked to Brian probably last week. One thing I would like for us to do some research on, I know there was a Sanitation Study done a couple of years ago, but kind of what is the city's cost of handling paper versus plastic. It seems like there is a lot of people who get paid to clean up yards and they just leave the plastic bags sitting around for the city to pick up and to dispose of for free. I would kind of like to get some numbers about the volume of the paper versus plastic, what our cost is to handle it and maybe we can come up with some options on ways to deal with the whole paper versus plastic thing because I know it is a huge eye sore for the city. We have got two different trucks driving around the same miles to pick up paper versus plastic because of the way we have to dispose of them with the incinerator and things like that. So, I just think it is something that we need to look at because there is a better way to keep our city beautiful. I think we need to look at it. Thank you. Mayor Copenhaver said, I agree, thank you Councilman.

*Councilmember Dr. Anthony Coleman said, Happy New Year everybody. I haven't seen you all, all year. God bless you. Mayor Copenhaver said, thank you Councilman.*

*Councilmember Chris Gibson said, I just want to bring everyone up to speed on the impact fee discussions. As you know, we did pass the resolution to move forward with that. I met with the Mayor last week and we do have a few folks that are interested in serving on that committee. There is an application that has been added to the city website and we have extended the deadline to January 31st on that hoping to get a few more community volunteers to step up and serve on that committee. And, the RFQ process has kind of started slowly. So, just a brief update. Mayor Copenhaver said, thank you Councilman.*

*Councilmember Chris Moore said, I would just like to thank Alderman Street and the rest of the Council and wish everyone a Happy New Year and I hope this coming year will be as good as last year. Mayor Copenhaver said, thank you Councilman*

## **10. PUBLIC COMMENTS**

*Patti Lack, 4108 Forest Hill Road, said, it is nice to be the first person to give the comments on that. I'm sorry to bring this up again and again and again. And, this has to do, I guess, just with the communications. But, we're talking about getting a response from questions that I have. Before Christmas time, I asked whether behind my house is the Savannah Hills apartments and I asked whether or not that Mr. Pickle got a grading permit and a tree removal permit. I got an answer and it said that they got both of them because they had a preliminary approval, not a final plan approval, a preliminary and that we can issue one of those before they get the final preliminary plan from the MAPC. I wrote back in forth with Mr. Campbell. I asked to see this in writing. I want to see it in the manuals stating that these are the steps that the developer has to take. He directed me to the manual and I already had looked at it before, but I could not find it. And, as of today, I have not gotten that answer. It should be just a really simple answer to a simple question. And, that is where it is kind of disturbing. We are not the FBI or the CIA. It's just a simple question. Let me know the page I need to go to, to look at the manual of where it states this. It gets really frustrating because I know that I am not the only one here in the city that asks questions. The city in this area around Savannah Hills have known that there has been a traffic problem since 2018. The citizens have come up here several times and asked about what we are going to do about the traffic. I noticed the other day that we are going to put two speed bumps on Russell Drive. Well, what that is going to do, it is not going to slow down traffic. What people are going to do is they are going to start using Brownstone. So, we are going to start having problems of people speeding down Brownstone. They are not going to take Russell Drive anymore. When Mr. Pickle came here or at the MAPC to get approval for his plan, six and seven, they did a traffic study. And, I told you guys about that the last time I was up here. The traffic study was only done on the two roads, on Craighead Forest Road and Russell Drive. It was not done on Harrisburg or it was not done on Forest Hill Road where we are getting a traffic signal. The reason why and I understand you have got your scope part of it, but our City Planner knew that we have a problem in that area with the traffic, but did not say anything. The last time I was up here, I informed you about our tree ordinance and you guys got a copy of it where it looked like little Spirograph on counting the trees. And, we all know that I had called up almost every single day, every single weekend, and someone came out. So, we know that he had reached them, the tree ordinance, but nothing has been done with that. On October 24th when it went to the MAPC for the preliminary plan is that they told the committee that wasn't going to be as many units*

*as they had on the preliminary plan. So, what they submitted was not the same that is going to be on the final plan. Mr. Pickle has to put a fence around the area on the west side of where I am at. So, there are going to be some changes there. I requested to just see the step-by-step procedure of what a developer has to do and I think it is unfair that he gets to have a grading permit and remove the trees before the MAPC sees the final plans for that development because it is not the same. And, every single day I hear the machines plowing something down and I hear trees coming down. I hope, I hope that someone from the city goes and talks to Mr. Pickle and stops that until I get to see that procedure because if it is in a policy manual, I want to make sure that we are following and that the developer is following the right procedure on developing that property. So, I hope I can see that and get something in writing and I hope I don't have to write a FOIA request for that information because it is just really simple information you guys. Let me see the procedure, that's it. So, thank you. Mayor Copenhagen said, thank you.*

**11. ADJOURNMENT**

**A motion was made by Councilperson Chris Gibson, seconded by Councilperson Brian Emison, that this meeting be Adjourned. The motion PASSED with the following vote.**

**Aye:** 11 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Mitch Johnson;Anthony Coleman;Janice Porter;John Street;LJ Bryant and Ann Williams

**Absent:** 1 - Charles Coleman

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**Harold Copenhagen, Mayor**

**Attest:**

\_\_\_\_\_ **Date:** \_\_\_\_\_  
**April Leggett, City Clerk**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RES-23:313

**Agenda Date:**

**Version:** 1

**Status:** Recommended to  
Council

**In Control:** Public Works Council Committee

**File Type:** Resolution

A RESOLUTION TO THE CITY COUNCIL OF JONESBORO, ARKANSAS TO ACCEPT A PERMANENT SIDEWALK EASEMENT AT 501 W. HIGHLAND DRIVE FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SIDEWALK IMPROVEMENTS

WHEREAS, the City of Jonesboro, Arkansas desires to accept the following described easement for the purpose of constructing and maintaining sidewalk improvements:

PART OF HIGHLAND DRIVE CHRISTIAN CHURCH REPLAT TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HIGHLAND DRIVE CHRISTIAN CHURCH REPLAT TO THE CITY OF JONESBORO, ARKANSAS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY CURVE OF WEST HIGHLAND DRIVE; THENCE NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 36°00'32", A RADIUS OF 600.26 FEET, 377.25 FEET TO A POINT THAT BEARS NORTH 43°32'29" EAST, 371.07 FEET FROM LAST SAID POINT; THENCE SOUTH 23°47'13" EAST, LEAVING SAID RIGHT-OF-WAY, 10.03 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 36°05'19", A RADIUS OF 590.26 FEET, 371.79 FEET TO A POINT THAT BEARS SOUTH 43°25'20" WEST, 365.67 FEET FROM LAST SAID POINT; THENCE NORTH 55°09'19" WEST, 10.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES (3,745 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

Section 1: The Mayor and City Clerk are hereby authorized to accept the easement described above.

Return recorded document to:  
CITY OF JONESBORO  
300 South Church Street  
JONESBORO, AR 72401

The above space is reserved for Craighead County recording information.

## PERMANENT SIDEWALK EASEMENT

**KNOW ALL MEN BY THESE PRESENTS:** (501 W Highland)

For good and valuable consideration acknowledged being of value by the Grantors, receipt of which is hereby acknowledged, the undersigned GRANTORS **Highland Drive Christian Church**, do hereby grant, convey and release unto City of Jonesboro, Jonesboro, Arkansas and unto its successors and assigns, an easement and right of entry in, over and across the following described land situated in the City of Jonesboro, County of Craighead, State of Arkansas, to-wit:

A PERMANENT SIDEWALK EASEMENT BEING PART OF HIGHLAND DRIVE CHRISTIAN CHURCH REPLAT TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HIGHLAND DRIVE CHRISTIAN CHURCH REPLAT TO THE CITY OF JONESBORO, ARKANSAS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY CURVE OF WEST HIGHLAND DRIVE; THENCE NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 36°00'32", A RADIUS OF 600.26 FEET, 377.25 FEET TO A POINT THAT BEARS NORTH 43°32'29" EAST, 371.07 FEET FROM LAST SAID POINT; THENCE SOUTH 23°47'13" EAST, LEAVING SAID RIGHT-OF-WAY, 10.03 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 36°05'19", A RADIUS OF 590.26 FEET, 371.79 FEET TO A POINT THAT BEARS SOUTH 43°25'20" WEST, 365.67 FEET FROM LAST SAID POINT; THENCE NORTH 55°09'19" WEST, 10.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES (3,745 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

This easement is for the purpose of making sidewalk improvements and maintaining said improvements within the City of Jonesboro. Any other use of this area, other than by record owners, shall only be granted by record owners, but they are not precluded from using or granting other use, so long as same does not interfere unreasonably with the express purpose intended.

This grant of easement shall be binding upon the heirs, successors, administrators, and assigns of the granters.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on the 5<sup>th</sup> day of OCTOBER, 2023.

Owner Info  
BY:

Signature: Elizabeth Ivener

Name: ELIZABETH IVENER

Title: Director

Owner Info  
BY:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARKANSAS.

COUNTY OF CRAIGHEAD.

On this day before me, the undersigned officer, personally appeared ELIZABETH IVENER, to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he had executed the same for the purpose therein stated and set forth.

WITHESS my hand and seal this 5 day of OCTOBER, 2023.

Notary Public (Signature): M. Morris

My Commission Expires: 4/20/27







# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-23:045

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**Agenda Date:**

**Version:** 1

**Status:** Second Reading

**In Control:** Public Safety Council Committee

**File Type:** Ordinance

AN ORDINANCE TO THE CITY OF JONESBORO TO PLACE VARIOUS TRAFFIC SIGNS AT DESIGNATED LOCATIONS AS DETERMINED BY THE TRAFFIC CONTROL COMMITTEE

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS to make the following changes as recommended by the Traffic Control Committee:

**ESTABLISH 25 MPH SPEED LIMIT AT THE FOLLOWING LOCATIONS:**

Ocean Drive

Crepe Myrtle Cove

Gregory Drive

Hemingway Circle

Warner (Between Gee Street and Olive)



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-23:048

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**Agenda Date:** 1/2/2024

**Version:** 1

**Status:** Second Reading

**In Control:** City Council

**File Type:** Ordinance

### AN ORDINANCE FOR THE TRANSFER OF LOCATION OF PRIVATE CLUB PERMIT

WHEREAS, The Arts Annex, Inc., (formerly Porch Thirty Social Club), holds a private club permit with its location at 401 West Huntington, Jonesboro, Arkansas 72401; and

WHEREAS, The Arts Annex, Inc., desires to transfer its business location to 330 S. Main (Lower), Jonesboro, Arkansas 72401; and

WHEREAS, all applicable laws, rules and regulations have been complied with in presenting this Ordinance to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

The application of The Arts Annex, Inc., for transfer of location of private club permit is approved, and The Arts Annex, Inc., shall be and is entitled to relocate its business as a private club to 330 S. Main (Lower), Jonesboro, Arkansas 72401, subject to the approval of the Arkansas Alcoholic Beverage Control Division.



**City of Jonesboro  
Private Club Review and Conditions Form**

Date 12-12-23 Non-Profit Corp. The Arts Annex Inc

Address 1300 S. Church

Applicant on Behalf of Club Brian Mackenzie Nobles

Home Address 1300 S. Church St. E6 - Jonesboro, AR

Business Name The Arts Annex Inc

Business Address 330 S. Main (Lower)

**City of Jonesboro official use below this:**

**Police Department:** Copy of membership list Yes \_\_\_\_\_ No \_\_\_\_\_ W/A  
Has any member been convicted of a felony? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, How many years since conviction? \_\_\_\_\_  
Has Non-Profit complied with City of Jonesboro laws? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments: Name Change - original docs on file

Approve? Yes X No \_\_\_\_\_ Signature Chief of Police Rick Ellett

**Planning and Zoning Department:**

Type of Private Club: Restaurant \_\_\_\_\_ Hotel/Motel \_\_\_\_\_  
Hours of Operation? \_\_\_\_\_  
Copy of menu for food service? Yes \_\_\_\_\_ No \_\_\_\_\_  
Zoning \_\_\_\_\_

Approve? Yes \_\_\_\_\_ No \_\_\_\_\_ Signature Planning Director \_\_\_\_\_

**City Clerk:**

Date received \_\_\_\_\_  
Date entered in Legistar \_\_\_\_\_

**City Council Action**

Approve \_\_\_\_\_ Deny \_\_\_\_\_



**APPLICATION FOR TRANSFER OF LOCATION OF PRIVATE CLUB PERMIT**  
**MUST BE NON-PROFIT CORPORATION**  
On file at Arkansas Secretary of State's Office

1. Answer all questions correctly and in full. **PLEASE PRINT IN INK OR TYPE.**  
**NOTE: FORMS MUST BE NOTARIZED.**
2. Application fee is \$50 and must be submitted with this application.
3. Applicant must be a citizen of the United States or a permanent resident alien (must provide a copy of green card), and a resident of Arkansas.
4. The following additional materials must be submitted with your application:

The address where the business will be located. If the non-profit corporation does not own the property, a copy of the lease, option to lease, option to purchase, or buy-sell agreement in favor of the non-profit corporation must be attached.

MAIL OR DELIVER DIRECTLY TO:

**Chief of Police**  
**Jonesboro Police Department**  
**1001 S. Caraway Road**  
**Jonesboro, Arkansas 72401**

We hereby make an application to transfer our permit to serve alcoholic beverages to another premises within the city of Jonesboro.

*THE ARTS ANNEX INC.*

*FORMERLY PORCH THIRTY SOCIAL CLUB*

Non-Profit Corporation

*02490-02*  
PERMIT #

APPLICANT ON BEHALF OF CLUB

*BRIAN*  
First

*MACKENZIE*  
Middle

*NOBLES*  
Last

HOME ADDRESS

*1300 S. CHURCH ST EGO*  
Street

*JONESBORO*  
City

*72401*  
Zip

*CRAIGHEAD*  
County

BUSINESS NAME

*THE ARTS ANNEX INC.*

BUSINESS ADDRESS

*330 S. MAIN (LOWER)*  
Street

*JONESBORO*  
City

*72401*  
Zip

*CRAIGHEAD*  
County

Does the club own the premises? NO If leased, give name and address of owner:

BLO, LLC JONESBORO REALTY CO., AGENT BOB E. CHERRY JONESBORO

Is your establishment primarily engaged in the business of serving food for consumption on the premises?

NO

If the answer to the above question is no, then what type of business will you be engaged in on the premises? Please list all activities to be offered.

PROVIDING FOOD & BEVERAGE SERVICES FOR MEMBERS & GUESTS PARTICIPATING IN ARTS AND ENTERTAINMENT ACTIVITIES ON THE PREMISES

Does anyone now hold an alcoholic beverage permit at this location? NO If so, give name, address and permit no(s).

I certify the following (check any which are applicable):

No private club permit exists at the proposed location.

Existing permit for this location will be surrendered for cancellation upon the issuance of new permit.

Existing permit has been previously surrendered.

I, BRIAN NIBLES, do hereby acknowledge that all answers submitted are true and correct to the best of my knowledge.

Signed this 3<sup>rd</sup> day of NOVEMBER, 2023.

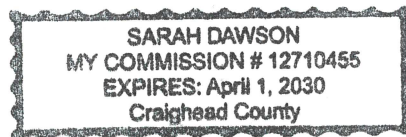
[Signature]  
Signature of Applicant/Managing Agent

APPLICANT/MANAGING AGENT/PRESIDENT OF CWB  
Official Title

Subscribed and sworn to before me this 3<sup>rd</sup> day of NOVEMBER, 2023.

[Signature]  
Notary Public

My Commission Expires: 4/1/2030:



OFFICIAL RECEIPT

Receipt Date 12/12/2023 02:57 PM  
Receipt Print Date 12/12/2023

Receipt # 00239594  
Batch # 00012.12.2023

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:  
CR 50.00

Detail:  
01-134-0517-00  
Name Change - Alcohol Applica  
tion Fee ( Formerly Porch Thi  
rty ) 50.00

-----  
Total 50.00

Payment Information:  
Check 1919 50.00  
Change 0.00

Brian/Sarah Nobles  
Customer #: 000000  
The Arts Annex  
1300 S Church St #E6  
Jonesboro, AR 72401-

Cashier: TJGeror  
Station: TJGEROR

OFFICIAL RECEIPT

Receipt Date 12/19/2023 09:30 AM  
Receipt Print Date 12/19/2023

Receipt # 00239795  
Batch # 00019.12.2023

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 105.30

Detail:

01-000-0150-00

Proof of Publication Ordinance

Arts Annex 105.30

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Total 105.30

Payment Information:

Check 1721 105.30

Change 0.00

Brian Nobles  
Customer #: 000000

Cashier: ALCooksey  
Station: ALCOOKSEY



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-23:046

**Agenda Date:**

**Version:** 1

**Status:** Third Reading

**In Control:** City Council

**File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 AND C-5 TO C-3 FOR PROPERTY LOCATED AT 915 SOUTHWEST DRIVE AS REQUESTED BY G. S. BRANT PERKINS

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

**SECTION 1:** Chapter 117, known as the zoning ordinance of the City of Jonesboro, Arkansas, be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classifications as follows:

From: **Residential “R-1” single family medium density district and Commercial “C-5” quiet zone**

To: **Commercial “C-3” general commercial district**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF I-555 AS FOLLOWS: N44°23'34" W A DISTANCE OF 319.63 FT. TO A POINT, N33°23'52" E A DISTANCE OF 58.64 FT. TO A POINT, N12°03'56" E A DISTANCE OF 55.56 FT. TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 49 (SOUTHWEST DRIVE); THENCE LEAVING SAID I-555 RIGHT OF WAY LINE, RUN N44°54'26" E ALONG SAID U.S. HIGHWAY 49 A DISTANCE OF 265.96 FT. TO A POINT; THENCE LEAVING SAID U.S. HIGHWAY 49 RIGHT OF WAY, RUN S00°53'11" W A DISTANCE OF 520.11 FT. TO THE POINT OF BEGINNING, CONTAINING 1.47 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

**SECTION 2:** THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:



1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. The site shall comply with all overlay district standards.

**SECTION 3:** THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 23-19, 915 Southwest Dr.**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on December 12, 2023***

**REQUEST:** To consider a rezoning of one tract of land containing 1.47 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district and “C-5” quite zone, to “C-3” general commercial district

**APPLICANT:** G.S. Brant Perkins, P.O. Box 4054, Jonesboro, AR 72403

**OWNER:** Small Potatoes Investments, LLC, 2341 Alteras Dr. Nashville, TN 37211

**LOCATION:** 915 Southwest Drive, Jonesboro, AR 72401

**SITE DESCRIPTION:** **Tract Size:** Approx. 1.47 Acres  
**Street Frontage:** Approx. 380.16 ft. on Southwest Drive

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>C-3 – Commercial</b>
<b>South</b>	<b>C-3 – Commercial</b>
<b>East</b>	<b>C-4 – Commercial &amp; R-1 – Residential</b>
<b>West</b>	<b>C-3 – Commercial</b>

**HISTORY:** Cleared lot

## **ZONING ANALYSIS:**

*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

### **Comprehensive Plan Land Use Map:**

The Current/Future Land Use Map recommends this location as a **High Intensity** Growth Sector. This property is also slightly located in the **Moderate Intensity** Growth Sector.

A wide range of land uses is appropriate in the **high intensity** zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

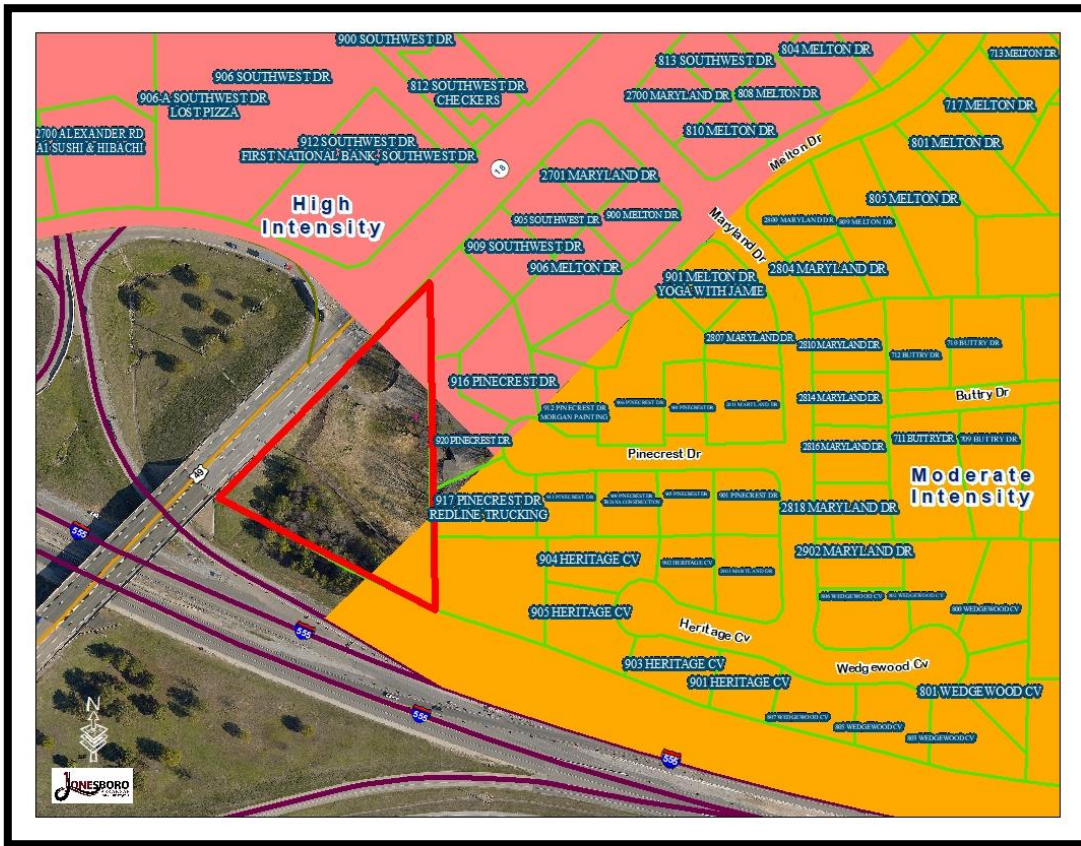
### **Typical Land Uses:**

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

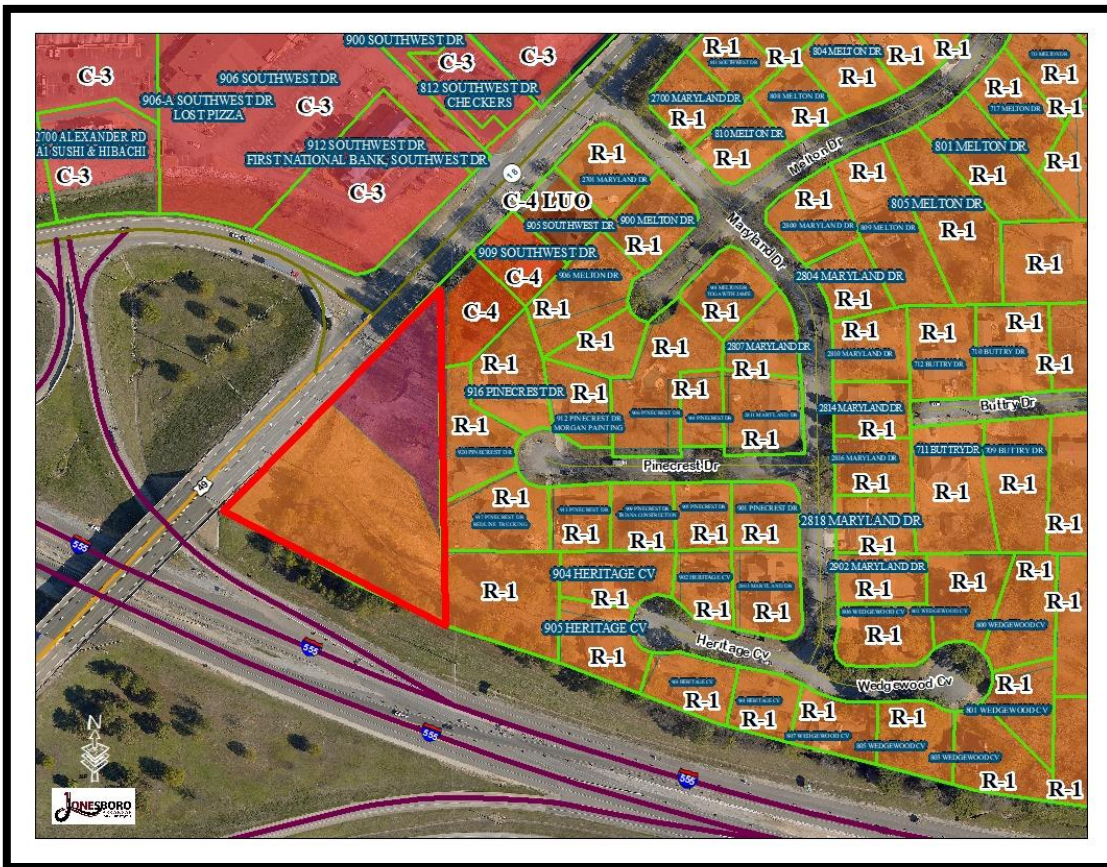
**Density:** Multi-family 8-14 Dwelling Units per acre

**Height:** 150 feet

**Traffic:** This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

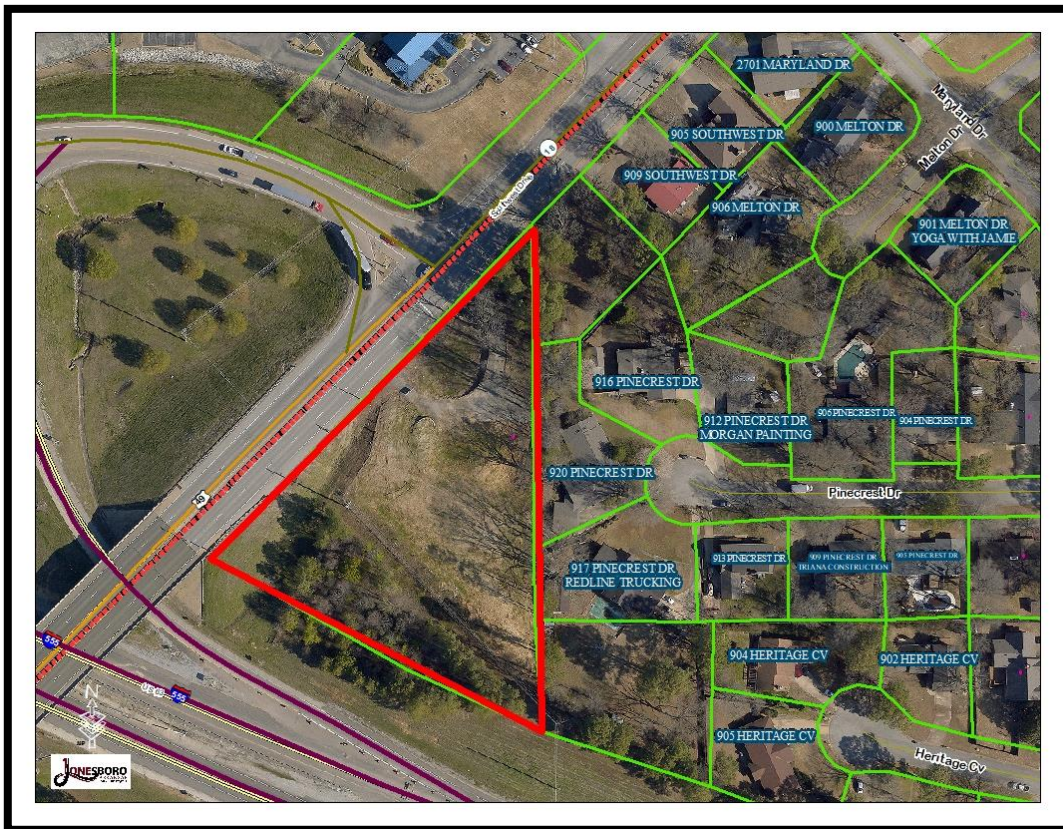
## Master Street Plan/Transportation

The subject property is served by Southwest Drive. The Master Street Plan classifies Southwest Drive as a **Principal Arterial**.

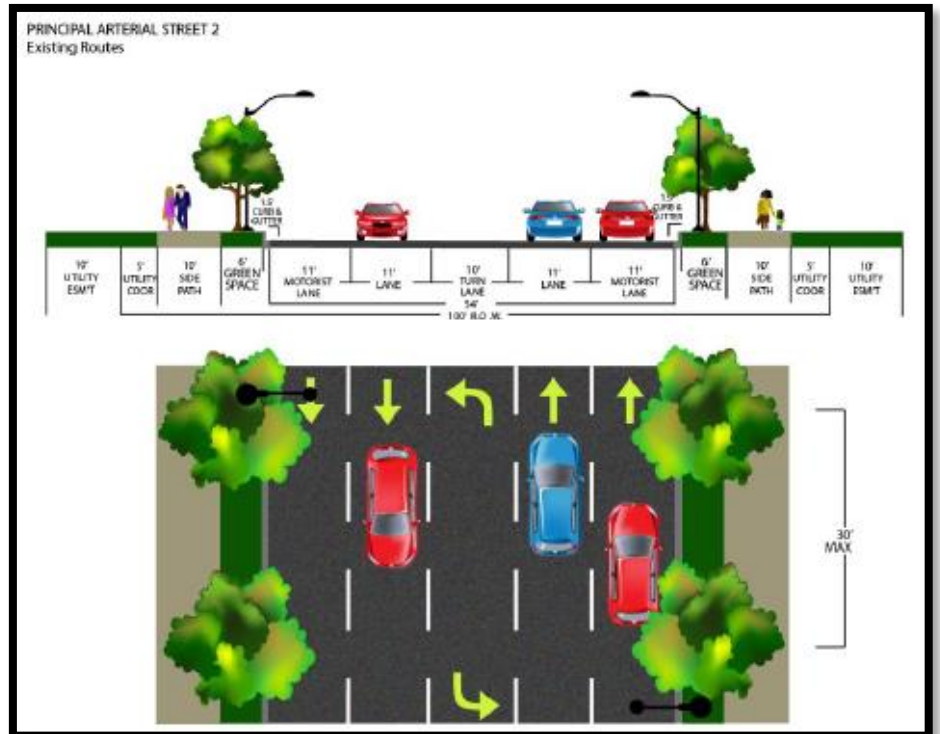
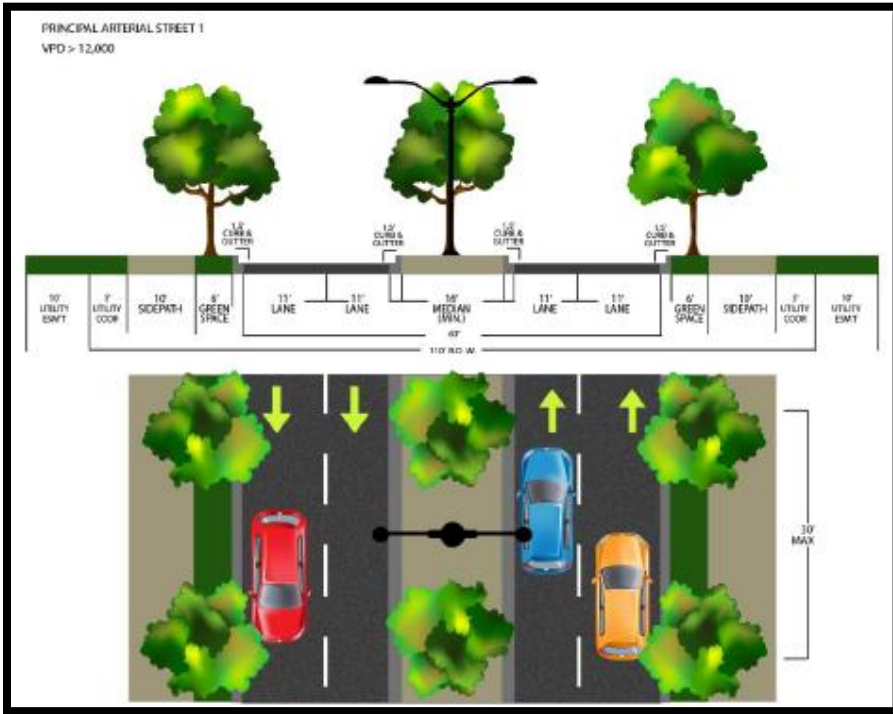
**Principal Arterials** provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

**FUNCTION:** The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

**DESIGN:** The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).









# Principal Arterial



**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in both the high and moderate intensity growth sectors.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the surrounding area includes commercial uses.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot fully develop as a commercial use.	
(e) <b>Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;</b>	With proper planning there should not be any adverse effects caused by the property if rezoned to commercial.	
(f) <b>Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services</b>	Minimal impact if rezoned due to the fact that commercial uses currently exist in this area.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as "R-1" single family medium density district and "C-5" quite zone. The applicant is applying for a rezoning to allow commercial use at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

### Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

*C-3, general commercial district.* The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

### Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	



**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 23-19 a request to rezone property “R-1” single family medium density district and “C-5” quite zone, to “C-3” general commercial district; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district requirements.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 23-19 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district and “C-5” quite zone, to “C-3” general commercial district will be compatible and suitable with the zoning, uses, and character of the surrounding area.

RZ-23-19                    REZONING: 915 Southwest Drive  
G.S. Brant Perkins is requesting a rezoning from R-1, single family  
medium density, & C-5, quiet zone, to C-3, general commercial district.  
This request is for 1.47 acres located at 915 Southwest Drive.

**Lonnie Roberts (Chair):** Next item we have on the agenda, this is a rezoning RZ, 23-19. A rezoning request at 915 Southwest Drive. GS Brant Perkins is requesting a rezoning from R-1, single family medium density, & C-5, quiet zone, to C-3, general commercial district. This request is for 1.47 acres located at 915 Southwest Drive. Do we have the proponent for this item?

**Chloe James (Proponent):** Hi, my name is Chloe James, on behalf of Mark Cahoon. The property consists of approximately 1.47 acres and is currently zoned partly R-1 and C-5. We are requesting a rezoning to a C-3 classification. Just to give a little background, Mark was an architect here in town and that was the location of his office and he has since retired and moved to Nashville and we are seeking a rezoning to help market the property and to achieve consistent zoning of the parcel.

**Jeff Steiling (Commission):** Mr. Chairman, Mark Cahoon was my former partner and so I have some knowledge of that property. I need to recuse myself.

**Lonnie Roberts:** Alright, thank you, sir. Okay city planner do you have the staff comments on this one?

**Derrel Smith (City Planner):** Yes, sir. We do, we reviewed it. It meets all six of the requirements for approval. So, we would recommend approval with the following stipulations:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and floodplain regulations regarding any new construction.
2. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all overlay district requirements.

**Lonnie Roberts:** With this being a rezoning request, I'm going to open up to the public is there anyone to give public comments? I think we have one request for speaker.

**Patti Lack (Opposed):** Patti Lack, 4108 Forest Hill Road and I want you guys, just to give me a second because you're looking at this and thinking what is it? The information that I gave you right there was a FOI request that I made on November 19<sup>th</sup>, what I asked for in my FOI request was that I had heard that there was some trees that were cut down on that piece of property. I heard that there was a fine and it was a lot of money. All I was asking for was the name of the person and how much the fine was. That was made on November the 15<sup>th</sup>. I did not hear anything

within the 3 days of the recommended 3 day period, until 15 days, which is really in violation of the FOI law. You asked me why I asked. Well, I heard about these trees from several people from the city and from other people at this location. And the reason why I'm doing it is that I had a meeting with some city employees and I looked at the tree report that were on the property of Savannah Hills, the apartments behind me. And I looked at the tree report and on the one on Phase 5 it said that they only cut down 3 significant trees and I have to tell you guys, I called almost every single day and on weekends for someone to come out there because the trees were coming down but on the report, it showed that, there was only 3. I got phase 6 and 7, which they just had their preliminary plans, not the final plans. And it shows that he wants to cut down 186 significant trees and when you look at the report, I don't know if you've ever seen the tree report is it looks like a little spiral graph, little circles. I did not count 186 significant trees on there. They were just marked on there. So, I thought that if this individual that I heard, got a fine then, we need to really look at Savannah Hills and see if Mr. Pickle is falling into stringent rules and ordinance that we have and he's following them.

**Lonnie Roberts:** How does it pertain to this development?

**Patti Lack:** It does. So, the thing is, is that yesterday, I received an email from Bill Campbell and it said that apparently, you have a perception that something that you've made in your FOI request. I have sent you based upon my findings through the conversations through directors, everything that exists in our records. His next email to me was saying that no record is with the city. I have contacted every department that could be involved and find no evidence of a letter. The owner lives out of state. And this is a sentence that I really want you to focus on. His comment was the city has no authority to issue a citation out of state which would explain why we don't have a letter. So, with that comment, I'm assuming that Mr. Campbell says that if an individual lives out of state and wants to purchase property, and wants to rezone property, build a business, or even cut down trees that they don't have to follow any of our strict ordinances or laws. That's just kind of like saying that he can drive through Jonesboro speeding and we won't give him a ticket because he's out of state. I found out that there was another citizen back in January, January 26<sup>th</sup>, she wrote the city and it was two city council people. It was Derrel, Tony, and Brian saying that it appears that this property has been almost completely cleared of trees. My best bet is that the clearing took place during the weekend of January 12<sup>th</sup> to the 15<sup>th</sup>. If you haven't had the opportunity to look at the site yourself, I encourage you to do so. That was on January 26<sup>th</sup>, on January 27<sup>th</sup> this citizen received an email from Brian Richardson stating no tree preservation plans or permits were submitted for this property. We are currently conducting an investigation of trees removed from that property that would have been covered under the ordinance. The property owner has been notified and anticipate citations will be issued on completion of the investigation between code and the planning department. There was no follow up until September the 26<sup>th</sup> when the citizen sent, my purpose of writing today is to request an update regarding the citations and actions that have been concerning on this property. She never got a response. Just like I handed you right there. I showed you what my foyer request was to get, what the citation was and the letter and I received no response. So, the point here that I'm saying to you guys is that if the director of communication wrote me saying that we cannot apply a citation to someone that's living out of state to follow our ordinances, rules, and laws, then, we should not permit any type of rezoning, building permit, or anything because if they can't follow a simple tree ordinance that we have, then why are we granting them the possibility of doing business here. So, my requesting to you guys is that, this is really unresolved and something

needs to be done and it shouldn't be granted until we finally investigate what the situation is and I just want you guys to be aware of that. So, thank you.

**Lonnie Roberts:** Thank you for your comments.

**Carol Duncan (City Attorney):** Do you want me to respond or no?

**Lonnie Roberts:** I was just about to ask who wants to tackle that.

**Carol Duncan:** I can answer the part about the citation. The city doesn't have the authority to issue a fine. Only the district court can issue a fine. So, if someone violates one of our ordinances, we can file charges against that person. If they're local, we can issue them a citation because we can serve it on them. If they're not local, we can file charges but unless they get served, they never go to court. At which point they can't be fined because only the judge has the authority to issue the fines. So, with him being out of state charges could be filed and they would sit there and after a year, they would be dismissed because of statute of limitations, because we only have a year to get them served because we don't have a way to number 1, go serve someone in another state, and number 2, compel their presence in court and it's the same for a misdemeanor crime. It's not just a city ordinance. If someone commits a misdemeanor crime here and then leaves the state, we don't have a way to compel them back to the state. You can for a felony but you can't for a misdemeanor. So, the analogy to speeding is not correct because they're here personally speeding and if they get caught speeding then they get a ticket for speeding but, and if he were here personally and they found out about it, they could issue him a citation while he was here but they can't force him to come from another state to court on a city ordinance or a misdemeanor, not that this is a misdemeanor but that's just an example. So, I don't know of any letter that was ever issued and certainly no citation was issued because that would have to be issued to him personally and we can't go to, I don't remember what state he lives in but we can't go there and issue that citation. So, I mean the city still has some enforcement ability as the property is developed to require the trees to be assessed back. But it does make it difficult to enforce any city ordinance when you have the person out of state that commits the violation of the city ordinance. But, I don't think there was any letter to give you in response to your FOI.

**Patti Lack:** Okay. So, there was a violation of our ordinance on there, the trees were cut down stated by Brian on there and so, there was an investigation. So, I'm just saying to you guys is that, once again, if we have these rules and regulations and this gentleman is from Jonesboro and so, why can't we put a lien on that property, on there?

**Carol Duncan:** A court has to put a lien on the property.

**Patti Lack:** So, what you're saying is that, so you're out of state. What happens when there's another that he doesn't follow? Does that mean that he can get away with that too?

**Carol Duncan:** Well, I think it depends on what it is. I mean, this body has the ability to enforce regulations on the development. I don't know that he's planning to develop it. I don't know the answer to that but it does make it very difficult when they're out of state. And it would be anywhere, it's not just Jonesboro.

**Patti Lack:** Well, I tell you, for that to happen for being out of state. I think, we need to really consider the people that are coming in to Jonesboro that want to make a business here is that if we can be lenient with just simple little trees being cut down, then, once again, they can maybe get away with something else, but I think once again, is that I want to point out to you guys that I made a FOI request and it was violated and I did not get any information from the city concerning this and it would have been really easy to do within that time period. So, thank you.

**Carol Duncan:** My only response to that is FOIA requires you to provide documents, not answers to questions. Now, whether they should have answered your question or not, it's a different story. I'm not speaking to that. I'm just speaking to FOIA and FOIA only requires the production of a document and if there wasn't a document, there was no way to produce it. There was no document.

**Lonnie Roberts (Chair):** Would you like to respond that? Were you aware of the issue?

**Chloe James (Proponent):** I am not aware of any citation but I will say at this point in time no development is planned. He's merely trying to sell the property and of course, any future development will have to adhere to the city's requirements.

**Jim Little (Commission):** I have a question.

**Lonnie Roberts:** I was going to open it.

**Jim Little:** Did the owners of the property take the trees out? Or was it a developer that took the trees out?

**Chloe James:** I'm not certain on that but Mark currently own the property so, I would assume it would be at his direction.

**Jim Little:** That he paid to take the trees out.

**Chloe James:** But I'm not sure. The building was torn down in October of 2021 I believe. And the lot was cleared. But there are no structures on the building at this time.

**Dennis Zolper (Commission):** Chairman I have a question, just out of ignorance. As an owner, if I have a tree on my property, do I have to have the permission of the city to cut it down?

**Derrel Smith (City Planner):** If it's more than 7 trees that are 18 inches in diameter or greater.

**Dennis Zolper:** Well, not my own property?

**Derrel Smith:** If it's an acre or more and you're taking down 7 or more, 18 inches in diameter or larger.

**Dennis Zolper:** But typically in the city with lots and blocks, it has to be an acre and a half or greater than an acre?

**Derrel Smith:** Right, greater than an acre.

**Dennis Zolper:** Learned something.

(Unable to transcribe)

**Carol Duncan:** The general rule is if you wouldn't benefit financially or if a close member of your family wouldn't benefit financially from whatever it is. You can recuse, if you feel uncomfortable because of a conflict.

**Lonnie Roberts:** Any other commissioners questions while Miss Nelson is considering?

**Pattie Lack:** I think Jim, I think the question for you right there is a really good question is that who is the person who gave the authorization to cut those trees down, and I think in the memo that the other citizen gave in January. It was directed to the two city council people and it was directed to Derrel. It was directed to Tony Thomas and to Brian and that was saying that there was an investigation through code. So, I don't know if that's a question that Derrel can answer.

**Derrel Smith:** What was the direct question?

**Off-screen:** The question of who authorized the cutting down of the trees?

**Jim Little Commission:** My question was who paid to get the trees taken out?

**Derrel Smith:** We don't know, the owner of the property is the person who had control of it. So someone was hired, I don't know if the owner paid him. We don't know.

**Lonnie Roberts:** I think just as Mr. Zolper pointed out, I think that the ordinance and the requirement of permission to remove a tree was unbeknownst to a lot of people in Jonesboro. And I'm not saying that, that gives him reason to say hey, I'm just going to go tear my trees down. I'm not saying that he shouldn't be held to the law. I'm just saying, I can see potentially how someone could go tear a tree down and not realize that there was a tree ordinance at that point.

**Dennis Zolper:** As an adjunct to that, Ms. Lack's been up here enough to know, there's a whole bunch more of rules and regulations to go through. We're just talking about a rezoning right now.

**Lonnie Roberts:** That's correct.

**Dennis Zolper:** We're not talking about site plans and compliance with all the ordinances and everything else. And the trees are gone, you can't do anything about that right now.

**Lonnie Roberts:** So, the landscape ordinance would that?

**Carol Duncan:** That would require them to put back trees I would assume.

**Lonnie Roberts:** That's where the development gets re-examined. It would be on the site plan and the landscape ordinance would be applied at that time.

**Dennis Zolper:** So, it's not really something we can do, All we can do is do the rezoning. Is it gonna be rezoned or not rezoned? Is that correct?

**Lonnie Roberts:** That's the question for you.

**COMMISSION ACTION:**

Mr. Dennis Zolper made a motion to approve Case RZ: 23-19, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and floodplain regulations regarding any new construction.
2. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all overlay district requirements.

The motion was seconded by Mr. Kevin Bailey.

Roll Call Vote:

Aye: 5 –Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little, & Dennis Zolper

Nay: 1 - Stephanie Nelson

Recuse: 1 – Jeff Steiling

Absent: 1 – Paul Ford

\*\*\*\*\*



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

## LOCATION:

Site Address: 915 Southwest Drive, Jonesboro, AR 72401

Side of Street: East between 909 Southwest Drive and Overpass on Southwest Drive

Quarter: NW Section: 25 Township: 14 Range: 03

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: R-1 & C-5 Proposed Zoning: C-3

Size of site (square feet and acres): 64,031.01 sq. ft. (1.47 ac.) Street frontage (feet): 380.16 ft

Existing Use of the Site: vacant property

Character and adequacy of adjoining streets: Paved

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North C-3 Commercial

South Highway & C-3 Commercial

East C-4 Commercial and Residential R-1

West Highway and C-3 Commercial

Physical characteristics of the site: Cleared lot

Characteristics of the neighborhood: Commercial Area with some Residential to the East.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*



**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

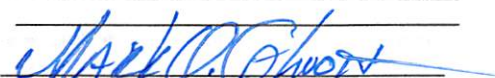
Name: Small Potatoes Investments, LLC

Address: 2341 Alteras Drive

City, State: Nashville, TN ZIP 37211

Telephone: (870)-897-2756

Facsimile: \_\_\_\_\_

Signature: 

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:


Name: G. S. Brant Perkins

Address: P.O. Box 4054

City, State: Jonesboro, AR ZIP 72403

Telephone: 870-931-5800

Facsimile: 870-931-5852

Signature: 

**Deed:** *Please attach a copy of the deed for the subject property.*

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

## EXHIBIT TO ZONING ORDINANCE MAP AMENDMENT

- (1). **How was the property zoned when the current owner purchased it?**

The property was zoned partly C-5 and partly R-1 when purchased.

- (2). **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

So that the lot will have a consistent zoning. Currently, it is zoned R-1 and C-5.

- (3). **If rezoned, how would the property be developed and used?**

If rezoned, the property would be developed for commercial use.

- (4). **What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

Unknown at this time.

- (5). **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**

Yes.

- (6). **How would the proposed rezoning be the public interest and benefit the community?**

Allow a new business to come to Jonesboro and provide more jobs.

- (7). **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

The surrounding area is currently zoned commercial and is right next to the highway, this rezoning would basically be a correcting the current zoning to match with the surrounding area.

- (8). **Are there substantial reasons why the property cannot be used in accordance with existing zoning?**

Yes- half of the property is zoned R-1 and the other half is zoned C-5.

- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.**

There would be very little, if any, impact on the nearby property. The requested rezoning would allow property use consistent with property use in the area.

- (10). How long has the property remained vacant?**

The building was occupied through January, 2021. The building was demolished and removed from the property in October, 2021.

- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

No impact.

- (12). If the rezoning is approved, when would the development or redevelopment begin?**

When the property is sold.

- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.***

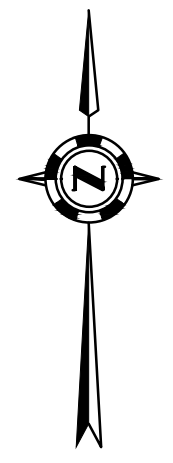
Notices are being mailed to all adjoining neighbors as required by City Code. There is not any known opposition.

- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

Not applicable.



VICINITY MAP  
NOT TO SCALE



**LEGAL DESCRIPTION:**

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF I-555 AS FOLLOWS: N44°23'34\"/>

**CERTIFICATE OF SURVEY:**

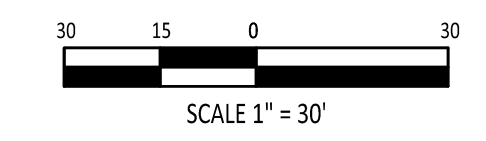
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

**SURVEYOR NOTES:**

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
  - WARRANTY DEED (BOOK 685, PAGE 948)
  - TOPOGRAPHICAL SURVEY BY HAYWOOD, KENWARD, BARE & ASSOC. IN NOVEMBER OF 2004.
  - PLAT OF SURVEY BY PS 596 IN SEPTEMBER OF 1995
  - NELSONS REPLAT (BOOK C, PAGE 206)
  - MARLO ACRES 1ST ADDN (BOOK 123, PAGE 116)
  - WARRANTY DEED (DOCUMENT NO. JB2014R-001242)
  - ARDOT RIGHT-OF-WAY MAP (JOB NO. 100013)
- 3) ALL CORNER MONUMENTS SET ARE 4\"/>

**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- ◊ COMPUTED POINT
- ◆ SECTION CORNER
- ⊠ WATER METER (WM)
- WOOD FENCE
- CHAIN LINK FENCE



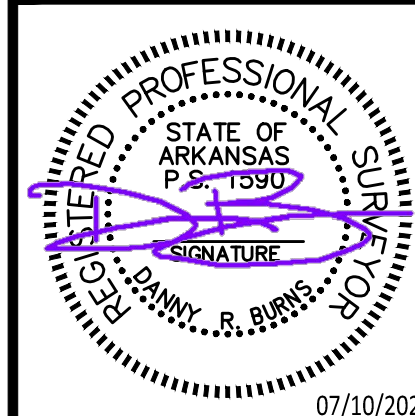
500-14N-03E-0-25-230-16-1590

**Horizon**  
LAND SURVEYING, LLC

PHONE: 870-243-0092  
2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:  
PT. N 1/2, SW 1/4, SE 1/4,  
SEC. 25-T14N-R3E

CLIENT:  
SMALL POTATOES INVESTMENTS, LLC



**REVISIONS**

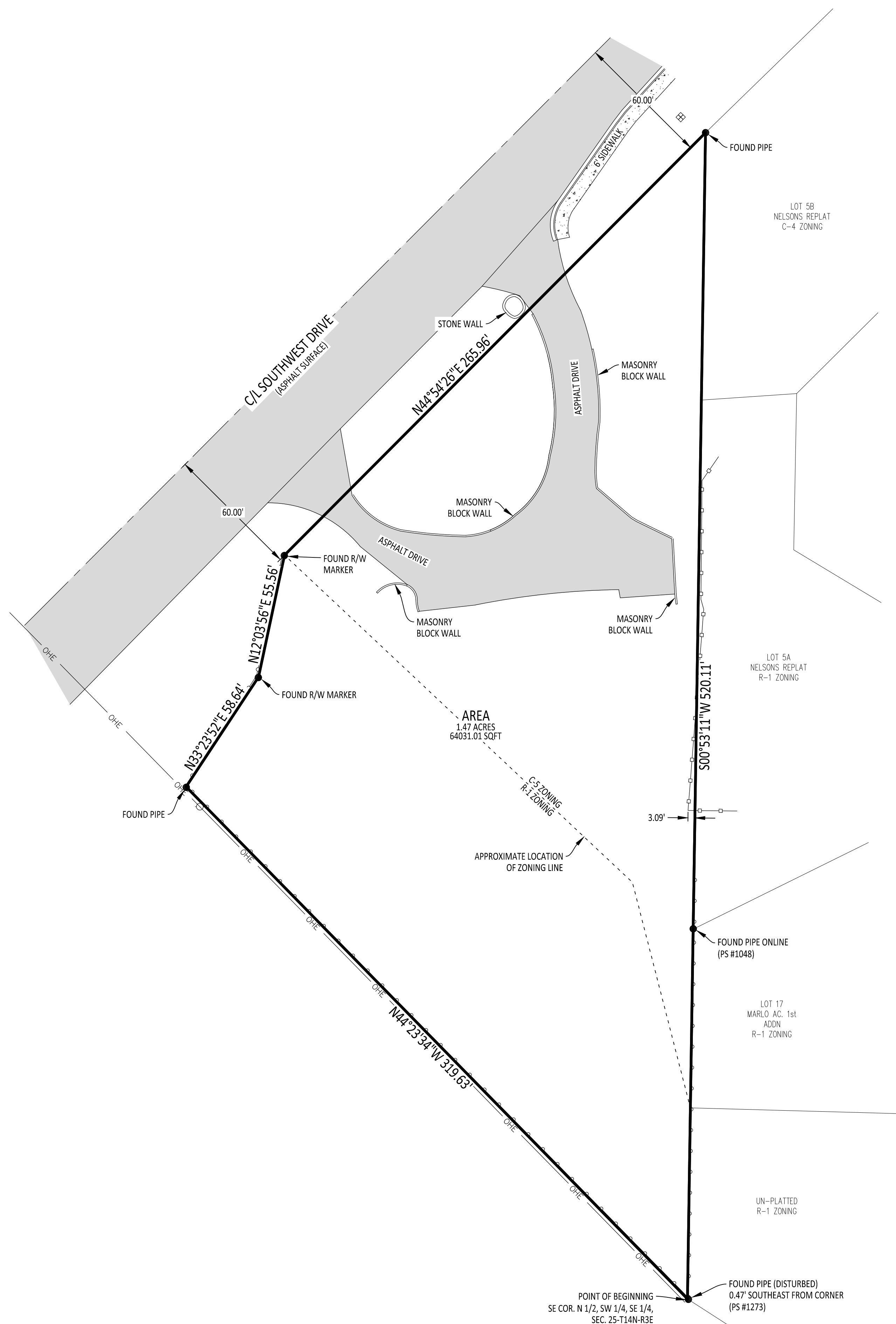
DATE	BY	DESCRIPTION

**DRAWING INFO.**

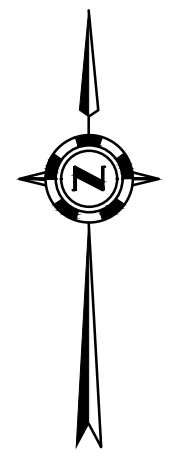
DRAWN BY:	DRB
DATE:	07/10/2023
SCALE:	1\"/>

**BOUNDARY SURVEY**

SHEET NUMBER:  
**1 of 1**



VICINITY MAP  
NOT TO SCALE



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A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF I-555 AS FOLLOWS: N44°23'34\"/>

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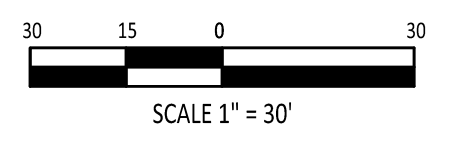
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- WOOD FENCE
- CHAIN LINK FENCE



500-14N-03E-0-25-230-16-1590

PHONE: 870-243-0092  
2918 WOOD STREET, JONESBORO, AR 72404

# Horizon

LAND SURVEYING, LLC

**PROJECT:**  
PT. N 1/2, SW 1/4, SE 1/4,  
SEC. 25-T14N-R3E

**CLIENT:**  
SMALL POTATOES INVESTMENTS, LLC



**REVISIONS**

DATE	BY	DESCRIPTION

**DRAWING INFO.**

DRAWN BY:	DRB
DATE:	07/10/2023
SCALE:	1"=30'
JOB NO.:	H23-075
CAD NO.:	

**BOUNDARY SURVEY**

**SHEET NUMBER:**  
**1 of 1**

G. S. Brant Perkins  
Chloe E. James

## THE PERKINS LAW FIRM

A PROFESSIONAL ASSOCIATION  
1115 South Main Street • P. O. Box 4054  
Jonesboro, Arkansas 72403-4054

Tel: (870) 931-5800  
Fax: (870) 931-5852

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[bperkins@perkinsfirm.net](mailto:bperkins@perkinsfirm.net)  
[cjames@perkinsfirm.net](mailto:cjames@perkinsfirm.net)

November 30, 2023

**VIA ELECTRONIC MAIL**  
[mpearcy@jonesboro.org](mailto:mpearcy@jonesboro.org)

Department of Planning & Zoning  
City of Jonesboro, Arkansas  
Monica Pearcy, Senior Planner  
300 S. Church Street  
Jonesboro, AR 72401

Re: Requested Rezoning for 915 Southwest Drive  
Small Potatoes Investments, LLC

Dear Monica:

On November 2, 2023, we emailed MAPC Property Owner Notifications via Certified Mail to the following individuals and entities:

1. First National Bank of Paragould
2. Robert and Tracy Guadamuz
3. Dustin and Callie L. Kellums
4. James W. and Mary Katherine McCauley
5. Guy and Joyce Morgan
6. Mary J. Nelson
7. Zack R. Pope
8. Andrew and Laura Sustich
9. Paula Wewers

Letter to Department of Planning & Zoning  
City of Jonesboro, Arkansas  
Monica Percy, Senior Planner  
Dated November 30, 2023  
Page 2

I have enclosed a copy of each Certified Mail receipt and copies of the returned Property Owner Notifications to be included with our application for a Zoning Ordinance Map Amendment. The sign was picked up and placed on the property today. I have attached a photo of the displayed sign for your records. If you require any further documentation, please let me know. We appreciate all of your assistance in this matter.

Very truly yours,

THE PERKINS LAW FIRM, P.A.



Chloe E. James

CEJ/lam

Attachments

OFFICIAL RECEIPT

Receipt Date 12/13/2023 04:23 PM  
Receipt Print Date 12/13/2023

Receipt # 00239637  
Batch # 00113.12.2023

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category: CR 284.70

Detail:  
01-000-0150-00 Proof of Publication 284.70

-----  
Total 284.70

Payment Information:  
Credit Car 1728 284.70  
Change 0.00

Perkins Law Firm  
Customer #: 000000

Cashier: TJGeror  
Station: TJGEROR





**CITY OF JONESBORO  
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, December 12, 2023, AT 5:30 PM**

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Small Potatoes Investments, LLC  
DATE: October 31, 2023  
SUBJECT PROPERTY ADDRESS: 915 Southwest Drive, Jonesboro, Arkansas  
DESCRIPTION OF REZONING REQUESTED: The property is currently zoned R-1 and C-5 classification. We are requesting the property be rezoned to C-3 classification.

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

First National Bank of Paragould  
Printed Name of Property Adjacent Owner  
3500 W Johnson Ave, Jonesboro, AR 72405  
Address

Will D  
(Signature) 11/9/23  
Date  
(870) 239-8521  
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



**CITY OF JONESBORO  
REZONING PROPERTY OWNER NOTIFICATION**

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Guy & Joyce Morgan  
Printed Name of Property Adjacent Owner  
912 Pinecrest Drive, Jonesboro, AR 72401  
Address  
870-761-3785 + 870-761-3434  
Phone  
(Signature) 11/5/23  
Date

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



**CITY OF JONESBORO  
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Mary J. Nelson  
Printed Name of Property Adjacent Owner  
920 Pinecrest Drive, Jonesboro, AR 72401  
Address

Mary Jane Nelson 11/6/23  
(Signature) Date  
870-919-1822  
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



**CITY OF JONESBORO  
REZONING PROPERTY OWNER NOTIFICATION**

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Zack R. Pope  
Printed Name of Property Adjacent Owner  
916 Pinecrest Drive, Jonesboro, AR 72401  
Address

*Zack R. Pope* 11-5-23  
(Signature) Date  
870-897-7978  
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



**CITY OF JONESBORO  
REZONING PROPERTY OWNER NOTIFICATION**

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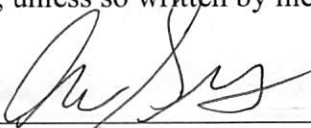
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Andrew & Laura Sustich  
Printed Name of Property Adjacent Owner  
905 Heritage Cove, Jonesboro, AR 72401  
Address

 11/7/2023  
(Signature) Date  
870-897-5529  
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

9589 0710 0725 1293 2105 51

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.59
<b>Total Postage and Fees</b>	<b>\$ 9.49</b>

Sent To  
Street and Apt. No., or PO Box No. Mr. & Mrs. Robert Guadamuz  
917 Pincrest Drive  
City, State, ZIP+4® Jonesboro, AR 72401

Postmark Here  
NOV 02 2023  
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44 6072 6221 0225 0720 6956

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.59
<b>Total Postage and Fees</b>	<b>\$ 9.49</b>

Sent To  
Street and Apt. No., or PO Box First National Bank of Paragould  
3500 E Johnson Ave  
City, State, ZIP+4® Jonesboro, AR 72401

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.59
<b>Total Postage and Fees</b>	<b>\$ 9.49</b>

Sent To  
Street and Apt. No., or PO Box No. Mr. & Mrs. James W. McCauley  
913 Pincrest Drive  
City, State, ZIP+4® Jonesboro, AR 72401

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.59
<b>Total Postage and Fees</b>	<b>\$ 9.49</b>

Sent To  
Street and Apt. No., or PO Box No. Mr. & Mrs. Dustin Kellums  
906 Melton Drive  
City, State, ZIP+4® Jonesboro, AR 72401

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.59
<b>Total Postage and Fees</b>	<b>\$ 9.49</b>

Sent To  
Street and Apt. No., or PO Box No. Ms. Mary J. Nelson  
920 Pincrest Drive  
City, State, ZIP+4® Jonesboro, AR 72401

Postmark Here  
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.59
<b>Total Postage and Fees</b>	<b>\$ 9.49</b>

Sent To  
Street and Apt. No., or PO Box No. Mr. & Mrs. Guy Morgan  
912 Pincrest Drive  
City, State, ZIP+4® Jonesboro, AR 72401

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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$ 1.59  
Total Postage and Fees  
\$ 9.49



Sent To  
Street and Apt. No., or PO Box No. Mr. Zack R. Pope  
916 Pinecrest Drive  
City, State, ZIP+4® Jonesboro, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (hardcopy) \$ 3.55  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$ 1.59  
Total Postage and Fees  
\$ 9.49



Sent To  
Street and Apt. No., or PO Box No. Mr. & Mrs. Andrew Sustich  
905 Heritage Cove  
City, State, ZIP+4® Jonesboro, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1293 2109 68

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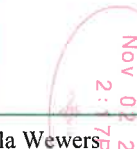
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$ 1.59  
Total Postage and Fees  
\$ 9.49



Sent To  
Street and Apt. No., or PO Box No. Ms. Paula Wewers  
2519 Rosewood Circle  
City, State, ZIP+4® Jonesboro, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NIX

See Revenue Stamps on prior deed.

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY AT LAW

# WARRANTY DEED

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, Lenore B. Barkley, a single person, for and in consideration of the sum of \$251,000.00, and other good and valuable considerations to me in hand paid by the Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto small potatoes investments, L.L.C., and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

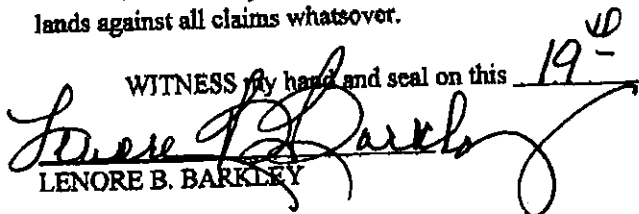
Part of the North Half of the Southwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 3 East, more particularly described as follows: Begin at the Southeast Corner of said North Half of the Southwest Quarter of the Southeast Quarter; thence North on the Section line 518.9 feet to the South right of way line of State Highway #49; thence South 44 degrees 22' West 370 feet along said Highway; thence South 45 degrees 37' East 362.7 feet to the point of beginning, less and except right of way for Highway #49.

Irene B. Bowers died on May 11, 2003.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And I hereby covenant with said Grantee, that I will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS my hand and seal on this 19<sup>th</sup> day of November, 2004.

  
LENORE B. BARKLEY



ACKNOWLEDGMENT

STATE OF Mississippi  
COUNTY OF Warren

Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named Lenore B. Barkley, a single person, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this 19 day of November, 2004.

My Commission Expires:

MY COMMISSION EXPIRES DECEMBER 20, 2006

Veronica Coffing  
Notary Public



CERTIFICATE OF RECORD

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Buyer Mark R. Cannon Address P.O. Box 596 Jonesboro AR 72403

DEED BOOK 685 PAGE 943 - 944  
DATE 11/29/2004  
TIME 02:00:34 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
Maui Hudson, D.C.  
RECEIPT# 128937

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, attorney

# Warranty Deed

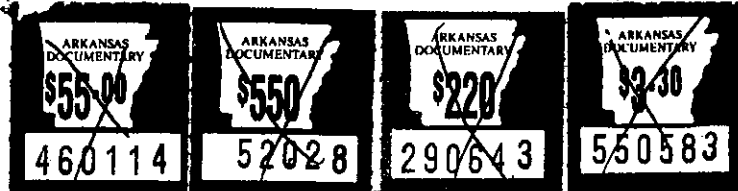
(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **William C. Bowers, Jr. and Marie Bowers, his wife**, for and in consideration of the sum of \$251,000.00, and other good and valuable considerations to us in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **small potatoes investments, l.l.c.**, and unto its successors and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:

Part of the North Half of the Southwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 3 East, more particularly described as follows: Begin at the Southeast Corner of said North Half of the Southwest Quarter of the Southeast Quarter; thence North on the Section line 518.9 feet to the South right of way line of State Highway #49; thence South 44 degrees 22' West 370 feet along said Highway; thence South 45 degrees 37' East 362.7 feet to the point of beginning, less and except right of way for Highway #49.

Irene B. Bowers died on May 11, 2003.



To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said Grantee that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, **William C. Bowers, Jr. and Marie Bowers, his wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 19 day of November, 2004.

WILLIAM C. BOWERS, JR.

MARIE BOWERS

ACKNOWLEDGMENT

STATE OF Kentucky  
COUNTY OF Obhand

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **William C. Bowers, Jr. and Marie Bowers, his wife**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 17<sup>th</sup> day of November, 2004.

My Commission Expires:

Notary Public, State at Large, KY  
My commission expires Sept. 21, 2005

Greenhile  
Notary Public Greenhile

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Buyer Mark R. Coker Address P.O. Box 596, Jonesboro 72403

DEED BOOK 685 PAGE 941 - 942  
DATE 11/29/2004  
TIME 02:00:33 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
mailed, D.C.  
RECEIPT# 128937



Mr. Cahoon,

We have codes and ordinances in our city regulating the clear cutting of trees. Since you have violated these conditions we unfortunately feel we cannot approve of your

Rezoning request.

If at some point you would like to discuss restitution, we can look into the matter further.

Respectfully,

The City of Jonesboro



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: ORD-23:047

**Agenda Date:**

**Version:** 1

**Status:** Third Reading

**In Control:** City Council

**File Type:** Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO I-1 FOR PROPERTY LOCATED AT 2650 MOORE ROAD AS REQUESTED BY JOHN EASLEY WITH ASSOCIATED ENGINEERING

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classification as follows:

From AG-1, Agricultural District to 1-1, Limited Industrial District, that land described as follows:

### LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°53'09" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, 10.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°53'09" EAST, ALONG SAID WEST LINE, 750.81 FEET; THENCE SOUTH 89°40'05" EAST, LEAVING SAID WEST LINE, 533.95 FEET; THENCE SOUTH 00°19'55" WEST, 714.40 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A RAILROAD SPUR; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°08'41" WEST, 145.90 FEET TO A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 06°06'12", A RADIUS OF 1874.86 FEET, 1909.72 FEET TO A POINT THAT BEARS SOUTH 86°11'49" WEST, 199.62 FEET FROM THE LAST SAID POINT; SOUTH 89°14'55" WEST, 197.38 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 9.12 ACRES (397,466 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY

AND EASEMENTS OF RECORD.

SECTION II: The rezoning of this property shall adhere to the following stipulations:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Floodplain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this ordinance.

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 23-20, 2650 Moore Rd.**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on December 12, 2023***

**REQUEST:** To consider a rezoning of one tract of land containing 9.12 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “AG-1” agricultural district, to “I-1” limited industrial.

**APPLICANT:** Associated Engineering, LLC, 103 S. Church St., Jonesboro, AR 72401

**OWNER:** CWL, P.O. Box 1289, Jonesboro, AR 72403

**LOCATION:** 2650 Moore Rd, Jonesboro, AR 72401

**SITE DESCRIPTION:** **Tract Size:** Approx. 9.12 Acres  
**Street Frontage:** Approx. 750 ft. on Moore Rd.

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>AG-1 – Agricultural (Vacant)</b>
<b>South</b>	<b>I-2 – Industrial</b>
<b>East</b>	<b>AG-1 – Agricultural (Vacant)</b>
<b>West</b>	<b>I-1 LUO - Industrial</b>

**HISTORY:** Undeveloped lot



**ZONING ANALYSIS:**

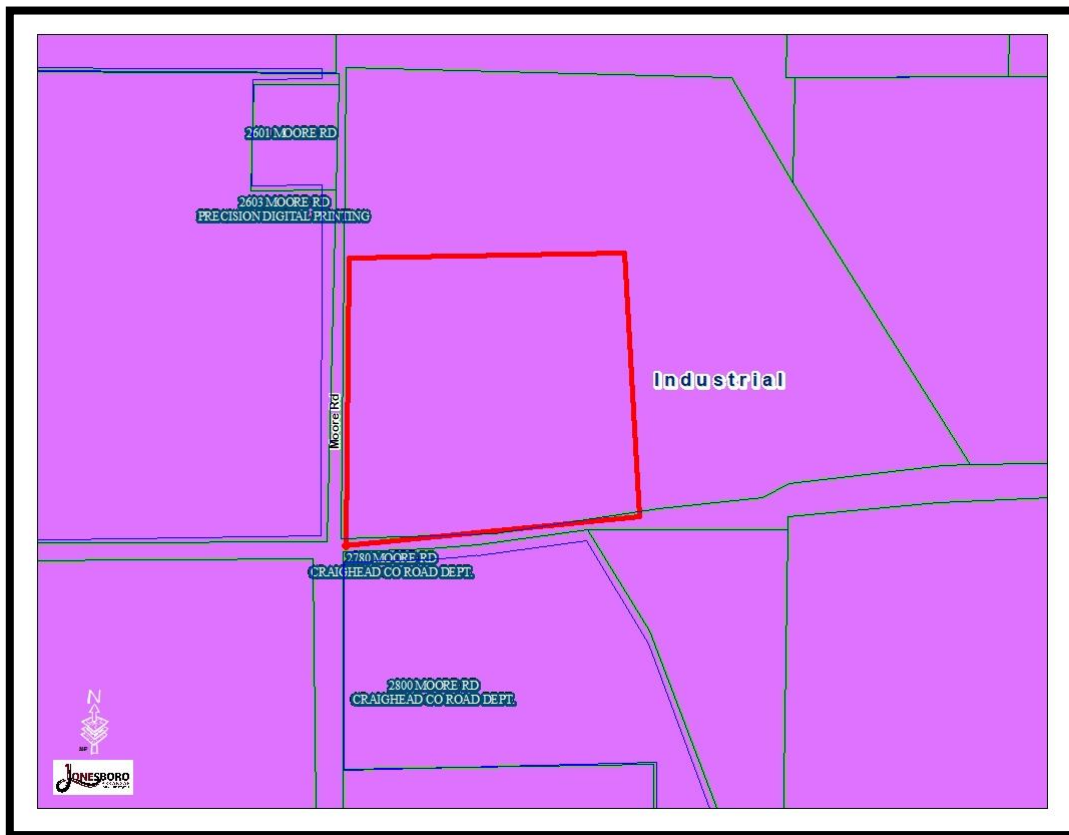
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**Comprehensive Plan Land Use Map:**

The Current/Future Land Use Map recommends this location as an **Industrial** Growth Sector.

Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



*Land Use Map*



*Zoning Map*

**Master Street Plan/Transportation**

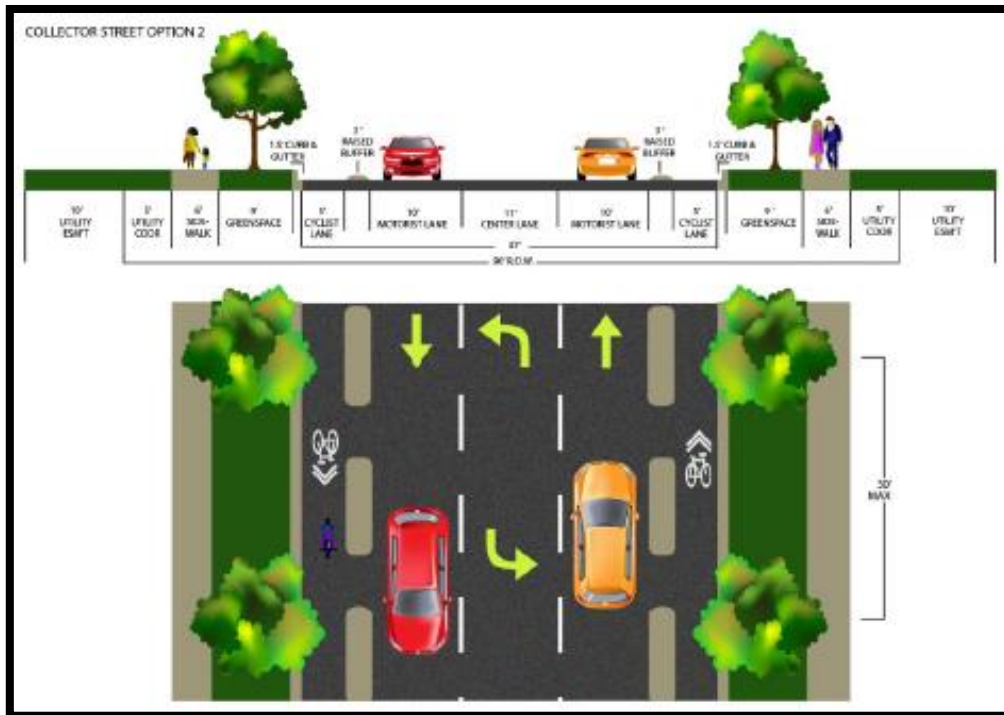
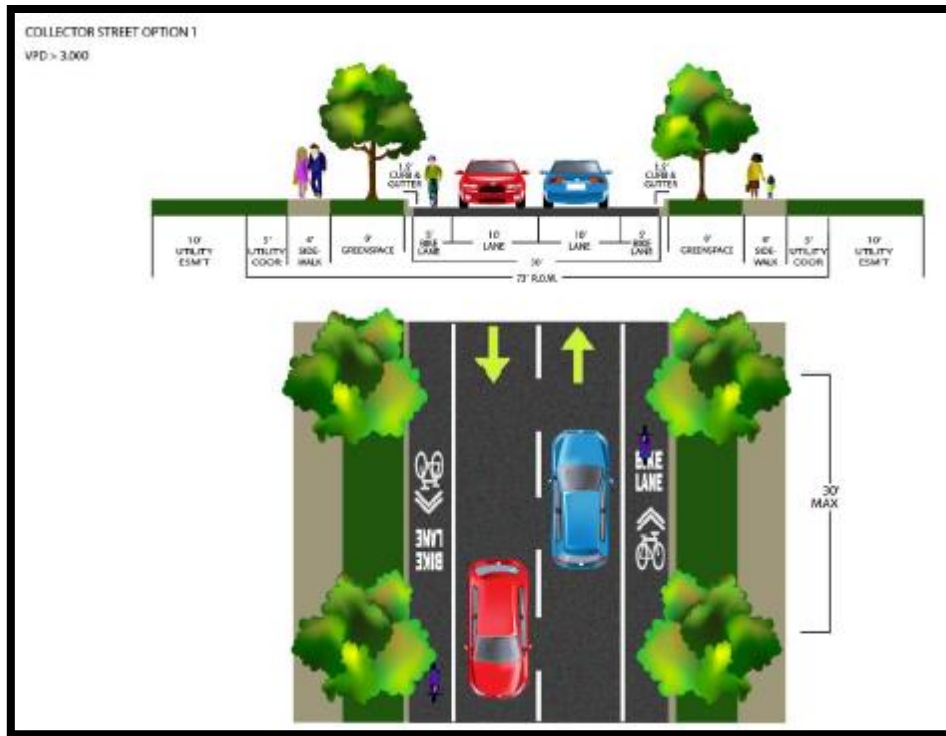
The subject property will be served by Moore Road. The Master Street Plan classifies this road as **Collector Streets**.

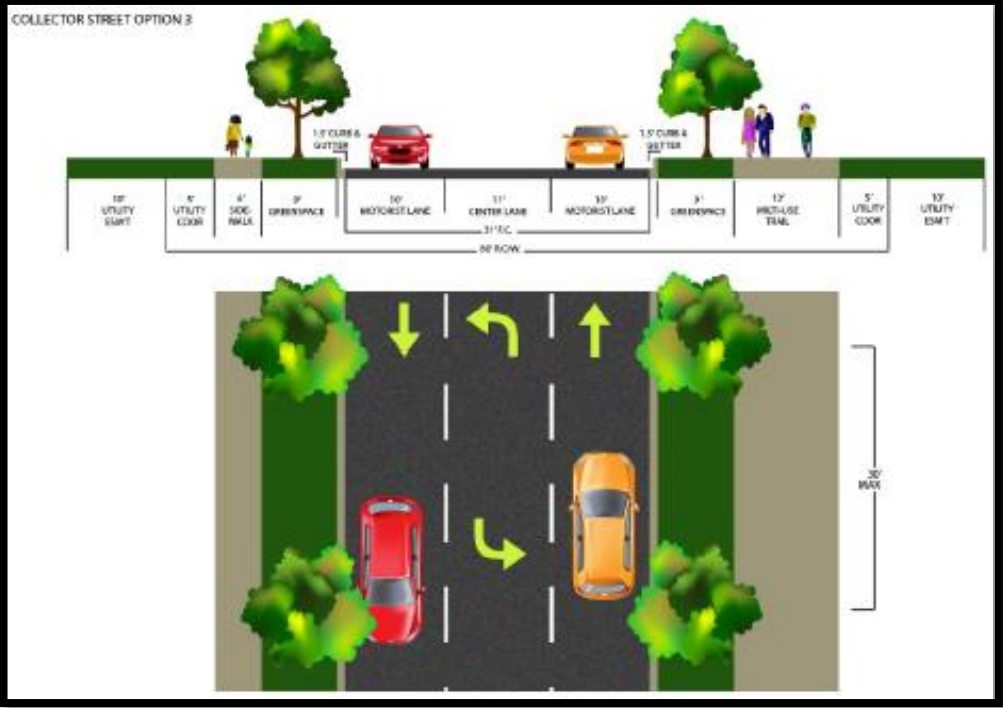
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).







# Collector Street





**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the industrial growth sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the surrounding area includes industrial uses and zoning.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
<b>(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;</b>	With proper planning there should not be any adverse effects caused by the property if rezoned to multifamily.	
<b>(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services</b>	Minimal impact if rezoned due to the fact that residential uses currently exist in this area.	

**Staff Findings:**

**Applicant’s Purpose**

The proposed area is currently classified as “AG-1” agricultural district. The applicant is applying for a rezoning to allow industrial use at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

**Chapter 117 of the City Code of Ordinances/Zoning defines I-1 as follows:**

*I-1, limited industrial district.* This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

**Departmental/Agency Reviews:**

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues were reported	
<b>Streets/Sanitation</b>	No issues were reported	
<b>Police</b>	No issues were reported	
<b>Fire Department</b>	No issues were reported	
<b>MPO</b>	No issues were reported	
<b>Jets</b>	No issues were reported	
<b>Utility Companies</b>	No issues were reported	CWL
<b>Code Enforcement</b>	No issues were reported	

**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 23-20 a request to rezone property “AG-1” agricultural district, to “I-1” limited industrial; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 23-20 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property “AG-1” agricultural district, to “I-1” limited industrial will be compatible and suitable with the zoning, uses, and character of the surrounding area.

RZ-23-20                    REZONING: 2650 Moore Road  
Associated Engineering is requesting a rezoning from AG-1, agricultural district, to I-1, limited industrial district. This request is for 9.12 acres located at 2650 Moore Road.

**Lonnie Roberts (Chair):** Okay, next item we have on the agenda this is a rezoning and this is at 2650 Moore Road, Associated Engineering is requesting a rezoning from AG-1, agricultural district, to I-1, limited industrial district. This request is for 9.12 acres, it's located at 2650 Moore Road. The proponent for this item?

**John Easley (Proponent):** I'm John Easley with Associated Engineering representing City Water, and Light. Joe Brown Development Commission is working with a potential new business coming in and they work for City Water and Light on local land available. This is a little over nine acres on Moore Road and we're asking for a rezoning to I-1.

**Lonnie Roberts:** City planner do you have staff comments on this?

**Derrel Smith (City Planner):** Yes sir, we do. This meets all 6 of the criteria for rezoning. So, we would recommend approval with the following requirements:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

**Lonnie Roberts:** Okay and for this rezoning request is there anyone here to give public comments? Okay, I'll open up for commissioner comments, questions, or motions.

**COMMISSION ACTION:**

Mr. Dennis Zolper made a motion to approve Case RZ: 23-20, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

The motion was seconded by Mr. Jimmy Cooper.



Roll Call Vote:

Aye: 7 – Jeff Steiling, Stephanie Nelson, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little,  
& Dennis Zolper

Nay: 0

Absent: 1 – Paul Ford

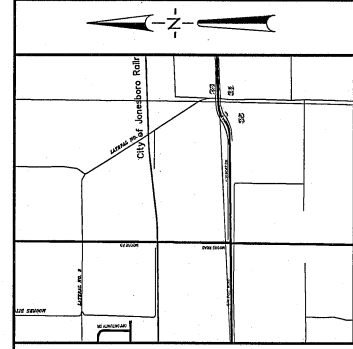
\*\*\*\*\*

JONESBORO CITY WATER AND LIGHT  
 MOORE ROAD  
 IN SOUTHEAST QUARTER SECT 25, T14N, R4E  
 JONESBORO, ARKANSAS  
 CIVIL ENGINEERING & LAND SURVEYING  
 ASSOCIATED  
 ENGINEERING, LLC  
 LAND PLANNING  
 105 SOUTH CHICKEN CREEK STREET  
 JONESBORO, AR 72403  
 PHONE: 870-932-3594 • FAX: 870-935-1263

**APPROVED**  
 PROFESSIONAL SURVEYOR  
 JAMES M. GIBSON  
 REGISTERED PROFESSIONAL SURVEYOR  
 NO. 1589  
 ARKANSAS

NO.	DESCRIPTION	DATE

**REZONE REQUEST**  
 DATE: 03/22/2023  
 CAD FILE: 23040203.DWG  
 CADD: 23040203  
 SHEET: 1 OF 1  
 © Copyright 2023 ATELLA



**DESCRIPTION**  
 LOT 2 OF CLEARWATER DISTRICT SECOND ADDITION, PHASE II, TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN ON LOTS 2, 3 AND 4 OF CLEARWATER DISTRICT SECOND ADDITION, PHASE II, AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT. AND

AND  
 LOTS 2, 3 AND 4 OF CLEARWATER DISTRICT SECOND ADDITION, PHASE II, TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN ON SAID PLAT. AND

AND  
 LOT 2 OF CLEARWATER DISTRICT SECOND ADDITION, PHASE II, TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN ON LOTS 2, 3 AND 4 OF CLEARWATER DISTRICT SECOND ADDITION, PHASE II, AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT. AND

AND  
 LOTS 2, 3 AND 4 OF CLEARWATER DISTRICT SECOND ADDITION, PHASE II, TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN ON LOTS 2, 3 AND 4 OF CLEARWATER DISTRICT SECOND ADDITION, PHASE II, AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT. AND

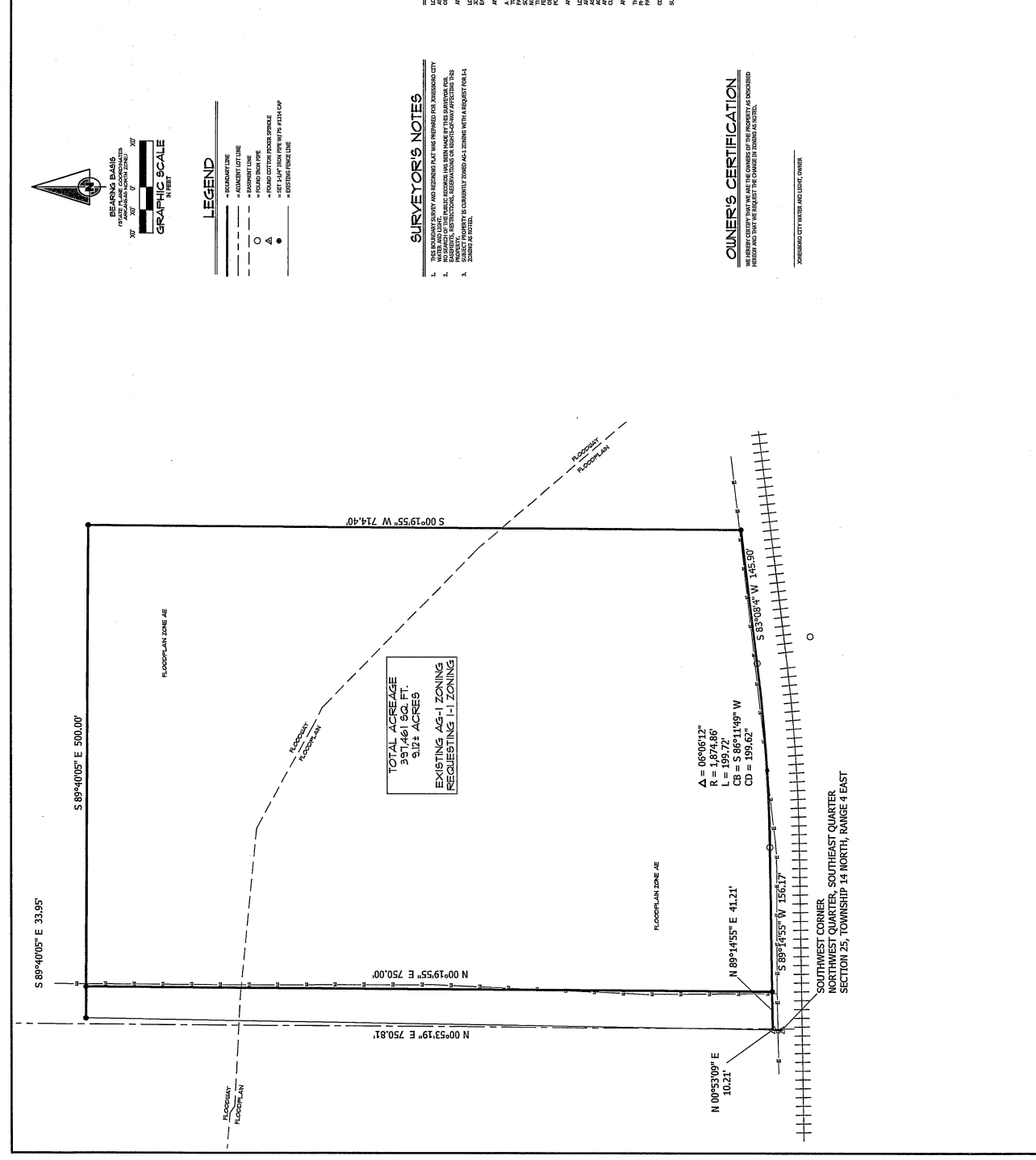
**SURVEYOR'S NOTES**  
 1. THE BOUNDARY SURVEY AND RECORDING PLAT WAS PREPARED FOR JONESBORO CITY. NO PORTION OF THIS PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR THE PURPOSE OF THE RECORDING. THE SURVEYOR'S OBLIGATION IS LIMITED TO THE RECORDING OF THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR OR FOR THE CONSEQUENCES OF ANY ERRORS OR OMISSIONS IN THE SURVEY OR RECORDING. THE SURVEYOR'S LIABILITY IS LIMITED TO THE RECORDING OF THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR OR FOR THE CONSEQUENCES OF ANY ERRORS OR OMISSIONS IN THE SURVEY OR RECORDING. THE SURVEYOR'S LIABILITY IS LIMITED TO THE RECORDING OF THIS PLAT.

**OWNER'S CERTIFICATION**  
 WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY, AS DESCRIBED HEREIN AND THAT WE REQUEST THE CHANGE IN ZONING AS REQUESTED.

JONESBORO CITY WATER AND LIGHT, OWNER

**SURVEYOR'S CERTIFICATION**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ARKANSAS AND I AM THE SURVEYOR OF THIS PLAT. I HAVE BEEN LICENSED BY THE ARKANSAS BOARD OF SURVEYING AND MAPPING. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OR AGENT OF ANY OTHER PERSON OR ENTITY. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OR AGENT OF ANY OTHER PERSON OR ENTITY. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OR AGENT OF ANY OTHER PERSON OR ENTITY. I AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OR AGENT OF ANY OTHER PERSON OR ENTITY.

DATE OF BOUNDARY SURVEY: 3/14/2023  
 JAMES M. GIBSON, SURVEYOR



7022 3330 0001 5430 0711

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Certified Mail Fee	\$4.35	0405
\$	\$3.55	31
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	11/24/2023

Sent To  
 Street and POST FOODS LLC  
 City, State 2503 S HANLEY RD  
 ST LOUIS MO 63144-2503

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonesboro, AR 72404

Certified Mail Fee	\$4.35	0405
\$	\$3.55	31
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	11/24/2023

Sent To  
 Street and BEST AND BEST LEASING LLC  
 City, State 3503 BIG CREEK CV  
 JONESBORO AR 72404-9259

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonesboro, AR 72401

Certified Mail Fee	\$4.35	0405
\$	\$3.55	31
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	11/24/2023

Sent To  
 Street and CRAIGHEAD COUNTY  
 City, State 511 UNION ST STE 119  
 JONESBORO AR 72401-2863

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**REZONING REQUESTED**  
FOR THIS  
**PROPERTY**  
Public Hearings to be held  
2nd & 4th Tuesday of Each Month  
Municipal Center  
300 S. CHURCH ST.  
1st Floor  
**CALL 870-932-0406**  
FOR FURTHER INFORMATION  
CITY OF JONESBORO

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PROPERTY**

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**1st Floor**

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1st Floor  
CALL 870-932-0406  
FOR FURTHER INFORMATION  
CITY OF JONESBORO



ST

Please Return To:  
Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-935-6548  
File Number: 09-054670-300

Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title Company

\*\*\* THIS DEED IS BEING RE-RECORDED TO CORRECT TRACT 4

Warranty Deed - Corporation (Letter).rtf

*no revenue required*

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(CORPORATION)

**KNOW ALL MEN BY THESE PRESENTS:**

That, City of Jonesboro, Arkansas, a Municipal Corporation, Grantor, by and through its Mayor and City Clerk, duly authorized by proper resolution of the Board of Directors, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration, in hand paid by City Water and Light Plant of the City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

*Book Ref.*

Tract 1: Lot 1 of Jonesboro C.W. Post Addition as shown by plat recorded in Plat Cabinet "C" Page 199 at Jonesboro, Arkansas, being subject to easements as shown on recorded Plat.

*Meas. Ref.*

Tract 2: Part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas, thence North 00° 52' 49" East, along the West line of the Northwest Quarter of the Southeast Quarter of said Section 25, 10.01 feet to the point of beginning proper; thence continue North 00° 52' 49" East, along said West line, 1299.42 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 25; thence North 89° 25' 23" East, along said North line, 1029.68 feet to the centerline of an existing ditch; thence with the meanderings of said centerline the following bearings and distances: South 58° 39' 28" East, 102.33 feet; South 47° 39' 13" East, 79.45 feet; South 32° 16' 44" East, 848.94 feet; South 30° 43' 42" East, 364.97 feet to the North line of a railroad and utility corridor; thence along said North line the following bearings and distances:



South 87° 44' 11" West, 139.81 feet, to a point on a curve to the left; thence Southwesterly along said curve, a radius of 1944.86, a distance of 156.05, chord bears South 85° 26' 16" West 156.00 feet; South 83° 08' 21" West, 1152.05 feet, to a point on a curve to the right; thence Southwesterly along said curve, a radius of 1874.86, a distance of 199.72, chord bears South 86° 11' 29" West, 199.62 feet; South 89° 14' 35" West, 197.38 feet to the point of beginning proper, containing 42.17 acres, more or less, subject to all rights-of-way and easements of record.

Tract 2A: A part of the North Half of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Craighead County, Arkansas, lying West of the Drainage Ditch, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence North 89° 26' 00" East, along the South line of the North Half of the Southeast Quarter of said Section 25, 836.42 feet to the point of beginning proper, said point being the intersection of said South line and the South line of a railroad and utility corridor; thence along said South line of a railroad and utility corridor the following bearings and distances: North 83° 08' 21" East, 717.62 feet, to a point on a curve to the right; thence Northeasterly along said curve, a radius 1874.86, a distance of 150.43, chord bears North 85° 26' 16" East, 150.39 feet; North 87° 44' 11" East, 177.77 feet to the centerline of an existing ditch; thence South 30° 43' 42" East, along said centerline, 109.20 feet to the South line of the North Half of the Southeast Quarter; thence South 89° 26' 00" West, along said South line, 1095.88 feet to the point of beginning proper, containing 1.37 acres, more or less, subject to all rights-of-way and easements of record.

Tract 3: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West, along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West, along said East line, 221.31 feet to Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; North 74° 40' 13" West 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.

~~Tract 4: A part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 3 East, Jonesboro, Craighead County, Arkansas; thence South 00° 00' 16" West along the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, 688.87 feet to the point of beginning proper; thence continue South 00° 00' 16" West along said East line, 221.31 feet to the Northerly right-of-way of United States Highway Number 63; thence along said Northerly right-of-way the following bearings and distances: North 44° 21' 59" West, 19.89 feet; thence North 74° 40' 13" West, 239.90 feet; thence North 00° 00' 16" East, leaving said Northerly right-of-way line, 143.69 feet; thence South 89° 59' 44" East, 245.28 feet to the point of beginning proper, containing 1.00 acres, more or less, subject to all rights-of-way and easements of record.~~

More Rd.

Joe Mack Campbell Park

## CORRECTED TRACT 4

*Craighead Forest Rd.*

Tract 4: A part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 6, Township 13 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence South  $00^{\circ} 33' 10''$  East, along the West line of the Northwest Quarter of the Northwest Quarter of said Section 6, 1323.80 feet to the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 6; thence North  $89^{\circ} 58' 51''$  East, along the South line of the Southwest Quarter of the Northwest Quarter of said Section 6, 506.61 feet; thence South  $14^{\circ} 31' 32''$  East, leaving said South line, 93.37 feet to the point of beginning proper; thence North  $75^{\circ} 28' 28''$  East, 65.53 feet; thence North  $69^{\circ} 01' 50''$  East, 144.08 feet; thence South  $14^{\circ} 31' 32''$  East, 249.94 feet; thence South  $75^{\circ} 28' 28''$  West, 208.70 feet; thence North  $14^{\circ} 31' 32''$  West, 233.78 feet to the point of beginning proper, containing 1.15 acres, more or less, subject to all rights-of-way and easements of record.

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.


**TO HAVE AND TO HOLD** the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

**IN TESTIMONY WHEREOF**, The name of the Grantor is hereunto affixed by its Mayor and City Clerk and its seal affixed this 6th day of **May**, 2009.

I hereby certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown

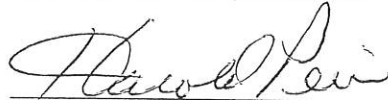
GRANTEE OR AGENT:

  
City Water and Light Plant of Jonesboro, Arkansas

GRANTEE'S ADDRESS:

400 E. MONROE AVE  
JONESBORO, AR 72401

City of Jonesboro, Arkansas



By: Harold Perrin, Mayor

Attest:



Donna Jackson, City Clerk

ACKNOWLEDGMENT

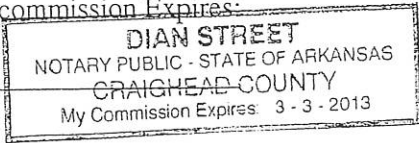
STATE OF ARKANSAS )  
 ) SS.  
COUNTY OF CRAIGHEAD )

BE IT REMEMBERED that on this 6th day of May, 2009, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Harold Perrin and Donna Jackson, to me personally well known (or satisfactorily proven to be), who stated that they were the Mayor and City Clerk of City of Jonesboro, Arkansas, a municipal corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 6th day of May, 2009.

Dian Street  
Notary Public

My commission Expires:



Re-Recorded  
DEED BK 796 PG 985 - 989  
DATE 05/20/2009  
TIME 04:21:53 PM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
Ann Hudson, D.C.  
RECEIPT# 188948

DEED BK 796 PG 102 - 105  
DATE 05/08/2009  
TIME 08:31:00 AM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
Ann Hudson, D.C.  
RECEIPT# 188438



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

## LOCATION:

Site Address: Moore Road, North of C. W. Post Road

Side of Street: East between C.W. Post Road and Highland Drive

Quarter: Southwest Section: 25 Township: 14 North Range: 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: Agricultural One Proposed Zoning: Industrial One

Size of site (square feet and acres): 397,466 SF / 9.12 Acres Street frontage (feet): 750' Moore Road

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Moore Road - asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

## Use of adjoining properties:

North Industrial Two - Nettleton Ready Mix

South Industrial Two - County Road Dept.

East Agricultural One - Farming

West Industrial One - Precision Printers

Physical characteristics of the site: Vacant pasture.

Characteristics of the neighborhood: Light industrial development and farming operations.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? Agricultural One - AG1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop a commercial business.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Small light industrial business (building size unknown at this time).
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes. with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide a service needed to area residents.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Unknown.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**Owner of Record:**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.


Name: Jonesboro City Water & Light

Address: P.O. Box 1289

City, State: Jonesboro, AR ZIP 72403

Telephone: 870-935-5581

Facsimile: \_\_\_\_\_

Signature: 

**Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

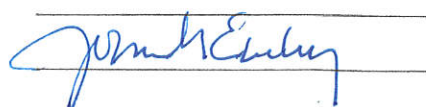
Name: ASSOCIATE ENGINEERING

Address: 103 SOUTH CHURCH

City, State: JONESBORO AR ZIP 72401

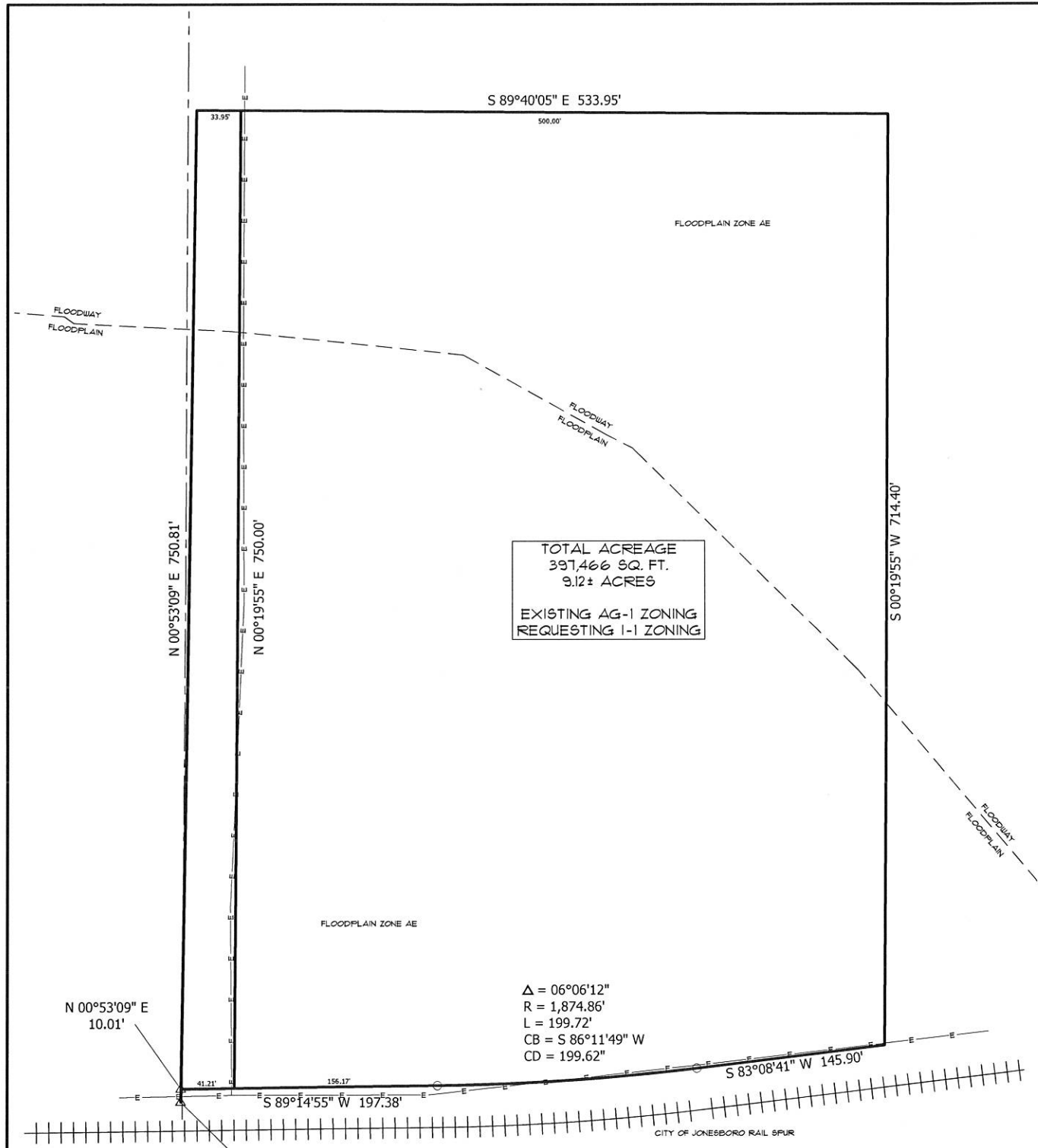
Telephone: 870-932-3594

Facsimile: \_\_\_\_\_

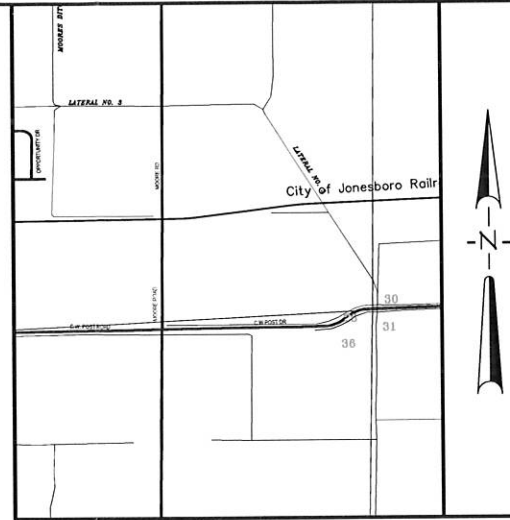
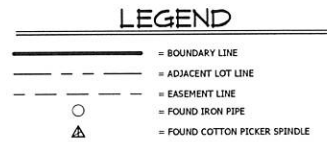
Signature: 

**Deed:** *Please attach a copy of the deed for the subject property.*

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SOUTHWEST CORNER  
NORTHWEST QUARTER, SOUTHEAST QUARTER  
SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST



VICINITY SKETCH  
NOT TO SCALE

**SURVEYOR'S NOTES**

1. THIS REZONING PLAT WAS PREPARED FOR JONESBORO CITY WATER AND LIGHT.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED AG-1.
4. BOUNDARY AND LEGAL DESCRIPTION BY RIDGE SURVEYING AND CONSULTING, JOSH NEELY, P.S.

**DESCRIPTION**

LEGAL DESCRIPTION:  
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°53'09" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 10.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°53'09" EAST, ALONG SAID WEST LINE, 199.83 FEET; THENCE SOUTH 89°40'05" EAST, LEAVING SAID WEST LINE, 533.95 FEET; THENCE SOUTH 00°19'55" WEST, 714.40 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A RAILROAD SPUR; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°08'41" WEST, 145.90 FEET TO A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 06°06'12", A RADIUS OF 1874.86 FEET, 1909.72 FEET TO A POINT THAT BEARS SOUTH 86°11'49" WEST, 199.62 FEET FROM THE LAST SAID POINT; SOUTH 89°14'55" WEST, 197.38 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 9.12 ACRES (397,466 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

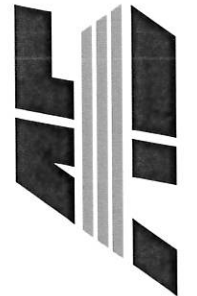
**OWNER'S CERTIFICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

JONESBORO CITY WATER AND LIGHT, OWNER

**JONESBORO CITY WATER AND LIGHT**  
MOORE ROAD  
IN SOUTHEAST QUARTER SECT 25, T14N, R4E  
JONESBORO, ARKANSAS

**ASSOCIATED ENGINEERING, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1462  
JONESBORO, AR 72403  
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

**REZONE REQUEST**  
DATE: 10/23/2023      DRAWN: JHE  
CADD FILE: 23142.001      CHECKED: JHE  
DWSA: XXXXXXXX.XXXX      SHEET: 1 OF 1  
SCALE: 1" = 50'

OFFICIAL RECEIPT

Receipt Date 12/14/2023 08:42 AM  
Receipt Print Date 12/14/2023

Receipt # 00239639  
Batch # 00014.12.2023

CITY OF JONESBORO  
300 S. Church St. Ste 106  
PO Box 1845  
JONESBORO, AR 72403-1845  
870-932-3042  
For Permit Inspections call 870-933-4602

Account/License/Permit/Category:  
CR 295.10

Detail:  
01-000-0150-00  
2650 Moore Road Rezone 295.10

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Total 295.10

Payment Information:  
Check 40089 295.10  
Change 0.00

Associated Engineering  
Customer #: 000000

Cashier: KMHattenhauer  
Station: KMHATTENHAUER