

October 16, 2024

SEFL Jonesboro – Rezoning Information

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

R-1

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

The proposed rezoning to I-1 (limited industrial district) is to permit the use of “freight terminal” for the property. Southeastern Freight Lines (SEFL) currently operates on the adjoining property to the north and is needing to construct a new facility.

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

The property would be developed as a new SEFL Service Center.

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

Approximately 16,000 SF of office and cross-dock commercial use. The site would be graded and prepared to accommodate for long term future expansion.

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

Yes, the proposed zoning request is consistent with the Future Land Use Plan. The property is located within the “High Intensity” growth sector category. I-1 zoning is identified to be located within the “High Intensity” growth sector and the rezoning request is consistent with the Comprehensive Plan and Future Land Use Plan.

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

SEFL is a local established business that currently employs members of the community with well-paying jobs. The rezoning request is to allow for sustained long growth of the business within the same community.

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

Property to the West is zoned I-2 and use is an industrial storage yard. Properties to the North are zoned C-3 and uses include motor freight terminal, tire shop, trim and door business with associated warehousing and storage. Although there are a few scattered residential lots zoned RS-1, the character of the surrounding area has been established as commercial and industrial; which, is compatible with this rezoning request.

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

Given the surrounding zonings, existing developments, and future land use the site is not best suited for a RS-1 residential development.

(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.

SEFL is currently operating a facility adjacent to the proposed development. Typical hours are from 4AM-8PM Monday through Friday, but SEFL needs to maintain the ability to operate 24 hours 7 days a week. Any new SEFL facility will involve improvements to technology in efficient full cut-off LED lighting as well as opportunities for increased buffering between neighboring uses if needed. The proposed

rezoning will be an improvement to existing operations and the development should result in increased neighboring property values.

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

Based on aerial imagery records, the property was historically used as a single residence dating back to aerials available in 1957. Aerials following 2010 appear to show that the existing residence was removed and the property has been vacant since.

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

There will be no impact on the public infrastructure and services. SEFL is a very low impact user in regards to utilities, traffic, and public services. SEFL is currently operating a facility on the adjacent property to the north and the existing facilities are currently utilizing public services in the capacities needed; or, any increase in capacity will be mitigated through the new construction. We are proposing to connect to the existing City water main on Industrial Dr and ample water is available. Private sewer will be handled on-site. Drainage will be accommodated via wet detention and will outfall to the existing large ditch at the southeast corner of the site, not impacting any of the surrounding properties or existing drainage patterns.

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

If approved, the timing of development will be dependent on economic trends. There is an increased need for local freight services to properly service the community and this request is to be prepared to accommodate those needs. Approval of the rezoning request will allow for those services to be implemented as quickly as possible, but exact timing will be determined over the next several months and will be subject to currently fluctuating freight volumes.

(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.

We reached out to surrounding property owners and have given our contact information as well as the conceptual site plan attached to this application. All notices were delivered via certified mail, and we have not received any feedback on the proposed rezoning. All documents sent have been attached and we remain available to meet with community members.

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

N/A