

I have a question regarding the residential districts that will be affected by the proposed Cottage Housing Ordinance.

What zones will be open to Cottage Housing developments?

Thank you,  
Billy Brown

Sent from my iPhone

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Mr. Brown,

The zoning districts proposed to allow the Cottage Housing Ordinance are as follows: R-2, R-3, RS 6 thru 8 and RM 6 thru 16 and PDR Planned Development Residential 6 thru 8 and PDRM Planned Development Multi-Family 6 thru 16.

Derrel Smith, AICP  
Director of Planning and Zoning  
City of Jonesboro  
300 S. Church  
Jonesboro, AR 72401  
[derrel.smith@jonesboro.org](mailto:derrel.smith@jonesboro.org)  
870-932-0406

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Cottage Ordinance Comment  
Galen Perkins  
906 Markle Street

Home sizes should be held to as small as possible in accordance with the ordinance (650 sq for 1.5 parking allotment). With new construction prices well over \$100 per square foot, there need to be smaller housing options for 1 to 2 persons as mentioned in the ordinance.

Thanks,  
Galen Perkins  
[perkinsgalen@gmail.com](mailto:perkinsgalen@gmail.com)

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Good Afternoon,

After much research and consideration I cannot be in favor of the CHD ordinance as written. Whereas, this is a great concept in the hands of a good developer the flip side of that is it could be a potential disaster in the wrong hands. This ordinance is too loose and open to a variety of interpretations. Being that we lack city codes the ordinance needs to be clearer and more concise with little or no margin for misinterpretation, in other words no loopholes!

As written there is no mention of

1. Sidewalks
2. Trees
3. Green space
4. "Single Family" (dwelling is not necessarily single family)

And that's just for starters....

Black Apple in Bentonville and the Porches of Rockwater in North Little Rock are great examples of what a CHD should look like. I recommend you look at their sites They have specific restrictions. The ordinance written by Fayetteville is 14 pages long our ordinance is 3 pages long and would allow for a development that would only rank one step above a trailer park! Please consider sending this back to the drawing board before moving it on to a third reading.

Attached is a video of how a successful CHD should look. (VIDEO LINKS HAVE BEEN REMOVED FOR SAFETY ISSUES.)

Thank you,  
Melissa Baldwin

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Good Snowy Cold Afternoon to all of you,

I am writing you this email in regards to Ordinance 21:006, the Cottage Housing Ordinance which is on it's second reading at today's City Council meeting.

This Ordinance needs to be voted down at the third reading/final vote on March 2 or temporary postponed today until this is sent back to the writers to make it more specific, more detailed and know what city codes will be requiring/met when building these Cottage Developments.

I don't think many of us have an objection to the Cottage Housing Concept.

In the 3-page Ordinance that is presented to you and to the people of Jonesboro- we can read what the purpose and intention of this design is:

-Encourage an alternative type housing for typically 1 or 2 individuals without undergoing the subdivision process.

So I guess that means to have little to no yard maintenance.

-To promote health, safety and welfare for the citizens of Jonesboro. (This is a common statement that is found on several of our

City's Ordinances)

-Encourage affordability

-Promote housing choices to meet the needs of diverse in race, income, household and individual needs.

This current Ordinance that is being presented has a bunch of thoughts and ideas with very few specifics to be followed and required by the developers.

Before you all consider passing this Ordinance, I would hope that you would want more specifics on everything from the start to the finish.

There needs to be no questions on how these structures are to be built by ALL the developers in our City.

The City has had several questions asked recently with our current policies/ procedures on some Ordinances.

When we, the citizen do receive answers, they are sometimes vague because there are no specific, concrete answers to be given.

If you take a look at the 3-page Cottage Housing Ordinance that is being presented today- let's look at how many vague requirements there are.

Grant it, there will be some developers here in Jonesboro that will make these cottages top notch, and many who will not.

Our Ordinance that is presented:

-Density-12 dwellings on 1 acre. Each will be 3630 square feet and that has to include the detached garages.

-Roofs - We certainly know what the roof pitches need to be. And what the building and garage heights needs to be. But what types of material must be used to maintain the Cottage design standards?

-Entries and Porches- The porches are 80 square feet (8x10) or 50 square feet (5x10)! Sorry, I just read that they have to be a minimum of 6 feet deep so that will make them 6 x 13.3 and 6 x 8.3. What is the maximum deep? So give us a specific size on this? Honestly these will look more like a sidewalk then a porch!

-Lot coverage and floor area- it states what the maximum square feet of the first floor can be. But what is the minimum Square feet allowed?

-Yard setbacks- the words of "shall be at least," and there's minimums and maximum's are used here. Again, no specifics. What about fences? If allowed, what type of fences can be used- wood, chainlink? Can you have pets in these Cottage Homes? If allowed, what type of pets?

-Parking- Lots of information on parking specifics based upon which way your dwelling (single family) is facing. I don't understand why word dwelling is used- I would think it would be home, residence or how about single-family. My next question would be, so if these were built in our downtown area, because I think there are a couple of 1 acre lots available, where would the visitors of these 12 single family Residents park?

-Additional requirements- What will be the other requirements of the homeowners association besides maintaining the open space and Common areas? Are there going to be dues, elected officers?-The use of low impact stormwater techniques are encouraged! Again, no specifics, just encouraged! -The details of the lighting!!!! Pointed up, shield it down and don't have lighting spillover!-I don't know about you but I would think that it would mention the types of lighting required instead of which direction the light is pointed.

I hope you all take some time and look at several of the Cottage developments that are in our State now.

-Please look up Black Apple Development in Bentonville. Very nice and those cottages start out at in the \$300,000.00 range.

-Please look up Porches at Rock Water in Little Rock. Those homes are clustered around a common garden area, promoting a friendly welcoming environment for neighborhood get togethers! They start out in the \$250,000.00 price range.

-Please also look up from The City of Fayetteville, Arkansas their Cottage Housing Development Ordinance ADM 11-3782. Which they adopted by in September 23, 2011. This is the way our Cottage Home Development Ordinance should look like. I have attached their Ordinance.

There needs to be more work done on this Ordinance before it passes. Let's spend the appropriate time and get it right the first time to ensure the this Cottage Housing Development design standard meets everyones expectations and can be maintained.

Great idea but Ordinance 21:006 needs a lot of work done on it before it passes!

One other thing- where are the sidewalks and the green space requirements on this project that are required by other current City Ordinances

Thank you for your time,  
Patti Lack

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From: Billy Brown <bebrownjr@yahoo.com>  
Sent: Tuesday, February 16, 2021 4:11 PM  
To: Council Coments <CouncilComments@jonesboro.org>  
Subject: Second Reading ORD-21:006 Cottage Housing

This is  
Billy Brown  
814 Mays Rd  
Jonesboro AR

I am requesting the second reading of the above noted ordinance regarding cottage housing be postponed.

The early start time due to weather conditions and the restrictions due to COVID-19 precludes participation by concerned citizens.

Thank you  
Billy Brown

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**From:** Patti Lack <pglack@suddenlink.net>

**Sent:** Friday, February 26, 2021 4:36 PM

**To:** Aldermen <Aldermen@jonesboro.org>

**Cc:** City Clerk <CityClerk@jonesboro.org>; Harold Copenhaver  
<HCopenhaver@jonesboro.org>

**Subject:** Tabling Ordinance 21-006 on Tuesday, March 2 at the City Council Meeting

**Good Friday afternoon to all of you!**

I would like to make a couple more comments concerning Ordinance 21-006, the Cottage Housing Standards, which is up for its third reading and final vote on Tuesday, March 2.

I sent you my first email concerning this on February 16.

This Ordinance needs to be tabled until it has specific standards in every process/step of building these Cottage Homes from start to finish.

Period.

If you remember, we have a “26-page” design guidelines for Multifamily-Residential Development. I have attached these guidelines.

There are specific standards in these guidelines that have to be followed by the developers without any loopholes or questions about what our City expects when they build these new complexes.

I believe that one of the reasons why the City developed these guidelines is because we were seeing so many crappy complexes being built in our City.

Since these guidelines were adopted, there has not been too many, if any large multifamily units built in Jonesboro.

Our City deserves the best.

These guidelines in the Multi-Family Development hold the developers to build the best without much questioning on what the City expects for the final outcome- unlike what is being presented in Ordinance 21-006.

With this “3-page” Cottage Housing Ordinance that is being proposed, I want to ask all of you.....

Why would you vote and approve this Ordinance(21-006) without the same high expectations and standards that are written in the “26-page” Multifamily Development Guidelines?

-Just 2 other notes to all of you. I know that Mayor Copenhagen has stated thanking the MAPC members for passing this Ordinance to the City Council with top approval. I would like all of you to watch that meeting when the MAPC voted to pass this to the Council.

There was very little discussion among the members. Also, I there should be no conflict of interest in any committee members position, but a big percentage of the MAPC committee has a vested interest in building and developing.

This Ordinance states that this is an alternative type of housing for Jonesboro.

It's also another alternative for the developers.

-Darrel Smith said at the last Council meeting that he "could" add several other City Ordinances that we have adopted and write them into this new Ordinance for Cottage Housing to make sure that we have the very best here in Jonesboro.

But he said it wasn't necessary!

There aren't enough checkboxes to make sure that we receive quality outcomes.

There should be no wiggle room.

So adding some of the current Ordinances would be a great addition to this Cottage Housing Development Ordinance.

Let's get this Ordinance right the first time without having to amend it over and over again.

We need to learn from our past mistakes.

And Please don't lower our standards just to pass this "3-page" Ordinance on Tuesday.

I would love to hear from all of you concerning your opinion on this.

I post all my written emails and replies to and from City officials on my Facebook 280 page to make the members of our community more aware of our issues.

Thanks,

Patti Lack

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**From:** Hard L <weino7@hotmail.com>

**Sent:** Saturday, February 27, 2021 2:57 PM

**To:** aldermen@jonesboro.or; Council Coments <CouncilComments@jonesboro.org>

**Subject:** Please vote "Nay" on Ordinance 21:006, Cottage Housing

Councilmen Street and Johnson, et al,

I agree with other citizen comments to vote against this ordinance:

-A flimsy 3-page ordinance of "require less rigor" indicates poor analysis vs other locales' more detailed study;

- "...typically 1-2 individuals....." does not result in a larger number of occupants; (a 250 sf garage is a nice-size bedroom in many places these days);

- Eliminating the "subdivision process" before testing and validating the impact of this new housing type in Jonesboro does not promote the "health, safety and welfare" of current residents, homeowners, renters;

- Where is the "...City's overall housing strategy...." documented? Property rights being primary, what ensures "...compatibility with existing neighborhoods...."?

- A "Homeowners Association" (HOA) equates to costs for management, amenities, common areas, etc., all expenses that guarantee that homeowner costs and, therefore, rents will be higher;

- Tightly-spaced permanent structures within an HOA (vs. mobile "tiny houses") create conditions that will likely cause challenges to ensure "accessibility" for parking, ramps throughout the "not-subdivision", etc.;

- With an HOA, during development and, more so with resales, every owner is subject to additional expenses to accommodate the ADA. (Jonesboro, of all locales, ought to ensure the ordinance specifies how future lawsuits, in the face of past ones, will not fall on taxpayers.);

- As a cautionary tale, in 2019 a developer "...reported that his firm is now building cottage courts in several locations. 'We greatly prefer building cottage courts as rental housing—instead of for-sale.' Testing new ideas with cottage courts | CNU. (VIDEO LINKS HAVE BEEN REMOVED FOR SAFETY ISSUES.)

Is Jonesboro's concern about affordable housing one for developers, homeowners/landlords, or renters? How does relieving developers of the subdivision standard up front - without any data or evidence - decrease the costs for anyone other than the developers? Given spiking building costs and home prices, an ordinance hand-wave of "reduced design/planning expenses", all of which

can likely be addressed by the current waiver process for each project, is not the answer - make them prove it.

Again. vote "Nay" on Ordinance 21:006.

Howard L. "Hard L" Weinstock

Wilkins Ave, 72401

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**From:** Heide Carlisle <heidecarlisle@me.com>  
**Sent:** Sunday, February 28, 2021 9:12 AM  
**To:** City Clerk <CityClerk@jonesboro.org>  
**Subject:** Cottage housing

Sent from my iPhone

I would really appreciate the city Council tabling the current ordinance regarding cottage housing. I would appreciate the construction of a well detailed comprehensive ordinance .  
Sincerely,  
Heide Carlisle

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**From:** Betty Moad <efm314@gmail.com>  
**Sent:** Sunday, February 28, 2021 11:23 AM  
**To:** Council Coments <CouncilComments@jonesboro.org>  
**Subject:** Cottage Housing

This is a good concept, but I think this ordinance should be tabled until more regulations are in place. Please take the time to research what other cities (Bentonville, for example) have in place before voting this ordinance in to law.

Thank you.  
Respectfully,  
Elizabeth Moad

***With God behind you and His arms beneath you, you can face whatever lies ahead.***  
***Betty Moad***

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**From:** Mary Ransone <Mary.Ransone@valleyviewschools.net>  
**Sent:** Monday, March 1, 2021 10:27 AM  
**To:** Harold Copenhaver <HCopenhaver@jonesboro.org>  
**Cc:** April Leggett <ALeggett@jonesboro.org>; Brian Richardson <BRichardson@jonesboro.org>; Brian Richardson <Brianrichardson.ar1@gmail.com>  
**Subject:** Cottage Housing Ordinance



Dear Mayor Copenhaver,

I am writing to you to express my concerns over the Cottage Housing Ordinance which will be having the 3rd reading tomorrow night. I was at a board meeting for the West End Neighborhood Association last night in which Derrel Smith was present to go over the ordinance and to answer any questions. I was very concerned after listening to several homeowners' questions and the answers that were given.

1. Why is this ordinance not being considered for R1 zones, just the R2, R3, PD-RS 6-8, and PD-RM 6-16 zones? If it is a "single housing" ordinance, then it should be for any neighborhood in the city. Restricting it to the oldest most historical area of the city is discrimination at its best. I do not want a glorified trailer park in my neighborhood. You cannot vote yes to an ordinance that is just singling out one area of the city.
2. The way the ordinance is worded it is too vague and will allow for too much interpretation. It will allow anyone to be able to build 12 identical single family homes of 500 square feet lined up in a row and renting them all out right next to a person's historically beautiful home. Again, I do not want this next door to the house I've spent years working on. It is not right or fair to take our beautiful single family home neighborhood away and allow for glorified trailer parks to be put in wherever a developer can seize a couple of dilapidated abandoned houses for way under market, demolishing them to pave the way for tiny row rentals. You cannot vote yes without allowing the ordinance to include more specific language. The "pocket neighborhood" ordinance in Fayetteville is 15 pages long not just 3 like the one being presented to council.
3. There is a total lack of confidence in the ability to uphold any guidelines of an ordinance. This has been proven over and over in my neighborhood. I specifically asked Mr. Smith who was responsible for making sure all guidelines are met because I can give you 5 examples where guidelines were somehow overlooked and now we have cars parked in front (900 block of Warner and Oak) over the sidewalk (500 block of Matthews), or a carport built in front of the house right next to the street (1400 block of Jefferson), or a house that was approved to be a two story house but when completed it's a single story house not looking like the "approved" plans submitted (500 block of Jefferson). A prime example of plans being approved and the actual building looking nothing alike is the SE corner of Flint and Matthews, the approved garage is now a stand-alone two story apartment with a front door. If we have ordinances, then why is this happening? You cannot vote yes to another ordinance when we do not have anyone who will be responsible for upholding the guidelines of the ordinance. Voting yes to a too vague ordinance allows for misinterpretation and overlooking standards. We cannot allow for answers like "There is nothing in our ordinances that keeps developers from doing it," when standards are not met in our historical neighborhood.

I urge you to vote NO to the proposed Cottage Housing Ordinance. It will be a detriment for our single family historic neighborhood in its present 3-page vague wording. Would you want this being built next door to your house—if you hesitate at all to answer that then please vote NO.

I would very much like to be at the reading tomorrow night but I work until 6PM on Tuesdays. I would hope that my concerns are taken into consideration even though I am not able to come physically voice them.

Sincerely,

Mary Ransone  
1224 W. Matthews Ave.  
Jonesboro, AR 72401

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-----Original Message-----

From: sdarwin@suddenlink.net <sdarwin@suddenlink.net>  
Sent: Monday, March 1, 2021 11:44 AM  
To: Council Coments <CouncilComments@jonesboro.org>  
Subject: Cottage Housing

The Jonesboro City Council is considering a new form of single-family homes: Cottage Housing. Cottage Housing will allow up to 12 houses to be built on one acre of land. They will be built around a common green space with all parking and garages to the side or behind the houses. The target market is to provide small homes for singles or couples who do not wish to have a large house and yard to care for. The new definition includes a Home Owners Association agreement, which controls the size of the house, the roof pitch, parking, the green space and the spacing of the houses. According to the posting from the MAPC, these are the only restrictions placed on this type of development.

In principle I have no problem with this new definition. The problem lies in the fact that the ordinance as it stands does not go far enough in defining the type of houses that can be built nor does it spell out in a HOA legal document the restrictions on and the rights of the home owners. Furthermore, we definitely need clarification of the matter of ownership. Are these cottages being built strictly as rental property, or will they be offered for sale to the general public. And if they offered for sale, then how will the property lines be determined?

Cottage Housing developments have already been built in Bentonville and North Little Rock with well-defined ordinances that are much more detailed than the short, three-page ordinance currently being considered by the Jonesboro City Council.

May I suggest that the Council table the Cottage Housing Ordinance and return to the drawing board and create a comprehensive, detailed ordinance that will give the citizens a clear picture of what they can expect from cottage housing. As the ordinance now stands, it gives the builders a blank check to do just about anything they wish and provides the owners no bill of assurance that will secure their investment.

If the Council chooses to pass this ordinance as it stands, then the members will actually be providing just one more way for builders to construct rental units with no restrictions.

J. Scott Darwin  
Jonesboro

P.S. The MAPC has already passed this ordinance. The Cottage Housing Ordinance has already had its first and second reading before the Jonesboro City Council and will have its final and third reading on Tuesday, March 2, 2021. Please let your feelings about this ordinance be known by contacting the members of the City Council at [councilcomments@jonesboro.org](mailto:councilcomments@jonesboro.org)

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**From:** Anna Williams <annawill578@gmail.com>  
**Sent:** Monday, March 1, 2021 12:59 PM  
**To:** Aldermen <Aldermen@jonesboro.org>  
**Subject:** 3/2/21 council meeting

Please consider removing the cottage home issue from consideration at this time. There appears to be many unresolved issues with this concept that need to be addressed before proceeding further with this matter.

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**From:** Jeff Ransone <jeffransone@gmail.com>  
**Sent:** Monday, March 1, 2021 5:04 PM  
**To:** Ann Williams <AWilliams@jonesboro.org>; Brian Emison <BEmison@jonesboro.org>; Bobby Long <BLong@jonesboro.org>; Charles Coleman <CColeman@jonesboro.org>; Charles Frierson <CFrierson@jonesboro.org>; chibson@jonesboro.org; Chris Moore <CMoore@jonesboro.org>; David McClain <DMcClain@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>; Joseph Hafner <JAHafner@jonesboro.org>; John Street <JStreet@jonesboro.org>; Larry J. Bryant <LBryant@jonesboro.org>; Mitch Johnson <johnsons3@suddenlink.net>  
**Cc:** April Leggett <ALeggett@jonesboro.org>  
**Subject:** Cottage Housing Ordinance

I am writing to each of you to express my concerns for the proposed Cottage Housing Ordinance. After sitting through a West End Neighborhood Meeting on Sunday Evening with Derrel Smith., it was clear that the 3 page guidelines proposed are not sufficient and need more specific language. Voting yes to a vague ordinance allows for misinterpretation and overlooking standards. It was clear from Mr. Smith's answers Sunday night that he cannot guarantee that the guidelines in this proposal would be met or even enforced.

I believe that a proper Cottage Housing Ordinance would be a good idea for our city but this one just does not have stringent enough guidelines.

I would urge you to vote No to the proposed Cottage Housing ordinance as it is written.

Sincerely,

Jeff Ransone  
1224 W. Matthews Ave.

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**From:** Jeb Spencer <jeb.spencer@yahoo.com>  
**Sent:** Tuesday, March 2, 2021 12:05 PM  
**To:** Council Coments <CouncilComments@jonesboro.org>  
**Subject:** Proposed Cottage Ordinance

Dear Jonesboro City Council Members

Here are two contrasting images:

One is of any typical street in the West End in 1925. Earlier, houses built in America were more “human” than they typically are today. They stood up taller, presented a friendly and open face to the street, stood closer to the street in an almost shoulder to shoulder formation so they both sheltered the street and afforded views onto the street. Like humans, houses had their own individual character, twins were very rare, and triplets almost unheard of. Traditional houses attained their character through being built according to human proportions, which drove important decisions such as window size and placement, column and beam sizing, and even the massing and proportions of the buildings themselves.

Housing types in a single setting were varied, like humans, and reflected the status and personalities of their owners. The butcher, the banker, the doctor, the plumber, the student, the retired grandmother and the candlestick maker might live on the same street in houses that fit themselves, and would pass each other daily on the sidewalk. You didn't leave your neighborhood when your housing needs changed, you moved down a house or two, or over a street or two.

The other picture is of any typical suburban neighborhood in any typical city in America today. Perhaps a subdivision with easy access to Stadium Boulevard right here in Jonesboro. Imagine the traffic as people drive back and forth to the commercial strip, imagine yourself standing in the street and looking at the repeated house plans with garages in front of the houses, and cars in front of the garages. There is something very different about the houses too. They are far back from the street, lack porches, and somehow you don't get a sense of each house's individual character. You don't see any people unless someone happens to be getting into their vehicle, and they will not be interested in chatting. Since many of the houses are of the same size and have the same features, they have residents who have the same housing needs and are therefore very similar to each other. There are no city parks or public spaces or even light shopping within walking distance, and in any case there are no sidewalks, so it matters little.

The first is a picture of what the Cottage Ordinance intends. The second is what it could become without some firmer wording.

I don't mean to disparage the suburbs. There are many advantages to them, and many people prefer them. They have been built the way they are at breakneck speed for nearly 80 years now.

But now the market is telling us there are good alternatives to that kind of construction, and a good Cottage Development ordinance is a perfect example of that. One good way forward is to look back it seems. In fact, cottage developments strive to create new microcosms of old downtown neighborhoods like I described above. Quoting from this particular proposed ordinance....*while ensuring compatibility with existing neighborhoods and to promote a variety of housing choices to meet the needs of a population diverse in race, income household composition and individual needs.*

I hope you have noticed my emphasis on the qualities of variety and individuality so far because it leads right to the biggest flaw in this ordinance as proposed. **There is nothing in the ordinance that requires any variety or individuality of the buildings that will compose the cottage communities.**

My specific concerns are:

1. If a developer wants to build 12 identical houses on one acre THERE IS NOTHING IN THE ORDINANCE TO PREVENT IT.
2. If a developer wants to build several cottage communities in a row along a street, THERE IS NOTHING IN THE ORDINANCE TO PREVENT IT.
3. If a developer chooses to omit a walk which should be there to connect the common area inside to each housing unit and all of it to the public existing or planned on the street, THERE IS NOTHING IN THE ORDINANCE TO REQUIRE IT
4. There is nothing in the ordinance to address the situation that is bound to arise when a parcel of ground already has a house or two on it. How do we incorporate existing non conforming structures? (less important, but it is a situation that is sure to arise)
5. Will a community building be allowed in a cottage development? How large if so?

There is nothing I see in the ordinance to address these concerns.

The phrase “There is nothing in the ordinances to prevent it” rings in my ears. Before design standards were adopted for duplexes and triplexes, many of them were constructed around town that were so inhuman that they did not face any public street, lacked adequate windows, and had no green space at all in front because the entire area between the buildings and the street were paved for parking. They were particularly destructive to the aesthetics and surrounding property values in the West End, which derives its value and unique character from a totally opposite concept. When we complained at first the standard answer from city officials was “THERE IS NOTHING IN THE ORDINANCES TO PREVENT THEM FROM BUILDING LIKE THAT”. Which was true.

Fortunately, with Derrel Smith's help, we managed to get an ordinance that helped correct that problem, although the standards did not go as far as the ones he first proposed. We are very grateful for the relief we got though. The west end is undergoing a lot of renovation and changes, not all of them for the better. But we cannot afford the risk of someone building small identical structures that will be difficult to care about, therefore difficult to keep long term occupants in. We don't need that anywhere else in the city either, and in any location it would not be the intent of the proposed ordinance.

The problems listed above seem an easy to fix to me. Why can't we insert simple phrases into the ordinance that directly solve four of these problems, and borrow a set of existing design standards to ensure that there is a variety of house sizes with different and interesting elevations? I have seen solutions to all of these problems myself in existing Cottage Development Ordinances, and as far as I can tell one can simple copy and past and get it done quickly. Every word in this particular ordinance was taken verbatim from other sources anyway, which I would assume is standard practice in these cases.

As presented this ordinance looks impossible to police. I am asking the council members for something that will not cost a dime. Simply *RESOLVE THESE ISSUES BEFORE ADOPTING THE ORDINANCE*. Make changes if needed and justified, and then vote it in so we can get some of these communities built. If you don't pause now, just remember this phrase when you see what some people will build **THERE WAS NOTHING IN THE ORDINANCE TO PREVENT IT!**

Thank you for considering my thoughts and comments on this important topic.

Jeb Spencer  
701 Floyd  
870-275-3990

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-----Original Message-----

From: Missy <missy927@suddenlink.net>  
Sent: Tuesday, March 2, 2021 12:30 PM  
To: Aldermen <Aldermen@jonesboro.org>  
Cc: City Clerk <CityClerk@jonesboro.org>  
Subject: CHD

Council members,

Had a good meeting with Derrel Smith Sunday night and I appreciate him taking his time to answer the many questions that were posed concerning the CHD.

That being said, I would like to go on record as to not being against a CHD but that there must be more specific regulations presented in this ordinance before it is moved forward. This small, loosely written ordinance must go back to the drawing board. Words like “encouraged” are not acceptable. I’ve heard that many points, such as trees, green space and sidewalks are covered in the LUO, what if the LUO is changed at some point? This ordinance is about as clear as mud and leaves itself to much misinterpretation This could be a potential plus for Jonesboro but it could also be a possible disaster!

Let’s do this right the first time!!!

Thank you  
Melissa Baldwin  
927 West Matthews Ave  
Sent from my iPad

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-----Original Message-----

From: Anita Riga <jonesborodevotedfitness@yahoo.com>

Sent: Tuesday, March 2, 2021 1:23 PM

To: Aldermen <Aldermen@jonesboro.org>

Subject: Toight's 3rd reading to approve/disapprove of Jonesboro's proposed alternative housing units

Please do not vote to pass this alternative housing issue without further public availability of specific details. At this time there's not enough transparent information regarding this issue. We the people should know where these units are proposed to be built and exact structural design measurements and methods and materials to be used. Vote "no" on this issue tonight.

Thank you.

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**From:** Jeb Spencer <jeb.spencer@yahoo.com>

**Sent:** Tuesday, March 2, 2021 2:30 PM

**To:** Council Coments <CouncilComments@jonesboro.org>

**Subject:** Cottage Housing Ordinance

I am in favor of a cottage housing ordinance, and the sooner we get one the better. I know there are good developers who are eager to get started on their projects, and they will probably do a good job.

I have read the proposed ordinance many times however, and have read many other ones that have been adopted by other cities, and have read some model ordinances. Having done so, I am convinced that ours needs to be more specific if it is to be successful.

I think the ordinance is pretty good but there are some serious omissions that could lead to problems down the road.

For instance, there is no provision for limiting the amount of cottage communities that can be constructed in close proximity. One city solves this problem by requiring at least 1000 feet between any two cottage housing developments.

Another smaller issue is pedestrian connectivity. While walks are referred to in the ordinance, there is no actual requirement in the ordinance to build them. This is an easy fix of course. Here is a phrase in another city's ordinance that addresses the issue:

*"All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned sidewalk or trail system"*

But the biggest problem by far with this particular ordinance is the lack of specific design standards controlling how the developments will actually look. Variety and architectural interest will be the most important thing about the cottage developments. Under a strict reading of the ordinance, a builder would be allowed to build as many as 12 identical houses on an acre. Being

small, it will be critical for these houses to gain their value through their uniqueness and character.

This ordinance can easily be made acceptable by simply adopting strict design standards that ensure architectural interest and a variety of housing sizes and types. Without design standards it will be impossible to accomplish the stated goal of the ordinance which is *to encourage affordability, innovation and variety in housing design and site development while ensuring compatibility with existing neighborhoods and to promote a variety of housing choices to meet the needs of a population diverse in race, income, household composition and individual needs.*

Let's take the time to fix these few small problems, and the one big one which is insufficient design standards, before passing an ordinance that will have such a big impact on our downtown area.

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**From:** Robin S Kuykendall <robin@kuykendalladvocates.com>  
**Sent:** Tuesday, March 2, 2021 3:29 PM  
**To:** Aldermen <Aldermen@jonesboro.org>  
**Subject:** Small housing

Dear Friends,

Thank you for giving Jonesboro residents an opportunity get closer to the council, by way of the chance to approve seats elected by ward-restricted voting. I know we can do this, and it will make Jonesboro a better place, overall.

So my next topic is the up-for-vote ordinance on small housing development. You can do better than this one, which leaves so much to the imagination that you might wish you had left it alone.

Where habitability and maintenance are left up to developers and landlords, disaster stalks the entire neighborhood. Nonmaintenance by the City of St. Louis, not poverty of the residents, killed Pruitt-Igoe after its long bout of cancerous leprosy on the land. The city was a terrible landlord, because it was not held to account by whomever should have.

Please vote no on this one, and plan ahead to bring out another ordinance with pay-it-forward requirements.

Thanks,

Robin S. Kuykendall, JD  
*Advocate & Educate, LLC*  
(870) 918-3431  
565 Virginia Avenue  
New Madrid, Mo 63869  
MAIL: 1408 Market Place Drive, No. 8  
Jonesboro, AR 72401

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-----Original Message-----

From: Galen <perkinsgalen@gmail.com>  
Sent: Tuesday, March 2, 2021 6:06 PM  
To: Council Coments <CouncilComments@jonesboro.org>  
Subject: Cottage ordinance comment



Galen Perkins  
906 Markle Street

I'm writing to show my support for the cottage amendment in its final reading, and would request that it be adopted. Also recommending all policies stated in the resolution (residences being limited to 1-2 individuals, square footage limits, and zoning restrictions) be monitored by the appropriate governing bodies within the city.

Thanks for your time!

Thanks,  
Galen Perkins

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**From:** Billy Brown <bebrownjr@yahoo.com>

**Sent:** Tuesday, March 23, 2021 4:23 PM

**To:** Brian Richardson <BRichardson@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; April Leggett <ALeggett@jonesboro.org>; Charles Frierson <CFrierson@jonesboro.org>; Brian Emison <BEmison@jonesboro.org>; Charles Coleman <CColeman@jonesboro.org>; Chris Moore <CMoore@jonesboro.org>; Ann Williams <AWilliams@jonesboro.org>; Chris Gibson <cgibson@jonesboro.org>; John Street <JStreet@jonesboro.org>; Mitch Johnson <mjohnson@jonesboro.org>; Larry J. Bryant <LBryant@jonesboro.org>; Joseph Hafner <JAHafner@jonesboro.org>; Bobby Long <BLong@jonesboro.org>; David McClain <DMcClain@jonesboro.org>

**Subject:** Cottage Housing Ordinance 21:006

The members of the Northside Coalition for the Betterment of Jonesboro request that modifications to Cottage Housing Ordinance 21:006 be addressed before passing. In principle there is no objection to this type of housing development.

However, as a group of concerned citizens and homeowners, we ask that additional considerations be given to the impact this ordinance could pose to the property value of our homes and the security of our neighborhoods.

These community considerations could be addressed before reaching City Council if the MAPC membership representing our city included "people minded individuals not industry minded individuals".

The Cottage Housing Ordinance describes a cottage housing development as a minimum of 4 units to a maximum of 12 units per acre.

As presented this type of development could allow more than one investor to place additional cottage housing developments adjacent to existing cottage housing developments.

The Cottage Housing Ordinance 21:006 as written would throw open the floodgate of high density housing developments in our neighborhoods throughout Jonesboro.

The Northside Coalition for the Betterment of Jonesboro respectfully ask that a proximity restriction be put in place as it relates to

Cottage Housing Ordinance 21:006. The restriction would place a 1000 foot restriction between cottage housing developments,

all around, to protect our neighborhoods from high density housing.

We also ask that the maximum number of acres that can be developed at on site for cottage housing be limited.

We further ask that Cottage Housing be restricted to the approve zones only. Any attempt to change any zone not included in the currently approved zones for Cottage Housing be denied.

The ordinance was not read at the council meetings and was referred to "by title only" as it moved through the first two readings. The public did not have the opportunity to participate in the first two meetings due to COVID-19 and weather. Full disclosure to the citizens of Jonesboro from the MAPC meetings to City Council meetings was not adequately communicated.

Thank you for your attention and consideration in these matters,

Northside Coalition for the Betterment of Jonesboro

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**From:** Billy Brown <bebrownjr@yahoo.com>

**Sent:** Wednesday, March 24, 2021 8:04 PM

**To:** Brian Richardson <BRichardson@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>; Derrel Smith <derrel.smith@jonesboro.org>; April Leggett <ALeggett@jonesboro.org>; Charles Frierson <CFrierson@jonesboro.org>; Brian Emison <BEmison@jonesboro.org>; Charles Coleman <crcjab@sbcglobal.net>; Chris Moore <CMoore@jonesboro.org>; Ann Williams <AWilliams@jonesboro.org>; Chris Gibson <cgibson@jonesboro.org>; John Street <JStreet@jonesboro.org>; Mitch Johnson <mjohnson@jonesboro.org>; Larry J. Bryant <LBryant@jonesboro.org>; Joseph Hafner <JAHafner@jonesboro.org>; Bobby Long <BLong@jonesboro.org>; David McClain <DMcClain@jonesboro.org>

**Subject:** Cottage Housing Ordinance 21:006 Additional Comment

The members of the Northside Coalition for the Betterment of Jonesboro appreciate very much the latest revisions to the Cottage Housing Ordinance, which include the issues that the members of the West-end Coalition and our Coalition presented to you.

There is yet one more issue that we wish to be included in the final revision of this ordinance. We ask that Cottage Housing be restricted to the approved zones only. Any attempt to change any zone not included in the currently approved zones for Cottage Housing should be denied.

We thank you sincerely for your willingness to work with us in creating an ordinance that will satisfy all parties involved.

Northside Coalition for the Betterment of Jonesboro

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**From:** Mary Ransone <Mary.Ransone@valleyviewschools.net>

**Sent:** Friday, April 2, 2021 3:31 PM

**To:** City Council

**Cc:** City Clerk

**Subject:** Cottage Housing Ordinance

Dear Council Member,

I wrote to you on March 1<sup>st</sup> about the Cottage Housing Ordinance that was supposed to have its 3<sup>rd</sup> reading which was tabled and has since been revised. Since that time, I have come across more concerns that need to be addressed and considered before you vote for another ordinance placed in our city.

1. I recently received the crime statistics for the West End Neighborhood for the past 3 years. There were 1,648 crimes committed in the West End boundaries from 2018-2020. I looked at just the aggravated assaults committed in 2020 and of the 21 crimes, 19 of them were committed in rental residential properties and two were in commercial properties. That's 90% of the aggravated assaults in the West End for 2020 were committed in a rental residential property, zero assaults were committed in privately owned homes. I give you this concrete data to say we do not need another ordinance that will allow developers to create more rental properties in an area that already has a high rate of crime in rental properties. This fact alone should be the deciding factor on whether to vote yes or NO on this ordinance.
2. The next concern I addressed in my previous letter to you is the total lack of confidence in the ability to enforce current city ordinances. Why would you vote in another ordinance when there's an inability to keep up with and enforce the current ones? Since that March 1<sup>st</sup> letter there have been five more occurrences of guidelines being somehow "overlooked" that I personally have witnessed just out walking my dog or driving to my house. There is a house on the 1200 block of Jefferson that now has a completely concreted front yard! Just poured a couple weeks ago—that somehow got "overlooked." The owner should be made to take out the illegal concrete parking pad and put back in the proper green space. We do not have anyone enforcing the current ordinances. This past week there have been two illegally built fences 1220 W. Jefferson and 1407 W. Jefferson. Also, at 1407 W. Jefferson the additions on the front and rear of the house are in violation of the new district overlay. In the 600 block of W. Matthews there's a house being built behind the existing house—this is against the current ordinance that houses must be front facing and the set back match the current houses on the street. This is just the five that I saw since my letter to you on March 1—I have not had the time to actually drive our entire West End Neighborhood which I am sure there are many more violations "overlooks" of our current ordinances. You cannot vote YES to another ordinance until we get a handle on all the current ordinances in place.

3. The Cottage Housing Ordinance is not being considered for R1 zones—which is cause for concern. If it is a “single housing” ordinance, then it should be for any neighborhood in the city. The smallest lot size for the Cottage Housing Ordinance is 14,520 sq. ft. In my neighborhood to create the space for the new ordinance, if passed, developers would be allowed to tear down at least 2 or more historic homes to create the space to build their tiny row rentals. R1 zones have bigger lots than what we have in the West End. Wouldn't that be a better fit for this Cottage Housing idea? So, it's pretty much safe to say the many tear downs of historic houses in the West End will be the direct result of this Cottage Housing Ordinance that will allow a developer to create the space needed by taking in multiple lots. You cannot vote YES to this. Currently the West End is protected against big multi-family units because of the size of the single-family house lot. If you vote this new ordinance in we will lose that protection and many of the beautiful architectural homes.

Again, I urge you to vote NO to the Cottage Housing Ordinance. The crime stats are supporting evidence that we cannot allow for more rentals to be built in the West End, the total inability to keep up with and enforce current ordinances is another reason not to pass another ordinance, and the loss of our historic architecture to tiny row homes that this ordinance would create are more than enough reasons to vote NO.

As I stated in my March 1<sup>st</sup> letter to you, I work until 6pm on Tuesdays and are unable to attend the City Council meetings to physically voice my concerns, I hope you will take this into consideration.

Sincerely,

Mary Ransone

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**From:** Jeff Ransone <jeffransone@gmail.com>

**Sent:** Monday, April 5, 2021 9:46 AM

**To:** Ann Williams <AWilliams@jonesboro.org>; Brian Emison <BEmison@jonesboro.org>; Bobby Long <BLong@jonesboro.org>; Charles Coleman <CColeman@jonesboro.org>; Charles Frierson <CFrierson@jonesboro.org>; Chris Gibson <cgibson@jonesboro.org>; Chris Moore <CMoore@jonesboro.org>; David McClain <DMcClain@jonesboro.org>; Joseph Hafner <JAHafner@jonesboro.org>; John Street <JStreet@jonesboro.org>; Larry J. Bryant <LBryant@jonesboro.org>; Mitch Johnson <mjohnson@jonesboro.org>; Harold Copenhaver <HCopenhaver@jonesboro.org>; Brian Richardson <BRichardson@jonesboro.org>; April Leggett <ALeggett@jonesboro.org>

**Subject:** Cottage Housing Ordinance

Dear Mayor & Council Members,

I am writing to you to make a recommendation concerning the Cottage Housing Ordinance. Before this Ordinance is passed by the City Council, I would propose the city choose a builder to build an example project. As a West End board member I would like for it to be built within our neighborhood. After that

project is completed, the city can evaluate the pros & cons of that project and apply those to the Cottage Housing Ordinance before it is rolled out and passed by the council.

This sample project would be the standard set for any future Cottage Housing Project. Any developer that wants to build one of these projects within the city would know what is expected of their final project. The outcome of this decision from the council and city leaders is too important in this matter for us to roll out another Ordinance with vague guidelines with a long history from our city department leaders that they can not and will not enforce.

Thank you for the work you do for our city,

Jeff Ransone  
1224 West Matthews Ave.  
Jonesboro AR 72401

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**From:** Renee Aspinwall <aspinwallrenee@gmail.com>

**Sent:** Monday, April 5, 2021 8:11 PM

**To:** Charles Frierson <CFrierson@jonesboro.org>; Brian Emison <BEmison@jonesboro.org>; Charles Coleman <CColeman@jonesboro.org>; Chris Moore <CMoore@jonesboro.org>; Ann Williams <AWilliams@jonesboro.org>; Chris Gibson <cgibson@jonesboro.org>; John Street <JStreet@jonesboro.org>; Mitch Johnson <mjohnson@jonesboro.org>; Larry J. Bryant <LBryant@jonesboro.org>; Joseph Hafner <JAHafner@jonesboro.org>; Bobby Long <BLong@jonesboro.org>; David McClain <DMcClain@jonesboro.org>

**Cc:** April Leggett <ALeggett@jonesboro.org>

**Subject:** Cottage Housing Ordinance

All City Councilman,

I attended the West End Meeting with Derrell Smith in attendance. There were discussions on how this ordinance would affect the West End Neighborhood. The handouts were beautiful and the presentation from Gary was exciting.

The floor was opened up for discussion and questions. There are many concerns regarding this ordinance from all different aspects.

My family has lived in a beautiful downtown home for over 20 years. In fact, one of the first physicians in Jonesboro lived there and still bears his name at the bottom of my steps.

After learning more of the ordinance it disturbed me on several issues.

1. Derrell Smith acknowledged that a code had been violated on his time and nothing could be done. Since then there have been another code violated. Are there some people that are above code restrictions? How many more has he overlooked?
2. Will there be a limit to these acre housing?
3. Any accountability to the builders? Anyone that has the finances can just put some up in our neighborhood?

4. Why are you ignoring all the current issues in the downtown neighborhoods? There are so many in the End Neighborhood that are completely ignored. Why is this?

Pictures included showing Abandoned Homes, Homes that are in great disrepair, holes in sidewalks that have had cones beside them for years, yards made into salvage yards, along with some current violations that are new.

My family does not support this ordinance in any way. It appears that this ordinance was rushed and clearly not thought through.

Thank you,  
Renee Aspinwall









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**From:** Patti Lack <pglack@suddenlink.net>  
**Sent:** Tuesday, April 6, 2021 11:10 AM  
**To:** Aldermen <Aldermen@jonesboro.org>  
**Cc:** City Clerk <CityClerk@jonesboro.org>  
**Subject:** Ordinance 21:006. Cottage Housing

**Good Morning to all of you.**

I am writing all of you concerning the Cottage Home Ordinance that is in the agenda today.



After talking to a few of you, and hearing some of the responding emails that have been sent in the last couple of days to citizens- there's A LOT of confusion with this Ordinance.

This Ordinance is a disaster waiting to happen!

You all know that this Ordinance only benefits certain developers and contractor, landlords and individuals with personal gains\$\$\$.

I thought I'd share the post that I wrote on my 280 page last night. Enjoy!

See you all later today!

Patti

★Here is my post on Facebook 280.

### **Good Evening!**

I promised you a separate post concerning Ordinance 21:006- The Cottage Home Ordinance and here it is!

I have attached the newspapers article that was in Sunday's paper:

“Debate over cottage development to resume”

I have also attached the item of how it is written on the agenda of the MAPC meeting on 1/12/2021.

When the members of the MAPC heard it on this date, it was known as COM 21:0001- New Purpose and Intent:Cottage Housing Ordinance.

It reads: This is a Draft Cottage Home Ordinance for MAPC to review and recommend to PUBLIC WORKS for approval to be RECOMMENDED to City Council for Approval.

??? Guess what???? It was never heard at the PUBLIC WORKS Committee. It went straight to City Council on 2/1/2021.

During the MAPC meeting, Darrel Smith said that, “several requests from people that are developing within the city want a different type of housing options than duplexes/triplexes. And to give them an “extra” options that people don't have.

Darrel Smith stated that they have been talking about this since May of last year.

There can be as many as 12 dwellings on 1 acre of land.

There has to be at least 4 dwellings in order to be considered in the Cottage House Ordinance.

\*So it's not really about the people, it's about the developers/contractors.

There is another Ordinance that will be read before this one tomorrow night.

It is Ordinance 21:009. It is a request to change from R-1 to RS-8 to build 30-35 small affordable houses with lot sizes of 6000-7000 square feet out at 305 Airport Road.

\*I also attached the Building Permits listed in the paper on Sunday. There's plenty of affordable housing.

-There were several questions concerning the number of homes to be built, the density situation, parking issues.

All the MAPC committee members seemed excited about the cottage homes and voted in favor of this to pass.

So much to say that it was stated "Let's pull the trigger, get 3 readings and maybe get started by Spring!"

My question is "What's the hurry?"

-Again, it did NOT go to Public Works Committee to be approved to be passed to City Council.

The Cottage Home issue is known as ORDINANCE 21:006

-The FIRST reading with the City Council was on 2/1/2021.

Mayor Copenhaver stated that the MAPC studied it and passed with unanimous vote. This provides a great single family option to infill projects as opposed to simply replacing older homes with duplexes or triplexes.

\*I've got a novel idea- JUST replace the older home with one newer home!!!

Mayor Copenhaver continued to state that this contains design requirements such as from porches and common areas which will insure that the citizens of Jonesboro will have a more pleasing alternative to multifamily- AKA Apartments.

\*The porches on these Cottage Houses will be..... 5x10 or 8x10 feet!

-The SECOND reading with the City Council was on 2/16/2021.

The best comment during this meeting was when Councilman Bryant stated, "I know we want to achieve change without putting too many handcuffs on somebody (aka builders and developers). There was a State Legislature enacted Act 446 in 2019 stating that you CAN NOT impose design standards for single family housing.

\*So it's ILLEGAL to have the builders/developers have standards!

But we do have HIGH Standards here in our City! The City of Jonesboro adopted guidelines for new Multifamily residential Developments. It is one of the most well written Ordinances that Darrel Smith has written. It is so well written and meets/exceeds the highest standards that builders/contractors need to meet.

And we the citizens of Jonesboro shouldn't expect anything less but we can't because it's State law when building Cottage Houses.

\*Food for thought. Since the Multifamily Guidelines Ordinance was adopted, there has been very few, if any large apartment complexes built in Jonesboro.

-The THIRD reading with the City Council was on 3/2/2021.

A motion was made by Councilperson Coleman, seconded by Councilperson Moore that this matter be postponed temporarily for one month.

TOMORROW is the City Council meeting which will be the third and final reading of this Ordinance.

This Ordinance has had additional requirements/suggestions written into it since it was first heard at the MAPC on 1/12/2021.

It's not the same that was presented.

Jonesboro citizens, with the exception of two neighborhood groups, know little to nothing about these Cottage Houses and how unfair would it be and non-transparent if the City Council passed this Ordinance tomorrow.

\*LET ME leave you with two thoughts!

1. If there is one acre of vacant land, or some older homes that might need some fixing up, next to your home that you have invested your hard earned dollars with and fixed it up just the way you like it, guess what- one of these days, you just might have 12 Cottage houses right next to you! And Without much recourse to fight it- because it's a City Ordinance!

Some requirements will be: There can't be 2 Cottage homes that look alike, they will be 10 feet apart, they have to have a certain pitch on the roof. Oh, and don't forget a really small porch. But there can not be any standards on the material to be used. So if they are built cheap, what do you think they will look like in 5 years?

1. A concerned citizen sent me this terrific article from the Arkansas Democrat Gazette NW Edition called "Development Dilemma". All our City Councilmembers need to think of this when they vote on the Cottage House Ordinance tomorrow and that quote is: "SOMETHING'S WRONG WHEN THE RIGHTS OF A SINGLE DEVELOPER WHO OWNS A PIECE OF PROPERTY, BUT WHO IS NEVER GOING TO LIVE THERE, HAS MORE RIGHTS THAN THE DOZENS OR MAYBE HUNDREDS OF PEOPLE WHO LIVE IN THE SAME NEIGHBORHOOD".

All Our City Council needs to VOTE NO on Ordinance 21:006. If they don't, they need to explain why.

I've attached the latest version of the ordinance.

Thanks everyone!

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-----Original Message-----

From: Missy <missy927@suddenlink.net>

Sent: Tuesday, April 6, 2021 12:11 PM

To: alderman@jonesboro.org; City Clerk <CityClerk@jonesboro.org>

Subject: CHO

Regarding the Cottage House Development

It has been said to individuals and groups that if this ordinance does not pass that apartments will be built instead. But apartments built now, have guidelines, Cottage housing does not.

Whereas the concept might be nice, in reality this has great potential to be a first class disaster!  
There is no benefit to anyone but developers and ultimately landlords.  
Protect our neighborhoods, please vote against this ordinance.

Thank you,  
Melissa Baldwin  
927 West Matthews

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**From:** Galen <perkinsgalen@gmail.com>  
**Sent:** Tuesday, April 6, 2021 6:04 PM  
**To:** Council Coments <CouncilComments@jonesboro.org>  
**Subject:** ORD-21:006 Cottage Housing Ordinance Comment

Galen Perkins  
[906 Markle Street](#)

I'm writing to show my support for the cottage amendment in its final reading, and would request that it be adopted. Also recommending all policies stated in the resolution (residences being limited to 1-2 individuals, square footage limits, and zoning restrictions) be monitored by the appropriate governing bodies within the city.

Thanks for your time!

Thanks,

Galen Perkins

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**From:** W N <iratherbefishin@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 10:12 AM  
**To:** Council Coments <CouncilComments@jonesboro.org>  
**Subject:** Cottage Housing ORD-21:006

A few questions on the current debate of the "cottage home" classification;

- 1.) Since this is a new classification why can't the city specify that as part of the approval for any cottage home development all homes must at all times be owner occupied? Modify the zoning ordinances to cover this with fines for reported non compliance. **or**
- 2.) All cottage home developments which are approved by the city are part of a newly created "jonesboro city cottage home association" were the only bylaw is all homes must at all times be owner occupied, association could spell out fines, etc., for non compliance.
- 3.) We all know and the reason for concern is that these "cottage homes" will become after a short period of time, unmaintained, run down tiny rental houses (how about 1800 sqft requirements). This could than be something like St. Bernards Village
- 4.) Finally, I did not know the city had a "overall housing strategy" is it on the cities web site, because this does not sound like something we want unless rental restrictions can be applied.

Is the city so interested in development at any cost.

Nick Wysocki  
Jonesboro

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