

From: Back Beat Music <garnold@backbeatmusic.com>

Sent: Monday, September 18, 2023 4:11 PM

To: April Leggett <ALeggett@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; dzolper@jonesboro.org; Harold Copenhaver <HCopenhaver@jonesboro.org>; jimandfio1@outlook.com; jlittle@jonesboro.org; Jeff Steiling <JSteiling@jonesboro.org>; Lonnie@tecelectric.com; mpointer@jonesboro.org; pford@jonesboro.org; Planning E-Mail <PE-Mail@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>

Subject: Opposition to 312 E. Nettleton Re-Zoning

September 18, 2023

To: The Planning Commission – Re: Zoning of 312 East Nettleton

Thank you for your service and leadership to the city of Jonesboro.
My family has lived at 318 East Nettleton Ave for 23 years.

Our neighbors at 312 East Nettleton are proposing a zoning change from residential to commercial (with stipulations). We strongly oppose any zoning change to a historically residential neighborhood.

Twenty -three years ago we fell in love with this historic and beautiful neighborhood and purchased our home with the intention of never moving. The trend to reside back in the downtown area has grown. We have invested in this area depending on the zoning of the area to remain as intended.

Several years ago, there was a push for Nettleton Avenue to become a 5 lane street. This was reconsidered and not accomplished because it was agreed this is a residential neighborhood.

Commercial property is not in such super high demand that a residential zoning is warranted for this property based on community needs. While we respect the “Non-Profit” work of the organization, we do not feel their needs should supersede our rights of residential zoning to remain as it was when we purchased our house. It is likely that our home value and those of our neighbors will be negatively affected by this zoning request.

We respectfully request that this zoning request be denied.
Thank you for your consideration in this matter. We will be out of town during this meeting but will have representation. If you have any questions or concerns, please contact me at any time.

Greg Arnold; Bridgette Arnold
Greg Arnold 8709193033
318 East Nettleton Ave
Jonesboro AR72401

From: Bob Wallace <stirlingbay@gmail.com>

Sent: Sunday, September 24, 2023 7:14 PM

To: paul@protectingusall.com; dmzlawyer@gmail.com; monroe.pointer@jonesboroschools.net; jameshlittle@gmail.com; April Leggett <ALeggett@jonesboro.org>; Derrel Smith

<derrel.smith@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>; jimandfio1@outlook.com; Jeff Steiling <JSteiling@jonesboro.org>; lonnie@tecelectric.com; Planning E-Mail <PE-Mail@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>; Monica Pearcy <MPearcy@jonesboro.org>

Subject: About the rezoning meeting Tuesday,

Greg Arnold has ask me to send my desire to address the city council on Tuesday concerning 312 Nettleton. Here is what I hope to say...

On November 27, 1820, a civil war veteran named John Alsobrook was awarded a "Military Bounty Land Warrant Location No. 24012" for his service, and that was for 160 acres of land that included my property. I don't know when my current home was constructed, but during my renovation of the home in 1988, I found a Lucky Strike Cigarette coupon dated 1906. It was in the wall where the owners had installed a gas burning heater. My property today is just a frog's hair more than a solid acre, and is very comfortable for my use, but it would really be nice to still own the other 159 acres from the original transaction.

When I stand at my kitchen sink and wash dishes, I am looking out my window at the accumulation of discarded day care equipment from the day care that I share a property line with on my West boundary, and an old wire fence. Even though it is unsightly, I do not complain because the day care does not use the yard for the children. It does however leave that part of their yard needing leaves to rake, grass to mow, tree limbs to trim, and many cats that found access through a missing foundation vent to get into the crawl space under their main building. There have been many litters of kittens from under that house.

When I was renovating my home, my carpenter was a man named John Hays. His father was also a well-known carpenter in Jonesboro. Their home joined my property on my East boundary. I was told by John Hays that a rock band named "Black Oak Arkansas" lived in the day care building once and if you did not like their music, then you just had to endure the loud sound when they would practice.

Folks, I am trying to give you a micro-history of this situation, somewhat limited to my house. The area from Main & Nettleton going East to Carraway is one of historical value. What was once 160 acres has been chiseled down to one acre. Both the west end of Nettleton Avenue and the east end have been invaded and currently occupied by businesses like the day care, Montessori School, FedEx, Heavenly Hams, Mc Donald's, Emmerson's funeral service, and others, but I am told they were established before the city zoning regulation were established and now are "Grandfathered" in at their properties.

Our historical neighborhood is one where State Highway 63 once was the corridor for all traffic through Jonesboro. In approximately 1999 the city decided to widen Nettleton. A man, I believe named Aubry Scott, I could be wrong, informed me and others that the plan was for 5 lanes, each 8 feet wide. We, the residents, gathered and decided to fight for our historic community. After a couple of meetings with the city representative, we were offered only 3 lanes of traffic and supposed to be only 6 feet wide lanes. Can you imagine Nettleton Ave. being just like Highland Drive? Our community would have been destroyed.

This clinic already is located downtown. If it wants to relocate, then why not in the Hill Top area on Johnson Ave. extended where NEA Hospital is a drawing attraction for their service. Another area is east Matthews, where St. Benard's, all the way to the intersection with East Washington has similar

businesses with similar service. This would not only give them similar businesses, but access for students from ASU and there is a lot of area for their development on East Matthews.

This application is just another effort to convert our historic community that still exists on Nettleton Ave., by moving the zoning line to allow another commercial development and removing, by rezoning, another section of the historic homes that face the once historic State Highway 63.

Bob Wallace
319 E. Nettleton Ave.
stirlingbay@gmail.com
(870) 972-0051

From: Susan Shanneil White <susanshanneilwhite@gmail.com>

Sent: Monday, September 25, 2023 9:31 AM

To: April Leggett <ALeggett@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; dzolper@jonesboro.org; Harold Copenhaver <HCopenhaver@jonesboro.org>; jimandfio1@outlook.com; Jim Little <JLittle@jonesboro.org>; Jeff Steiling <JSteiling@jonesboro.org>; Monroe Pointer <MPointer@jonesboro.org>; Paul Ford <PFord@jonesboro.org>; Planning E-Mail <PE-Mail@jonesboro.org>; Stephanie Nelson <SNelson@jonesboro.org>

Subject: RE: Rezoning of 312 E Nettleton Ave

To Whom:

We do not live within the required 200 ft notification range concerning the rezoning of this property but we measured it Saturday and we're around 340 feet away. We were not even aware that rezoning had been requested until I noticed the sign last Thursday. It doesn't seem like it's been there long and I know the preliminary meeting is today at 3:00 p.m. and the MAPC meeting is tomorrow at 5:30 p.m.

Just as when they tried to rezone the old Central Baptist lot to commercial to build a gas station, we think the attempt to rezone a single residential lot in the middle of our block is a disgrace. That property is listed for nearly half a million dollars and we just don't see how a pregnancy resource center and daycare could possibly afford the property without defaulting. The removal of the old trees to put in a parking lot would be an eyesore as well--not to mention the construction traffic.

The traffic on Nettleton, ever since the resurfacing a few years ago, has made it to where we can't even turn into our driveway without blocking traffic because people line up in the turn lane to go straight when they're westbound and this would just add much more traffic to our little block. We can't tell you how many times we've had to make a block just to keep traffic moving. I spent three months going back and forth with Steve Tippitt over how they repainted the lines because they were not painted as they were before. He finally redid them but it was too late as the traffic pattern had already shifted to cause the blockage and now they want even more cars coming through that area by making this a commercial lot. Who's to say, if they default on the loan, that we won't have an ugly, metal Dollar General go up in a couple years?

We've spoken with Mr. Arnold and Mr. Herget, who are both adjacent property owners, as well as several others in the area who are not close enough for notification and we've yet to find anyone who

wants this lot to be rezoned commercial. There are plenty of vacant commercial properties in this city already.

We are very against the rezoning of this property and request that you vote no.

Regards,

Susan White and Jonathan Dorsey (Owner 208 East Nettleton Avenue)

From: Jamar Andrews <jandrews@wordbaptist.com>

Sent: Monday, October 16, 2023 8:29 AM

To: Aldermen <Aldermen@jonesboro.org>

Subject: Rezoning of 312 E Nettleton Ave

Council Members,

I hope that you are doing well. I would like for you to consider amending the rezoning request for 312 E Nettleton Ave from C-2 to CR-1?

CR-1, commercial residence mixed use district. The CR-1, commercial residence **mixed use district** shall be classified as a transitional zoning classification for mixed-use type developments. **It allows commercial development, with a residential appearance, and professional uses** to be completed in areas between existing commercial more of a retail nature, and single-family residential. By definition it represents transition. Therefore, the logical conclusion would be that a transitional use, such as quadraplexes shall be permitted in this district with commercial below or coordinated to blend or relate. Site plan review shall be subject to planning commission review and administrative approval upon commission recommendation.

We (Options) would like to find a solution that works for us and the neighborhood. After talking with Monroe Pointer (Planning Committee Member), we (Options) believe this is the best fit based on the current zoning options available. Thank you for your consideration.

JAMAR ANDREWS

LEAD PASTOR

416 CALION STREET | JONESBORO, AR | PH: 870.935.2388
