



**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, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 11th, 2025 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: Shamim Wilkins
DATE: Oct. 30th, 2025
SUBJECT PROPERTY ADDRESS: 215 N. Main Street Jonesboro, AR 72401
DESCRIPTION OF REZONING REQUESTED: C-2

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.

220 N Main St
Printed Name of Property Adjacent Owner

Jonesboro Ar 72401
Address

[Signature] 11-3-25
(Signature) Date

870-932-1449
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.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 213 N. MAIN Street, Jonesboro AR 72401
Side of Street: West between Johnson Ave. and Word Street
per survey
Quarter: _____ Section: 18 Township: 14 N Range: 4 E

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: I Proposed Zoning: C 2

Size of site (square feet and acres): 6383,8' . 15 ac. Street frontage (feet): 54,1'

Existing Use of the Site: VACANT for over 5 years

Character and adequacy of adjoining streets: N. MAIN St. or Highway 141 Accessible

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North Storage Units

South Exxon Service Station

East Rentals Phillips Investments & Construction, INC

West City Water & Light YARD

Physical characteristics of the site: Red brick building, 6 to 8 parking, chain link Fenced entrance from N. MAIN STREET

Characteristics of the neighborhood: Housing, some owners, more rental & retail,

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: Double Browns Properties
Address: 1410 Franklin St.
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-930-7605
Facsimile: _____
Signature: Jim A. Brown

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

Applicant:

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

Name: S&A Villa LLC
Shamim Wilkins
Address: 2720 Keystone Dr
City, State: Jonesboro ZIP 72401
Telephone: 870 219 7884
Facsimile: _____
Signature: Shamim

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213 N Main Street Lot B Rezone

Exhibit A:

1. Industrial
2. Short Term Rental - C2, Industrial can't be Short Term Rental
3. Updated, paint, flooring, cleaned up & some remodel, add showers to both existing bathrooms, not to exceed 50% of value. Used for possible workers coming to the area for short term rental stay, allowed under C2 short term rental.
4. Only updates, paint, flooring, showers in both bathrooms, property has six rooms to be converted into six bedrooms, property already has six parking spaces
5. Under Jonesboro, AR Code of Ordinances. Commercial and Industrial Districts, C2 would allow short-term residential rentals.
6. By cleaning up and remodeling the building would create a pleasant and inviting appearance for the area
7. C2 zoning would allow short-term residential rental as many areas of N. Main are residential rental properties and even possible duplexes in the area
8. Last time was a day care, building has not been occupied for five plus years
9. Only affect by benefiting all surrounding areas, traffic should not be a significant change. Should help raise property values, by cleaning and improving the appearance of the area. Should have no effect on utilities, streets or drainage. Appearance will improve
10. Five plus years
11. Should not have any negative effects on any utilities, streets, drainage, parks, open spaces, fire, police and emergency medical services. All positive effects should be from having a vacant building occupied and remodeled.
12. Soon as closing of the property and rezone in place
- 13.
14. N/A

DRAFT

LEGAL DESCRIPTIONS:

A Replat of the following described lands in Craighead County, Arkansas, to-wit:

ORIGINAL TRACT

That part of Southeast Quarter of the Northwest Quarter of Section 15, Township 14 North, Range 4 East, and Lots 49 through 55 of Northwest Addition to the City of Joesburg, Arkansas, inclusive of the platted alley located between said lots, along with the East Half of the abandoned right of way running along the West side of said Lots 53 through 56, a portion of said lands being formerly platted as Double Crown Properties, Inc. Record as shown in Plat Cabinet "C" at page 257.

INTD:

The part of the Southeast Quarter of the Northwest Quarter of Section 14, Township 14 North, Range 4 East and Lots 49 through 61, that part of Lot 62 and Lots 63 through 65, all in the Northwest Addition to the City of Joplin, Arkansas, inclusive of the railroad street right of way running along the West side of said Lots 63 through 65, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning at the Northwest corner of Lot 60 of said Northwest Addition, on the Northwest corner of the Northwest quarter of Section 20, T. 14 N., R. 4 E., 61st Street, 110.9 feet N. thence S89°20' 17.8" E. 165.0 feet N. thence S89°20' 20.2" E. 22.9 feet N. thence S89°20' 16.8" N. 165.1 feet N. thence S89°20' 16.8" E. to the centerline of Joplin Street, 110.9 feet N. thence S89°20' 16.8" E. 165.1 feet N. thence S89°20' 16.8" E. to the South right of way line of New Line of North Street, and thence N89°19' 15.0" E. 360.0 feet N. thence S0°15' W. 76.0 feet to the true point of beginning, containing 1,962.62 acres, more or less, subject to assessments, building lines, easements, mineral reservations and/or conveyance restrictions, and any other matters of record or fact.

LOT 5

that part of the Southeast Quarter of Section 12, Township 35 North, Range 4 East, and that part of Lot 32 of Northwest Addition to the City of Madison, Wisconsin, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CITY CORNER OF THE TRUE POINT OF BEGINNING RUN THENCE S0 49N 54 1/2 E 161.5 feet to the true point of beginning, N 18 57 E 54.1 feet, run thence N89 20 E 117.1 feet to the true point of beginning, containing 0.15 acre, and more or less, and to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

Dated: October 13, 2025

DRAFT

OWNERS CERTIFICATION:

We, the owners of the lands platted and described herein, do hereby accept the plan of replat as shown further dedicating all easements and rights of way to public use.



This property is currently zoned Industrial (I-1). Rezoning requested in conjunction with this plat as follows: Lot A will remain Industrial (I-1). Lot B requesting Commercial (C-2) zoning.

(FLOOD NOTE:

A portion of this property is located in Flood Zone AE according to the FIRM for the City of Jonesboro, Arkansas, map no. 0503100252D, dated September 26, 2024.

Symbol	Description
●	found monument
⊙	set mag nail
○	set 1/2" rebar
Δ	computed
	railroad track
	fence
	power line
	centerline
	plot line

S & A Villa, LLC
2025 REPLAT

Bradley P. Hancock
Surveying & Mapping
PO Box 1522
Paragould, Arkansas

