

# INTRODUCTION



"...I have heard them crying out...  
and I am concerned about their suffering...  
so I have come down to rescue them..."  
-Exodus 3:7-8

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Dear Members of the Jonesboro City Council,

We are the founders and administrators of King's Ranch, A Home for Children in Need. The vision for King's Ranch began in 2004 when God opened our eyes to a tremendous need in our community. As city officials, you may be aware of the vast number of children who are victims of abuse, neglect and abandonment in our city and surrounding region. The number of children in these heartbreaking circumstances is only growing by the day. According to the Arkansas Department of Human Services, in 2007 there were 864 new cases of child abuse or neglect investigated in Craighead County alone, and 2,722 new cases in our region. Something must be done to help these hurting children. We desire to use our already established ranch to provide a safe haven for the children who do not have severe behavioral problems, but just need a safe place to call home. In this packet you will find important information to help you make an informed decision regarding the conditional use permit we seek to make the vision of King's Ranch a reality.

Thank you for your valuable time and consideration in this matter.

Sincerely,

Eddie and Lee Cooper

# VISION



"...I have heard them crying out...  
and I am concerned about their suffering...  
so I have come down to rescue them..."  
-Exodus 3:7-8

## Our Vision and Ministry

Four years ago, through our involvement with Huntington Mission Church and the foster care system; God began to open our eyes to a serious problem in our community and surrounding region. Hundreds of children are suffering from abuse, neglect, and abandonment right here under our noses. The foster care system is stretched to their maximum capacity with more children that need homes than there are available. As we watched in horror, God began to whisper to our hearts to build a place for the children to live where they could be loved and cared for, taught and trained, and most importantly introduced to the true source of love – Jesus! We are convinced that HE is the only one who can truly rescue them and heal their broken hearts. He has invited us to join him and we have answered yes!

In January of 2007, King's Ranch was incorporated as a tax-exempt, non profit, non denominational Christian organization that is privately funded. Children, 12 years of age and younger, who have suffered abuse, neglect, or abandonment are received at the ranch. Our purpose is to restore their childhood and share with them and others the hope that comes from a personal relationship with Jesus Christ. The ranch is seeking licensure by the Department of Human Resources.

The ranch currently has one house that six to eight precious children will call home hopefully by the end of 2008. They will have a wonderful Christian couple to care for them as house parents. This couple will give each child consistent love, discipline and direction, and seek to lead each child to a saving knowledge of Christ.

Spiritual training will be a main focus at King's Ranch. Daily home devotions and prayer, scripture memory, participation in a local bible-believing church, and seeing Christ lived out in the daily lives of the staff will all work together to provide this training. We also believe that successful restoration and healing of the family cannot occur unless the parents know Christ as their personal Savior as well. Our main goal here at the ranch is to introduce the children and their families to Jesus! Individual and family Christian counseling will be provided for the children by trained ranch staff.

We will provide learning opportunities and educational services for the children to teach them responsibility and build self-esteem. Many children who come to the ranch will be several grade levels behind. Our goal will be to give them the individual attention they will need to bring them back to grade level and beyond. The ranch will provide a variety of recreational activities such as hiking, fishing, horseback riding, sports, and camping.

The children must be 12 years of age or younger at the time of acceptance, however, they may remain as long as necessary, up to the age of 18. The ranch will not accept children with severe behavioral problems or problems that would affect the well being of the other children or the surrounding community. If possible, the successful restoration of each family will be our intention.

God gave us Exodus 3:7-8 as the theme verse for King's Ranch. It says this, "...I have heard them crying out...and I am concerned about their suffering...so I have come down to rescue them." We believe that God has called us to join Him in rescuing the hurting children in Jonesboro and the surrounding region. We have surrendered our lives to Him to use for this purpose.

APPEAL LETTER WITH  
APPLICATION AND PLAT

NOYL HOUSTON, P.A.

**HOUSTON LAW FIRM, P.A.**

TELEPHONE (870) 935-3730  
TELEFAX (870) 935-0006

ATTORNEYS AT LAW  
A PROFESSIONAL ASSOCIATION  
923 UNION  
P.O. BOX 3076  
JONESBORO, ARKANSAS 72403

April 9, 2008

HAND DELIVERED

Ms. Donna Jackson  
City Clerk  
City Hall  
515 W. Washington Ave.  
Jonesboro, AR 72401

Re: Appeal of Denial of Conditional Use Application  
No. CU-08-01 on behalf of King's Ranch

Dear Ms. Jackson:

I represent Dr. and Mrs. Eddie Cooper and King's Ranch with regard to the appeal of the denial of their conditional use application for King's Ranch, a tax exempt, nonprofit, nondenominational, privately funded, Christian organization. Please consider this as their request to appeal the denial of such application.

Dr. Cooper is an orthopedic surgeon, and Lee Cooper is a registered nurse practitioner. Through their involvement with foster children in the community, they recognized a great need for providing additional homes for children that are victims of abuse, neglect or abandonment. The application is for the purpose of creating a home for these children in an existing 4,900 square foot brick home located on a 10.57 acre tract adjacent and contiguous to the 59.17 acre tract upon which the Coopers and their four children, aged 7 through 14, reside. The site is zoned R1, and conditional use approval is required for more than five unrelated persons to reside in the home.

Dr. and Mrs. Cooper's concept for the Christian children's home in the wooded ranch-like setting is described in their statement accompanying the conditional use application, a copy of which is attached hereto. Essentially, they desire to provide a Christ centered family environment to nurture and cultivate values that will help children succeed in life.

The Metropolitan Area Planning Commission denied the conditional use application of the Coopers at its March 11, 2008, meeting. The minutes of such meeting reflect the basis

for the motion to deny the application was that the proposed site "is not the area to place this home". Although Section 14.24.03(c) of the Jonesboro Municipal Code requires the planning commission to provide reasons for the denial of an application within 15 days from the decision, the Coopers have received no communication from MAPC providing a reason for the denial other than the minutes of the 3/11/08 meeting.

The MAPC denial of the conditional use application for the reason the proposed site is not an appropriate area for the home is arbitrary, capricious, and inappropriate for the following reasons:

1. The need for a facility for abused, neglected and abandoned children in Jonesboro is not disputed, even by opponents to the application;

2. Careful planning has been done by Dr. and Mrs. Cooper to ensure the success of King's Ranch at the proposed location. It is modeled after Watersprings Ranch, a highly successful Christian children's home in Texarkana, Arkansas, which is located in a R1 residential area, and which has proven to be an asset, not a detriment, to the community, according to Texarkana's mayor;

3. The MAPC staff considered the site of the proposed conditional use in light of the surrounding area and found it would not be a detriment to the surrounding neighborhoods if limited to not more than eight children in the home and subject to further conditions enumerated in its report. Such conditions were accepted by the Coopers, and the Coopers are open to consideration of any additional requirements the council may desire;

4. Dr. and Mrs. Cooper sensed God's call to create the home at the proposed site, adjacent to their own home. Implicit with that calling is the responsibility to conduct King's Ranch in a manner that will be compatible with the neighborhood and that will not be a detriment to their own family or the lives or property of their friends and neighbors in the surrounding area.

5. Careful screening, policies and supervision address safety concerns. An in-depth screening process will ensure children with severe emotional or behavioral problems will not be accepted at King's Ranch. If such problems develop with a child, the child will be placed in an appropriate facility for children with such problems or returned to the child's guardian. King's Ranch is not for problem children, but it is for victims of parental abuse, neglect and abandonment. Private funding ensures the Coopers will not be required to accept children that are not appropriate for King's Ranch. Children will be supervised at all times by in-house "parents"

that share a like calling and will not be permitted to roam unattended. Watersprings Ranch has been in existence for years in Texarkana, and it has not adversely affected the safety or well-being of neighboring homes;

6. Property values will not be adversely affected in adjoining neighborhoods as the proposed site is 10.57 acre site with an existing, attractive, 4,900 square foot home that is entirely compatible with surrounding neighborhoods. It joins the Coopers 59.17 acre residential site and grounds. It is not a detention or rehabilitation facility. No barracks or dormitory is involved. No signs will be erected, and no traffic problems will be created. Also, the Watersprings Ranch experience has demonstrated no adverse effect upon property values in the area; and

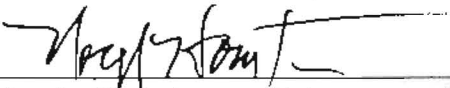
7. Dr. and Mrs. Cooper are called to provide this needed ministry for abused, neglected and abandoned children at this location, and not another location.

Dr. and Mrs. Cooper respectfully state the decision of MAPC denying their conditional use application in spite of the findings and recommendations of the MAPC staff, and policies and procedures to ensure King's Ranch will not adversely impact the safety or property or surrounding neighborhoods, is arbitrary, capricious and inappropriate, and they respectfully request that the council approve their application.

A request for placement of the appeal on the council's agenda will follow by separate letter.

Respectfully submitted,

Dr. & Mrs. Eddie Cooper and King's Ranch

By:   
Noyl Houston, Attorney for  
The Coopers & King's Ranch

Cc: Mr. Phillip Crego  
City Attorney

Mr. Otis T. Spriggs  
Planning & Zoning Director

Dr. & Mrs. Eddie Cooper





CITY OF JONESBORO  
CONDITIONAL USE APPLICATION

Case Number CU. 08-01 MAPC Deadline 01-17-08  
Date Submitted 01-16-08 MAPC Meeting Date 02-12-08

OWNER/APPLICANT INFORMATION

Property Owner King's Ranch (pend.) Applicant King's Ranch  
Address 2816 Day Drive Address 2908 Day Drive  
Phone (870) 935-6788 Phone (870) 935-6788  
Signature [Signature] Signature [Signature]

PARCEL INFORMATION

Address/Location 2816 Day Drive (Tract A on Drawing Only)  
Current Zoning R-1 Existing Land Use Residential  
Adjacent Zoning North R-1 East R-1 South R-1 West R-1

REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

Christian Children's home for abused or neglected children (peaceful).  
This multi-acred, wooded tract is isolated and will be near neighbors'  
home. Existing structure will be used and is consistent with existing  
homes in area.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay \$100.00 fee.

Through our involvement with foster children in our city, we have identified a great need in our community. A growing number of children in Jonesboro and the surrounding region are suffering abuse, neglect and abandonment. However, while this number is increasing, homes to provide shelter for these children are not. It is for these children that we feel God leading us to open a children's ranch on this property. We've named this ranch King's Ranch.

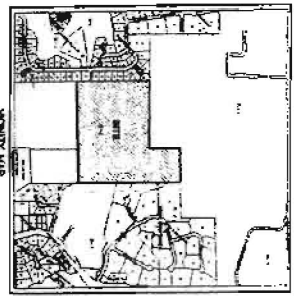
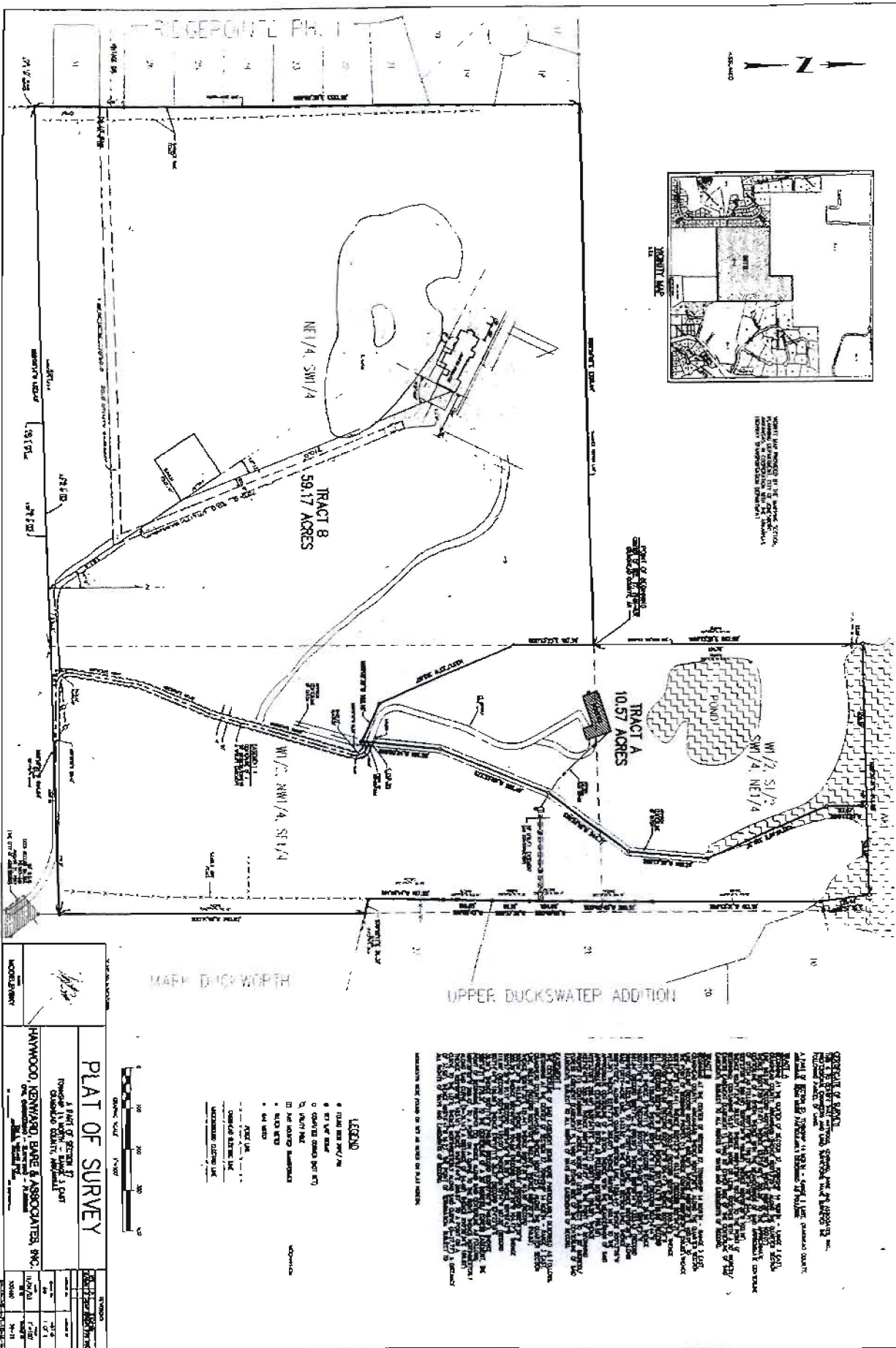
King's Ranch is a tax-exempt, non profit, non denominational Christian organization that is privately funded. Children, 12 years of age and younger, who have suffered abuse, neglect, or abandonment will be received at the ranch. Our goal is restore their childhood and to share with them and others the hope that comes from a personal relationship with Jesus Christ. The ranch will be licensed by the Department of Human Resources.

We plan to start the ranch with one home. The home blends nicely into the rustic setting of a 10.5 acre track of land and is 4900 square feet in size.

Up to eight children will live in the ranch home with a quality Christian couple as house parents. This couple will give each child consistent love, discipline and direction. Individual counseling will be provided for the children by trained staff. In the future we hope to provide learning opportunities and educational services for the children. The ranch will provide a variety of recreational activities such as hiking, fishing, horseback riding, sports, and camping.

The children must be 12 years of age or younger at the time of acceptance, however, they may remain as long as necessary, up to the age of 18. The Ranch will not accept children with severe behavioral problems or problems that would affect the well being of the other children or the surrounding community. If possible, the successful restoration of each family will be our intention.

We feel that there are many children who, if given the opportunity, would be able to break the cycle of poverty, drugs, and abuse, and become productive citizens in our community. In order to meet this need, we feel God's call to provide a safe environment where children are loved, encouraged, disciplined and trained to promote mind, body, and spiritual development.



NOTICE: THIS SURVEY IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

**LEGEND**

- (1) 1/2" WIDE ROAD
- (2) 3/4" WIDE ROAD
- (3) 1" WIDE ROAD
- (4) 2" WIDE ROAD
- (5) 4" WIDE ROAD
- (6) 6" WIDE ROAD
- (7) 8" WIDE ROAD
- (8) 10" WIDE ROAD
- (9) 12" WIDE ROAD
- (10) 14" WIDE ROAD
- (11) 16" WIDE ROAD
- (12) 18" WIDE ROAD
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- (51) 96" WIDE ROAD
- (52) 98" WIDE ROAD
- (53) 100" WIDE ROAD

**PLAT OF SURVEY**

A part of Section 17 Township 1 N, Range 1 E, 3rd Principal Meridian, Haywood County, North Carolina

**HAYWOOD KENNARD BARE & ASSOCIATES, INC.**  
 1401 WEST STREET, SUITE 100  
 WEAVER, NORTH CAROLINA 28687  
 PHONE: (813) 957-1234

NO.	ACRES	DATE
1	10.57	1/10/01
2	59.17	1/10/01
<b>TOTAL</b>	<b>69.74</b>	<b>1/10/01</b>

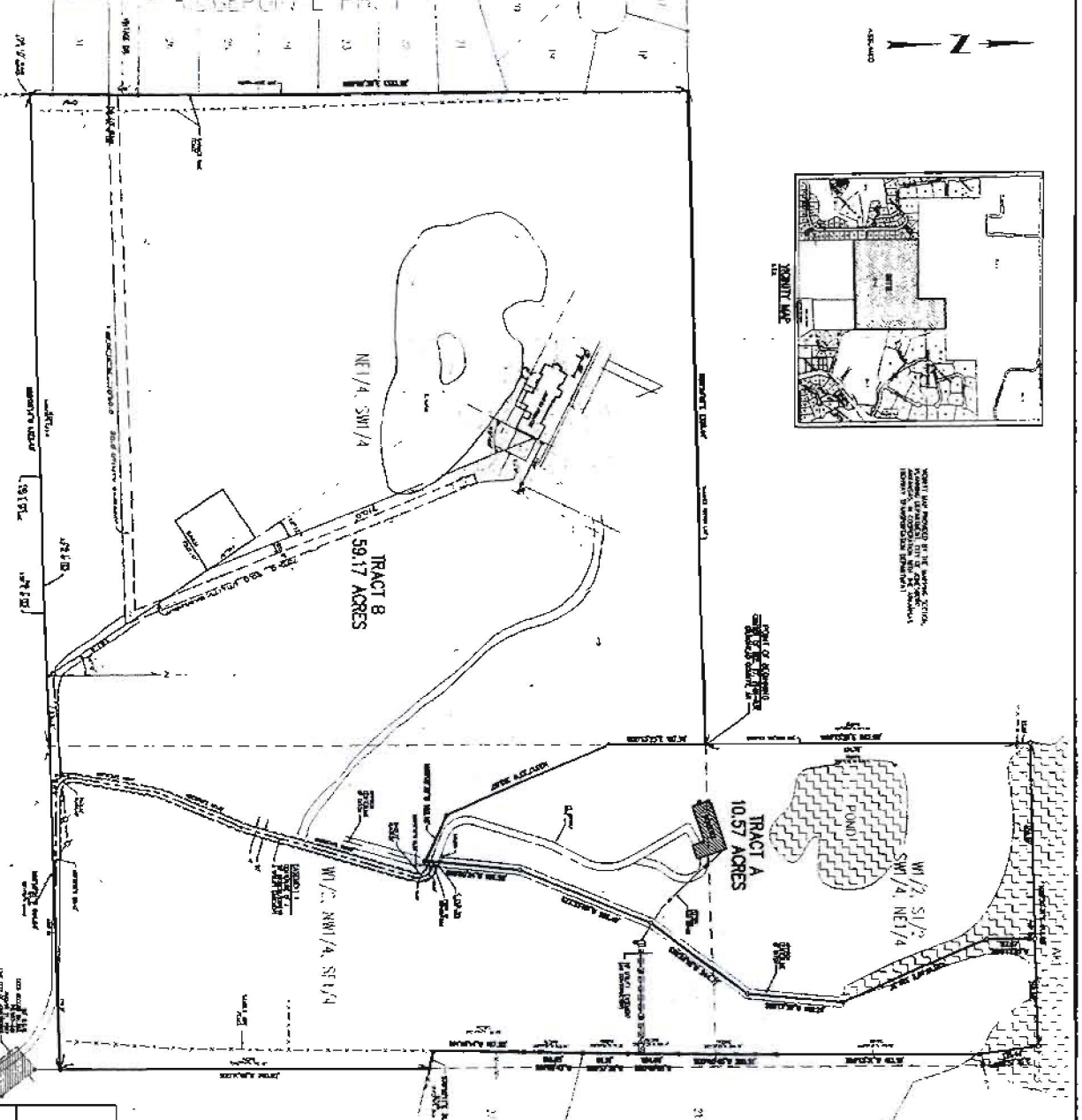


MARK D. WORTH

UPPER DUCKSWATER ADDITION

TRACT B  
59.17 ACRES

TRACT A  
10.57 ACRES



# AERIAL PHOTOS



THE KING'S RANCH 10.5 ACRES  
  COOPER PROPERTY 59.17 ACRES



5/8/8



# MAPC STAFF REPORT



**Metropolitan Area Planning Commission  
 Staff Report – Conditional Use: Kings Ranch Case No. CU08-01  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on February 12, 2008**

**REQUEST:** Conditional Use Group Home, “Christian Children’s Ranch” for abused and neglected children

**PURPOSE:** To develop property currently Zoned R-1 Residential, for a group home for children by a non-profit, non-denominational Christian organization by providing shelter, counseling, daily activities, etc. This facility will serve children suffering abuse, neglect and abandonment of the Jonesboro region, accepting children 12 years of age and below. The maximum number of children to live at the home will be eight (8).

**APPLICANT/  
OWNER:** Kings Ranch Dr. Eddie and Lee Cooper, 2908 Day Dr., Jonesboro, AR  
(Dr. Eddie and Lee Cooper)

**LOCATION:** 2816 Day Dr., Jonesboro, AR 72401 (East of Ridgepointe Subdivision, West of Upper Duckswater Subdivision)

**SITE** Tract Size: 10.57 acres approx.

**DESCRIPTION:** Frontage: Approximately 0 Ft. on Day Rd. (Property is approximately 60 Ft. from right of way of Day Rd.)  
 Topography: Predominately Sloping  
 Existing Dvlpmt: Residence, lake, and vacant acreage.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: R-1	Residential
	South: R-1	Residential
	East: R-1	Residential
	West: R-1	Residential

**HISTORY:** Existing Single Family Home. The previous case filed- CU07-10 in July, 2007 was withdrawn prior to the MAPC public hearing.

**SITE PLAN AND  
ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings:



Zoning Code Analysis: Chapter 14.24 lays the basis for conditional use considerations by the Planning Commission. Certain uses may or may not be appropriately located within various districts due to their unusual or unique characteristics of operation and external effects. Given their unusual character, analysis and judgment of the consequences of each development and use must be given so as to provide for such reasonable conditions and protective restrictions as are deemed necessary to protect the character and integrity of the area in which uses are proposed to be located. Such uses are listed under the various districts herein as conditional uses, and may be located in the district or districts so designated only in accordance with the procedure described herein. The proposed children's ranch/residence home is hereby requested to be considered within a Single Family R-1 District.

In approving such conditional uses, the Planning Commission shall impose such conditions and restrictions upon the premises as it deems necessary to reduce or minimize the adverse effects of the use. Compatibility with surrounding property shall be insured to the maximum extent practicable.

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

- (a) The proposed use is within the provision of conditional uses as set out in this Ordinance.
- (b) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (c) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (d) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (e) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this Ordinance.
- (f) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of this Ordinance.
- (g) The proposed landscaping and screening of the proposed use are in accordance with provisions of this Ordinance.
- (h) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.

Findings: Staff does not feel that the ranch-like environment will be a detriment to the surrounding neighborhoods if the use is operated under an *around-the-clock* supervised program for the youth. The subject property has sufficient buffer with barbed-wired fencing, however, the applicant should demonstrate to the Commission that such secured environment is continuous and adequate. The 4,900 sq. ft. home to be used will remain residential in character and use, and a extreme demand for traffic has not been demonstrated by the applicant to cause negative impact beyond that expected of a single family residence.

Originally, the applicant proposed four (4) residences with eight (8) children in each structure. At that time staff felt that a 32 capacity facility would have compromised the character of the surrounding neighborhood and community by all means.

**Conclusion:**

Staff recommends that the MAPC considers the following conditions, if the requested Conditional Use for a group home is approved:

1. That upon issuance of the Conditional Use Permit Approval, all other state and local child service certifications be applied for and obtained by the applicant.
2. That the applicant supplies a copy to the Planning Office of such Child Services license upon issuance.
3. The number of children allowed to occupy the home shall not exceed 8 in number and limited to a single residence.
4. That upon any discontinuation of the subject business "King's Ranch", any future ownership or group home use be subject to these same stipulations; any deviations will necessitate a new application before the MAPC that shall satisfy the subdivision process and standards.
5. No signage, including directional, may advertise the business and nothing shall be displayed at the subject home location other than an address marker.
6. Parking to serve the group home shall be provided off-street, and no such parking shall be permitted in a required setback, other than in a driveway. In no event shall yard areas be converted to off-street parking to serve the proposed group home use.
7. That a security plan be submitted demonstrating future proposed screening/fencing as well as other security devices/amenities to assure minimal impact on surrounding properties.
8. That all recommendations of the Fire Safety Inspections Officer, City Engineer, Street Superintendent and Public Works Director be satisfied and submitted with a final submission.

Respectfully Submitted for Commission Consideration.

Otis T. Spriggs, AICP  
Planning & Zoning Director

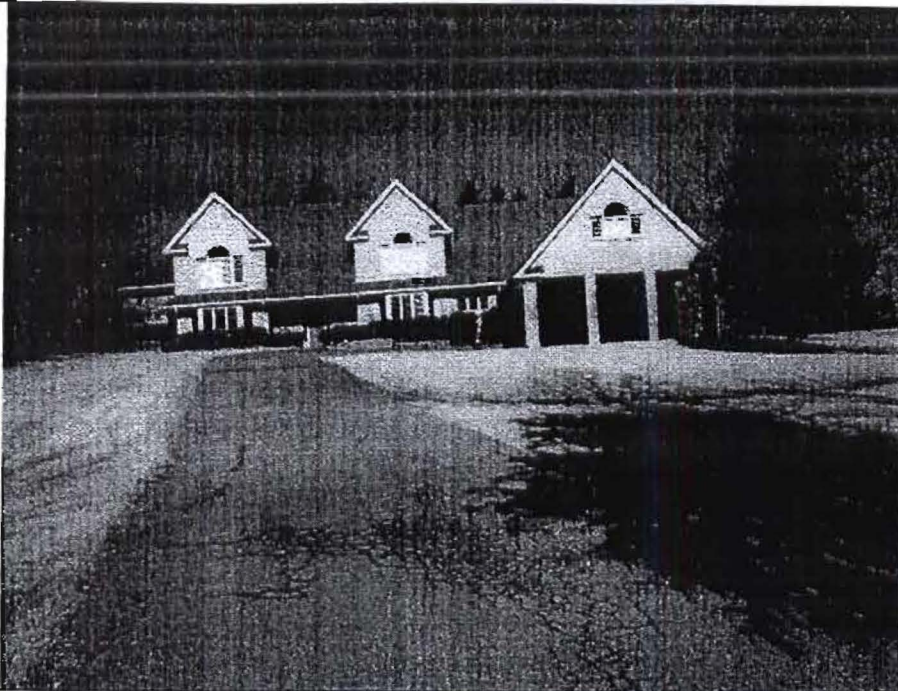
# Site Photographs



View looking Northwest toward entry of existing home



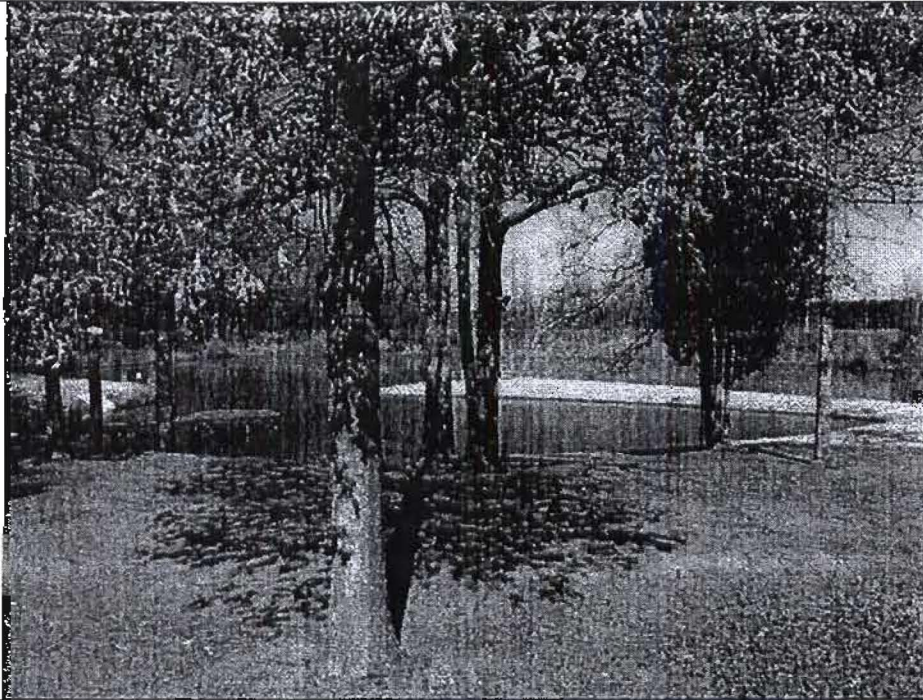
View looking Northwest toward entry of existing home (2908 Day Dr.)



View looking northeasterly toward proposed site location (2816 Day Dr.)



View looking southwest from the project site entrance



View looking North from rear yard

**MAPC MINUTES**  
**2/12/08 & 3/11/08**



# City of Jonesboro

## Meeting Minutes

### Metropolitan Area Planning Commission

900 West Monroe,  
Jonesboro, AR 72401  
<http://www.jonesboro.org>

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Tuesday, February 12, 2008

5:30 PM

900 West Monroe

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**1. Call to order**

**2. Roll Call**

**Present** 8 - Ken Beadles; George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Jerry Halsey Jr.; Marvin Day and Gary Harpole  
**Absent** 1 - Joe Tomlinson

**3. Approval of minutes**

**Approved on the Consent Agenda**

**MIN-08:008** Metropolitan Area Planning Commission Minutes from January 8, 2008.

**Sponsors:** Planning

**Attachments:** [MAPC Minutes 01-08-2008](#)

**4. Preliminary Subdivisions**

**5. Final Subdivisions**

**6. Conditional Use**

**CU-08-13** CU-08-01 King's Ranch

Applicant requests conditional use for a Christian Children's home located at 2816 Day Drive (Tract A on drawing only) for abused and neglected children (peaceful). This multi-acred, wooded tract is isolated and will be near founder's home. Existing structure will be used and is consistent with existing homes in area.

**Sponsors:** Planning

**Attachments:** [CU-08-01 - Application and Letter King's Ranch](#)  
[CU-08-01 - PLAT OF SURVEY PDF](#)  
[ModelevskyLettertoMAPC](#)  
[CU 08 01 tkw Staff Summary Conditional Use Kings Ranch - Cooper](#)

Dr. Beadles had the proponents stand. There were 110 people for this conditional use. Opponents were asked to stand. There were 45 opponents.

Mr. Eddie Cooper came forward as proponent for this item. Mr. Cooper stated that his family has helped in the community with foster parenting. They felt that this is a growing need in our community. King's Ranch is a non-profit and non-denominational Christian home. The kids will not be juvenile offenders or kids with criminal records, but children who are victims of crime. Children with severe emotional or behavioral problems will not be placed at the ranch. House parents will be keeping records of all misbehavior, etc and the children will be molded into strong members of our society. These properties are not adjacent to Ridgepointe, Duckswater or Sloan Circle. There are natural barriers between these subdivisions and this property.

We are modeling this ranch after a ranch in Texarkana. This ranch has been in business for about 20 years. The mayor wrote a letter to the fact that property values have not been negatively affected by this ranch.

Mr. Cooper read an excerpt from a letter from Mr. Gary Ezell which was in support of this ranch. Mr. Cooper also had a list of supporters from ASU that was given to him at the last moment. Jason Runsick is also a strong supporter and is about to build a house right next to this property.

Bill Phillips came forward in support of this project. Mr. Phillips read a letter from Roddy Thrasher who was also in support of this ranch. Also, he read a letter that he had written to the residents of Duckswater.

Skip Mooney came forward as opponent to this item. Mr. Mooney asked for each person within a quarter of a mile of the property who are for this item to stand. 5 people stood. Mr. Mooney asked the people to stand who were opposed. No number was given of opponents. The Coopers are commended for the effort, but the opponents just ask that the facility not be placed in this area. Mr. Mooney talked about property values and how a home for abused and mistreated children placed in that area would decrease the values of the property.

Mr. Mooney stated that the opponents felt that this is a business and this area is a highly restricted residential area. He stated that the homes in this area are worth millions of dollars and are not the place for a Christian children's home. Mr. Mooney asked that the people who were within 200 ft. of this property who were not informed. Mr. Mooney gave the commission an opposition statement signed by 68 people. Mr. Mooney also stated that he felt that a fire truck would not be able to be driven down this lane that leads to this property. Mr. Mooney stated that Mrs. Modelevsky was once an opponent for this item, but after selling her property to Mr. Cooper she now has no problems with this item going forward. Also, he brought up a past case regarding another children's home who tried to go in on Matthews Ave. which did not go through because of the opposition. She later went into an area that was remote and not in a residential area.

Mr. Mooney stated there is a tremendous liability when something like this is done. There is a lake that would be a large liability if a child happened upon that lake. Mr. Mooney introduced Harry Hergett, Dr. and Liz Levinson, and Marta Parker.



Mr. Harry Hergett stated that he and his wife support the concept of King's Ranch, but object to the ranch being placed on an R-1 zoning. We are here to protect the integrity of the R-1 Zoning status. We feel strongly that to favor this conditional use is to favor the destruction of the protection that our zoning codes gives us. He also feels that the property values will diminish. He also feels that it punishes law abiding citizens and he feels it ignores the duty of the commission to prevent conflicts in land use which destroy real estate values.

Marta Parker came forward to address this item. They are opposed to this due to the liability and safety risks to the neighborhood. Mrs. Parker stated that they want to plan more homes within this area. Mrs. Parker stated that the children that come from homes of this nature do have problems.

Liz Levinson came forward with some photographs of the rear of her home taken toward the subject property. Mrs. Levinson stated that she has issues regarding security. She spoke with Jason Runsick and stated that Mr. Runsick stated that he opposed now to this conditional use.

Mr. Mooney concluded his case.

City planner came forward and stated that staff has reviewed this proposal. The case facts are listed in the staff report. In the proposal from 2007, there were many concerns for this use in this area. The original plan proposed four structures and other amenities on the site. This use would have been an institutional type use. Also, some concerns were raised such as the platting process for fire access, etc. The applicant pulled this item at that time and had time to look at the concerns that were voiced by staff. We also listed the criteria for conditional uses and there are no particular zonings in which this type of use is permitted. Most of the commercial districts do not allow residential uses.

All the information was considered while looking at this proposal. We can't see this particular use as being compatible if it were to grow beyond what is being proposed. Staff had a list of eight items that were listed in the staff report. There were some concerns of security and after speaking with the applicant, we were told that some surveillance cameras could be placed on the property for additional observation to make sure that no one were to leave the facility and cause problems. We caution the planning commission that you can limit the particular site to a maximum size and limit the growth of the site and if any other locations are considered by this applicant they would be considered on their own merit.

The engineering department are aware of this conditional use, but since it is a single family home there was no need for engineering review in this case.

Mr. Roberts commented that he appreciated both sides being reasonable and professional. What efforts were made or considered for other locations than the proposed site? Mr. Cooper stated that they had not considered other sites because they felt they were called to this spot. Mr. Roberts asked about R-1 zoning and if there are any permitted uses for group home of a lesser size? Mr. Spriggs stated that in the R-1 district the code is written in the spirit of the law where it defines a family. Any family that is unrelated there can be a maximum of 5 individuals who are not related to the family. Mr. Roberts also asked about any zonings that would allow group homes without a conditional use? Mr.

Spriggs stated that they would fit within the high density multi family in the new code would allow for dormitory type living.

Mr. Collins asked about growth concerning the application and the website. The application is only for a single family residence. What is your planning? Mr. Cooper stated that they want to start with one house and they don't know what the future holds. The model that they are looking at now has seven houses after 20 years. We never intended to start with four houses. If after several years it appears that is God's will then we would just have to come back here to have it approved. Mr. Collins asked what would distinguish this from someone who took foster children into their home? What keeps you from being generous and just taking in foster children. Mr. Spriggs stated that the group home definition states that 5 or more unrelated by blood can be in the household. Commissioners asked Mr. Cooper if he was opposed to changing it to five children. Mr. Cooper stated he was opposed to changing it to five children. Commissioners asked about the price that was spent on this land and if more land could have been purchased in another location. Mr. Cooper stated that it wasn't his calling to go to another location and this was the land that he felt he was chosen to buy this land.

Commissioners asked about screening. In the application it stated they would not accept children with severe behavioral problems. The psychotropic medication is anything like Ritalin and things like that. Any drug, whether it is a pain medication for an injury, etc. Mr. Cooper stated that there are policies for medication, manner of dress, run away, etc. They feel it is better to have a plan and be prepared than to not have a policy.

Mr. Halsey asked Mr. Spriggs about the five children or less and around the clock supervision and fencing. Mr. Spriggs stated that the around the clock supervision means that the couple would be watching them. The fencing is already there but if the fencing needs to be upgraded then it would need to be changed. Mr. Spriggs also stated that it allows five or more individuals that are unrelated and the two adults would also be unrelated so they would count within the five.

Mr. Cooper was asked about the letter sent to Mr. Parker who is now deceased. Mark Mayfield, attorney for Mr. Cooper stated that the letter was mailed and returned to the Coopers. Once the letter was returned, a process server was hired and went to the address of the letter and again to another address on Casey Springs. He learned that Mr. Parker was deceased and went to the place where the renters pointed him to and the papers were signed by someone who was over the estate of C.M. Parker.

Mr. Mooney stated that there was no effort at all to reach them. They said that the process server found out that the property owner was deceased and that he just left the papers with someone else.

Mr. Jim Schrantz came forward and stated that the common property that all people who live in the subdivision are owners in that property. Mr. Schrantz stated that not everyone was notified. Mr. Cooper stated that he was under the impression that that common property was not within 200 ft. City attorney came forward and stated that it has to be all property owners within 200 ft. have to be notified of this specific use and this specific hearing.

Wayne Parker came forward and stated that he was the one that the process

server gave the papers to. His father is not C.M. Parker but he did sign for those papers. He stated that his uncles and aunts were not notified but that he is the only one that was notified.

Mr. Mooney stated that he only brought it up because if you don't have proper service then not everyone would be here. Mr. Mooney stated the ordinance and then again stated that these property owners were clearly not served.

City attorney stated that the application is not proper to be considered at this point if the property owners have not been notified.

Dr. Beadles stated that since this is a legal question about an ordinance that it is felt as chair of the committee that he would suggest tabling this item until this is settled.

Mrs. Levinson came forward and spoke about security fencing. At this time there is a barbed wire fence in place. Mr. Spriggs stated that the fence is there along with the screening buffer. Mr. Spriggs was not trying to state that security fencing needed to be in place. Mrs. Levinson stated that children that come from these types of homes have behavioral problems and she doesn't want to be put at any type of risk from those children. She also does not want them coming into her yard and getting into her swimming pool.

Mrs. Parker came forward and spoke about children with behavioral problems and the trouble that they can cause. She stated that 80-90% of the children that they treat in the clinical setting have behavioral problems. Mr. Collins asked Mrs. Levinson and Mrs. Parker if they felt threatened by him. He asked because he came from a family where he was in a bad situation and someone cared enough about him to take him out of that and take care of him. He is now a successful businessman, etc. and has no problems and feels that what Mr. Cooper is wanting to do is a good thing. Mrs. Levinson and Mrs. Parker stated that they believe it is a good thing too but just don't want it in this location.

Mr. Spriggs stated that the applicant depended on the City Parcel Information map which may not always be correct because of updates from the County Assessor's office. If the owners feel that they want that notification then it should be tabled. Otherwise, if the owners want to waive the requirement then we would be able to continue tonight.

Commissioners discussed service of notifications. Mr. Mooney asked Mr. Cooper about his proposal to pay the parents to oversee these children? Mr. Cooper stated that they would be paid. Mr. Mooney stated that the Parker family were willing to waive the requirement of service and ask that you go ahead and consider and make the vote. Not all property owners are in attendance so City attorney stated that this commission can not make the decision.

Jeff Puryear came forward to say that the property owner on county data is C.M. Parker. There was no list of any other owners listed on the county data so they feel that the statute has been complied with. Mr. Crego stated that the ordinance states that all property owners not what the county records states as the owners.

Mr. Mooney stated that the city attorney is correct about the ordinance not giving any. All the Parkers that are here waive their service.

A motion was made by Secretary Marvin Day, seconded by Lonnie Roberts Jr., that this Conditional Use be Tabled. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Jerry Halsey Jr.; Marvin Day and Gary Harpole

**Absent:** 1 - Joe Tomlinson

CU-08-14

CU-08-02 Juanita Malone

Applicant requests a facility to operate an after school and weekend teen club at 500 Cate Street.

**Sponsors:** Planning

**Attachments:** CU-08-02 - Application, letter and notifications - Juanita Malone  
CU-08-02 - Location Map  
CU-08-02 - Plat  
CU-08-02 - Juanita Malone 500 Cate Staff Summary

Juanita Malone came forward as proponent for this item. She would like to open an after school program with games, packaged food and sodas. It would be under adult supervision at all times. There would also be interns coming from ASU to help the kids with homework, etc. Possibly have weekend dances or poetry readings, etc. for the children to do on the weekends.

City planner stated that this has previously been used as a bar, barber shop and day care. There are some concerns about the legal aspects which Mr. Crego will address. The proposed use is a step above what has been used in this location in the past. We have no objections.

Mr. Crego stated that there is an abatement against the property pending in Circuit Court in Craighead County against the owner Ramone Crumpler. The abatement process is asking the Court to declare this property a nuisance because of the prior uses and problems that have occurred at this site. Mr. Crego asked what was Mr. Crumpler's involvement with this item.

Ms. Malone stated that Mr. Crumpler is not involved in any of her program. There is no relationship except that he is the owner and she is leasing the property. As to the recent incident of a fight that broke out, Ms. Malone stated that she would have the area secured to prevent that type of thing from happening. Ms. Malone has already talked with some people about security and making sure there is no smoking or drinking. The property had been rented for a birthday party and Ms. Malone stated that she was there for that event with her children but that under her supervision this type of thing would not happen.

Mr. Crego stated that the abatement would ask for the property be closed and that the current owner be prohibited from continuing certain uses that he has been doing on the property. If the conditional use is granted and it were demonstrated that the current owner would not be conducting the enterprise that this conditional use encompasses, Mr. Crego stated that he would not have any problem to ask that the abatement not include this request.

Commissioners asked if the children would pay for the services offered in this place. Ms. Malone stated that the food and sodas would be paid for by the children and the games that are played by those teens but not a membership fee or anything of that nature. Also, it was asked that the midnight closing time would meet the city curfew.

Mr. Crego stated that the abatement would not affect Ms. Malone's use of the premises.

A motion was made by Gary Harpole, seconded by Ken Collins, that this Conditional Use be Approved with the stipulation that operating hours must be within any curfew ordinances, that the two staff recommendations and that the current owner is not affiliated with this use in any way. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Jerry Halsey Jr.; Marvin Day and Gary Harpole

**Absent:** 1 - Joe Tomlinson

## 7. Rezoning

RZ-08-47 Applicant requests rezoning of approximately 0.67 acres from R-1 Residential to C-3 General Commercial at 4712 Stadium Drive/East of Highway 1, Between Colony Drive and Bunting Drive.

Sponsors: Planning

Attachments: RZ-07-47 Application  
RZ-07-47 Plat  
Staff Summary RZ07 47- Bunting Lane

Mrs. Deborah Barber came forward as proponent for this item.

Mr. Day made a motion to untable this item. Seconded by Mr. Collins. All voted aye to untable this item.

City planner stated that comments have been forwarded to commissioners. This property is located just above Bunting Lane. Staff had some concerns regarding access to the property. Staff requested commissioners to look at a limited use on the C-3 commercial that would allow the commission to address the issue in terms of property access management and the proximity to Colony Drive. Our concern was the high speed traffic along Stadium and we placed three recommendations on this approval. That adequate buffering and screening be provided for all of the surrounding residential uses. That a single access drive should be provided on the property complying with the code regulations. Easements should be sought to Bunting Drive to aid vehicular safety. There is some question in terms of the coordination of the easement of Bunting. Billboard signage would be prohibited on the property.

A motion was made by Ken Collins, seconded by Lonnie Roberts Jr., that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Jerry Halsey Jr.; Marvin Day and Gary Harpole

**Absent:** 1 - Joe Tomlinson

## **8. Staff Comments**

SP-08-03 SP-07-292 Kelly Copeland Apartments on Richardson

Applicant was required to bring the site plan of the apartments before the MAPC after his conditional use was approved on June 12, 2007.

Sponsors: Planning

Attachments: Copeland Apt Site Plan Drwqs  
Memo Copeland Apt Site Plan Review Memo  
Comment Letter eng copeland

**Withdrawn**

COM-08:011 First Security Bank requests a 10' fence to be placed on their property. The code only allows for an 8' fence.

**Sponsors:** Planning

**Attachments:** First Security Bank

City planner stated that he recommends approval since this is just a formality.

A motion was made by Secretary Marvin Day, seconded by Lonnie Roberts Jr., that this Other Communications be Approved. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Jerry Halsey Jr.;Marvin Day and Gary Harpole

**Absent:** 1 - Joe Tomlinson

**COM-08:012** Discussion regarding naming the Lawson Road addition Christian Valley Drive

**Attachments:** Aerial View Lawson Road  
City Street Naming Policy  
Previous Street Naming Ordinance

City planner stated that this is an administrative item. This has been taken to Public Works and will go to City Council in the next meeting to name the extension of Lawson Road Christian Valley.

A motion was made by Vice Chair George Krennerich, seconded by Secretary Marvin Day, that this Other Communications be Approved. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Jerry Halsey Jr.;Marvin Day and Gary Harpole

**Absent:** 1 - Joe Tomlinson

**9. Adjournment**



# City of Jonesboro

900 West Monroe,  
Jonesboro, AR 72401  
<http://www.jonesboro.org/>

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, March 11, 2008

5:30 PM

900 West Monroe

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**1. Call to order**

**Present** 8 - Ken Beadles; George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Brian Dover

**Absent** 1 - Marvin Day

**2. Roll Call**

**Present** 9 - Ken Beadles; George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day and Brian Dover

**3. Approval of minutes**

**MIN-08:030** Minutes for the Metropolitan Area Planning Commission meeting on February 12, 2008.

**Sponsors:** Planning

**Attachments:** MAPC Minutes 02-12-2008

Passed

**4. Preliminary Subdivisions**

**5. Final Subdivisions**

**6. Conditional Use**

**CU-08-15** Applicant requests conditional use for placement of a 80 x 28 manufactured housing at 4121 Keller's Chapel Road.

**Sponsors:** Planning

**Attachments:** Staff Summary Conditional Use 08-03 Mobile Home  
CU-08-03 - Mobile Home on Keller's Chapel

**Mrs. Terry McGinnis came forward as proponent for this item.**

City planner stated that within an R-1 district that a mobile home has to be approved by the commission. This case was brought to the commission in 2004 but nothing was done with the approval. In 2006 another case was brought by another person of the same family came forward and requested a mobile home be placed here. Mrs. McGinnis is requesting that this piece of land be subdivided and another unit be placed on the rear portion of the lot. Staff has made a



number of recommendations which were listed in the staff report and would suggest the stipulation that the replat would have to come through this office and be recorded if this item is approved before placement of the mobile home.

A motion was made by Joe Tomlinson that the item be approved with the stipulation that was read by city planner, seconded by Jerry Halsey Jr., that this Conditional Use be Approved. The motion CARRIED by the following vote:

Aye: 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Brian Dover

Absent: 1 - Marvin Day

CU-08-13 CU-08-01 King's Ranch

Applicant requests conditional use for a Christian Children's home located at 2816 Day Drive (Tract A on drawing only) for abused and neglected children (peaceful). This multi-acred, wooded tract is isolated and will be near founder's home. Existing structure will be used and is consistent with existing homes in area

Sponsors: Planning

Attachments: [CU-08-01 - Application and Letter King's Ranch](#)  
[CU-08-01 - PLAT OF SURVEY PDF](#)  
[ModelevskyLettertoMAPC](#)  
[CU 08 01 tkw Staff Summary Conditional Use Kings Ranch - Cooper](#)

A motion to untable this item was made by Krennerich, seconded by Halsey. Mr. Tomlinson abstained. All others present voted aye.

Georgia Spence came forward to speak. Ms. Spence stated that they are opposed to the home going in beside them.

Mr. Krennerich stated that this was a difficult decision for the commission. Mr. Krennerich stated that he believes this is not the area to place this home.

A motion was made by Vice Chair George Krennerich, seconded by Jerry Halsey Jr., that this Conditional Use be Denied. The motion CARRIED by the following vote:

Aye: 5 - George Krennerich; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Jerry Halsey Jr.

Nay: 1 - Ken Collins

Absent: 1 - Marvin Day

Abstain: 1 - Brian Dover

6. Annexations

AZ-08-01 Applicant requests annexation of property located at 5200 and 5202 Woodsprings Road

Sponsors: Planning

Attachments: Staff Summary AZ08 01 Saulsbury Pierce Annexation  
AZ-08-01 - Application  
AZ-08-01 - Fire Dept Letter  
AZ-08-01 - Plat

Adam Salisbury came forward as the proponent for this item.

City planner stated that staff has forwarded the request to the fire department and the only comment from the fire department was that it would comply in terms of the minimum locality. It is closely approaching that 5 mile limitation. Staff made comments on the unimproved portion of Flemon Road. It appears to have the minimum requirement of 60 ft. of right-of-way but there is concern for that particular right-of-way. Flemon Road had some drainage issues to the east and staff is unaware of any particular impacts on this particular lot.

Mr. Krennerich asked if a drainage study had been done. City engineer stated that there are some issues and there is a plan developed to alleviate those problems. Mr. Light stated that he could not answer any questions about this particular lot at this time.

City planner stated that there is a lake on the property as well.

Mr. Salisbury stated that there is a small pond at the corner of the intersection. Currently they have no problems with flooding on their property. The natural drainage of water is north of the property.

A motion was made by Lonnie Roberts Jr., seconded by Margaret Norris, that this Annexation be Recommended to Council. The motion CARRIED by the following vote:

Aye: 7 - George Krennerich;Ken Collins;Margaret Norris;Lonnie Roberts Jr.;Joe Tominson;Jerry Halsey Jr. and Brian Dover

Absent: 1 - Marvin Day

## 7. Rezoning

RZ-08-51 Applicant requests rezoning of approximately 1.62 acres on Matthews between Haltom and Patrick Streets from R-2 Residential to C-2 LUO.

Sponsors: Planning

Attachments: Mathews Ave - Haltom Street -REZONE PACK  
Staff Summary RZ08-01Gibson

Terry Bare came forward as proponent for this item. They are asking for a C-2 with limited use overlay.

City planner stated that staff would support a C-2 limited use as applied for by the applicant.

Mr. Bare stated that the owners are willing to submit site plans for review when that time comes.

A motion was made by Ken Collins with recommendations that are listed by staff and that a site plan be brought before the commission, seconded by Jerry Halsey

Jr., that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Brian Dover

**Absent:** 1 - Marvin Day

RZ-08-52

Applicant requests rezoning of approximately 18.87 acres at 2301 Browns Lane from R-1 Residential to C-3 LUO.

**Sponsors:** Planning

**Attachments:** Browns Lane - Windover REZONE PACK  
Staff Summary RZ08 02-Hill on Brownslane

Terry Bare came forward as proponent for this item.

A motion was made by Lonnie Roberts Jr. with the staff conditions as well as adding no billboards and site plan review to come before the commission, seconded by Ken Collins, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

**Aye:** 6 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Brian Dover

**Absent:** 1 - Marvin Day

**Abstain:** 1 - Jerry Halsey Jr.

**8. Staff Comments**

SP-08-03

SP-07-292 Kelly Copeland Apartments on Richardson

Applicant was required to bring the site plan of the apartments before the MAPC after his conditional use was approved on June 12, 2007.

**Sponsors:** Planning

**Attachments:** Copeland Apt Site Plan Drwgs  
Memo Copeland Apt Site Plan Review Memo  
Comment Letter eng copeland

Kelly Copeland came forward as proponent for this item. This item was approved in July.

City planner stated that some stipulations were placed on the site plan. The applicant provided sidewalks on site and also provided areas for the bus loading and unloading of children. Another stipulation was that the existing tree line be left and additional trees be planted along the western boundary. The only change that staff saw was the phasing of the property. Staff has no issues with that whatsoever. The engineering department has been working with the applicant's engineer and I believe they have ironed out all of the site issues in terms of drainage.

City engineer stated that the site plan has been reviewed and they have signed them.

A motion was made by Jerry Halsey Jr., seconded by Joe Tomlinson, that this Site Plan be Read. The motion CARRIED by the following vote:

**Aye:** 6 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Jerry Halsey Jr.

**Absent:** 1 - Marvin Day

**Abstain:** 1 - Brian Dover

SP-08-04

Applicant requests that the commissioners review a site plan for apartment buildings near Home Depot and Sonic Drive-in on Parker Road.

**Sponsors:** Planning

**Attachments:** [Robert Wood Cover Memo](#)  
[Bob Wood Aerial](#)  
[Bob Wood Letter & Sample Project](#)  
[Bob wood plat](#)  
[Bob Wood Zoning Map](#)

City planner stated that this is not a site plan review, but just a direction request.

The site is located at the terminus of Gladiolus Drive. The land is currently zoned C-3.

Mr. Krennerich asked about a lake on the property. Mr. Wood stated that the lake is no longer there.

Mr. Wood stated that it would not include the entire property but only about 12 acres of it. Mr. Wood stated that it is an upscale development and depending on how the percentages work out he would like to place carports on the parking. He is also requesting building mini-storage buildings since apartment dwellers are one of the biggest users of mini-storage buildings. As far as the landscaping, he would tend to lean more toward bushes and flowers instead of grass. There may be a couple of ponds included if it permits. That might be a way of handling the storm water drainage.

Conceptual drawings were given to planning. Mr. Tomlinson pointed out that there is a 1ft. property line shown on the plat plan that it appears that Mr. Wood does not own. Mr. Krennerich stated that it is a fine area to place apartments but there is no site plan to look at and to comment about.

Mr. Tomlinson stated that this area is completely inundated with traffic at the present time at Parker and Harrisburg Roads and believes that the infrastructure won't support another 160 units. That end of town is saturated.

City planner stated that a planned development would probably be better since Mr. Wood is wanting mixed uses. Mr. Wood stated that he learned more reading the paper than to coming to the work session meetings.

A motion was made by Vice Chair George Krennerich that the commission needs to see a rezoning request and a site development plan before proceeding, seconded by Jerry Halsey Jr., that this Site Plan be Read. The motion CARRIED by the following vote:

**Aye:** 7 - George Krennerich; Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr. and Brian Dover

**Absent:** 1 - Marvin Day

**9. Adjournment**

# NEED FOR KING'S RANCH

**Kimberly Boling Bibb**  
**Attorney at Law**  
**P.O. Box 724**  
**Paragould, AR 72451-0724**  
**(870) 335-9066**

April 25, 2008

Dear Jonesboro City Council Members:

I am an attorney representing children who are in custody of the Arkansas Department of Human Services. This representation has filled my practice full-time for the last eight years. I have represented children throughout Northeast Arkansas and in Craighead County. I am writing to you in support of additional residential programs to benefit children at risk for abuse and neglect.

The need is great in this area for programs to assist at-risk children and their families. There are times when children need a safe, nurturing place to reside while their parents get their lives in order. Not all at-risk children are placed in foster care. If there is a safe alternative to placement in state custody, then the best interest of children can be met while in their parents' custody. Unfortunately, there are not enough placement resources in this area to meet this need. The result is that many children from this area are forced to move to other parts of the state for residential placement when there is no opening in a local program.

Families are at-risk right here in Northeast Arkansas and Jonesboro. Please give your utmost consideration to those endeavoring to assist society with this great need.

Sincerely,



Kimberly Bibb  
Attorney at Law

jn.com

## LETTERS TO THE EDITOR |

### Foster families

Do you have a love of children in your heart? Are you interested in making a difference in the life of a child? Would you open your home to children who have been removed from their home due to abuse or neglect?

At present there are more than 450 children in foster care and 109 foster homes in the 9-county area in Northeast Arkansas. Craighead County has 33 foster homes and 150 children in foster care. Some of our children must be placed in other counties because there are not enough homes in Northeast Arkansas.

According to licensing standards, no more than eight children, including biological children, may be in a foster home at one time. Of these eight only five can be foster children. Not all foster homes are approved to house this many children. The square footage of the home is the deciding factor.

What do you have to do to become a foster parent? First, you search your heart, and then go to your computer, log on to [www.adoptarkids.org](http://www.adoptarkids.org), fill out the inquiry and submit your information. You do not have to adopt, but take a look at the children. The information you submit will go to the state office in Little Rock. If you do not receive acknowledgment of your information, please e-mail me at [srichards@tdn.to](mailto:srichards@tdn.to).

If you do not have a computer, please call (870) 972-1732, Ext. 3, and ask to speak to someone about becoming a foster home. You will receive a call back from that office.

There is also a need for therapeutic foster homes. Information about this area may be obtained by calling Carolyn Lewis at Mid-South Health Systems, (870) 972-4000.

Many churches in our area are aware of the shortage of homes for the children. Every church in

Northeast Arkansas could sponsor one foster family, and the congregation would serve as "extended family" by lending support. What a wonderful and fulfilling experience for the entire community — to know that they have made a difference in the life of a child. The children will certainly never forget your act of love. You will never forget either. This act of kindness will change your life.

If your heart tells you to step forward, please do so soon. Additional homes are needed daily and the children cannot wait.

Sylvia Richards  
Jonesboro



# BEHAVIORAL HEALTH LETTERS

# FAMILIES, INC.

## counseling services

4508 S. Stadium Drive Jonesboro, AR 72404 Phone: 870.933.6886 Fax: 870.933.9395 Toll Free: 1.877.595.8869

April 21, 2008

To Whom It May Concern:

This letter is in support of King's Ranch. I am a psychotherapist (LCSW), Registered Play Therapist (RPT) and play therapy supervisor (RPT-S). I also coordinate the Craighead and Greene County Child Abuse Task Force and am a foster parent. I have been practicing social work for the last 12 years. My area of expertise is children's psychiatric problems and maltreatment. Each year approximately 3 million children are abused and neglected. It is my understanding that this Ranch will house youths between the ages of 6-12. When treating children, the prognosis is favorable if they have the proper intervention. It is my understanding there are people in the surrounding community who are afraid of these children running away or harming someone. It has been my experience in working inpatient psychotherapy that these youths do not want to leave and have even sabotaged their treatment in order to remain at the facility.

I have worked with many troubled youths in my 12 years as a Social Worker. Contrary to popular belief, not all youths that are in therapy have a history of abuse. The chances of these youths acting inappropriately are just the same as children that have experienced divorce or any other traumatic event, such as the death of a relative or friend. Many of the youths that I treat are in the foster care system. In working with these youths, I have not experienced anything to lead me to believe that they are more likely to act inappropriately or harm anyone.

It is my understanding that King's Ranch will house youths that are in need of a stable and nurturing environment. No information has been given to me that this facility will house youths who are mentally unstable and pose a threat to society.

I would be happy to discuss this further to anyone who has any questions. Please contact me at 870-933-6886.

Sincerely,

*Mandy Smith, LCSW, RPT-S*

Mandy Smith, LCSW, RPT-S

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<b>HIGHLAND</b> #2 Lou Ann Dr. - Ste. 306 Hardy, AR 72542 Phone: 870.856.3021 Fax: 870.856.3024	<b>OSCEOLA</b> 1487 W. Keiser Ave. - Ste.2 Osceola, AR 72370 Phone: 870.622.0592 Fax: 870.622.0782	<b>PARAGOULD</b> Grecian Plaza - 211 N. 23rd St. Ste. 6 Paragould, AR 72450 Phone: 870.335.9483 Fax: 870.335.9487	<b>POCAHONTAS</b> 2109 Old County Road Pocahontas, AR 72455 Phone: 870.892.1005 Fax: 870.892.0078	<b>Searcy</b> 309 E. Race Ave. Searcy, AR 72143 Phone: 501.305.2359 Fax: 501.305.2348	<b>WALNUT RIDGE</b> 1425 W. Main St. Walnut Ridge, AR 72476 Phone: 870.886.5303 Fax: 870.886.7002
THE SUNSHINE HOUSE Adult Day Treatment Facility 1423 W. Main Walnut Ridge, AR 72476 Phone: 870.886.5588 Fax: 870.886.3511					



April 17, 2008

Council Committee members: Metropolitan Area Planning Commission  
RE: Zoning Appeal King's Ranch

Honorable Council Members,

My name is Steve Curry. I currently serve as a member of the board of advisors for the Kings Ranch. More importantly, I am a citizen of Jonesboro and have lived and worked within this community as a Licensed Professional Counselor since 2001. I have practiced within many settings working with all populations of children, adolescents and adults within the full continuum of mental health issues and diagnoses. I have worked within various settings including acute hospitals, residential treatment programs, outpatient services, and group homes. I currently serve as a clinical coordinator supervising 34 clinical staff focused on the delivery of services for children ranging in age from 5 to 19. With all this said, I must admit I was surprised to hear Mrs. Parker's statement given to the committee as quoted "80-90% of the children that they treat in the clinical setting have behavioral problems." I am not sure in what clinical setting Mrs. Parker refers when making this claim. I suppose that could be true if we were discussing a treatment program specifically oriented toward treating children with behavior problems. However, I would argue that in general, the number of children receiving services from a setting such as that proposed by Dr. Cooper would be significantly lower than that number. In order to accurately reflect on this as a statistical analysis, we would need to accurately define variables such as "behavior problems." I have two children myself and at times I would argue they are having "behavior problems!"

My understanding of the mission of Dr. Cooper's King's Ranch, is to provide a loving, nurturing, structured, safe, environment for children who have not been fortunate to have this type of setting in which they can hope to grow into their full potential. I do believe strongly that regardless of their background and exposure to trauma, children are extremely resilient and given the appropriate interventions can and will overcome those challenges to become the type of citizens that reflect the values we profess to hold true. I would like the council to consider an alternate perspective and seek some validation of this point of view when considering the Cooper's appeal. I would gladly speak personally to address any questions or concerns the members should have regarding this issue.

Respectfully,

A handwritten signature in black ink that reads "SC, LPC". The signature is stylized and appears to be written in a cursive or semi-cursive hand.

Steven Curry, LPC, MA

Cynthia Lee, LCSW  
P.O. Box 5001  
Jonesboro, AR 72403  
(870) 972-0761

May 5, 2008

To Whom It May Concern:

I am a family member of Eddie and Lee Cooper as well as a social worker. I am writing this letter to address the misinformation that has been disseminated regarding the type of children King's Ranch will be serving. The plan for King's Ranch does not include providing services for children with behavioral problems.

The Arkansas Department of Human Services provides statistics available to the public on their website. A review of statistics compiled for SFY 2007 seems to indicate approximately 69% of children in foster care were not in a setting which would indicate severe emotional or behavioral problems. ("Arkansas DHHS Statistical Report Children in Foster Care By Placement Type By Age" – DCFS-19). This seems to suggest rather strongly, there are a significant number of Arkansas children who have been removed from their homes that do not have severe emotional or behavioral problems to the degree that they require a special setting. These are the type of children King's Ranch would be providing a home for.

It is important to note that King's Ranch is not a state agency nor would they be contracting with the state government and receiving children directly as a part of the state's foster care system or continuum of care.

King's Ranch will have a thorough assessment process that will evaluate each child and their particular needs prior to the child being accepted at the Ranch. This assessment would be done by a licensed mental health professional and subject to further review by the Ranch's board of directors prior to agreement to accept the child. If the child's needs are beyond the scope of the Ranch's mission an appropriate referral would be made.

King's Ranch is committed to providing a stable, predictable, nurturing environment. The desire is for restoration of the child with their family. While at the ranch, the goal is to restore their childhood and to share with them and others the hope that comes from a personal relationship with Jesus Christ. There are indeed numerous children in our hometown who are in need of this type of home environment. It is unnecessary and would be counterproductive to introduce children with severe behavioral or emotional problems into this setting.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Cynthia Lee LCSW".

NEIGHBORHOOD  
LETTERS

To: Council Members  
City of Jonesboro

From: Bill and Melanie Phillips  
2600 Duckwater

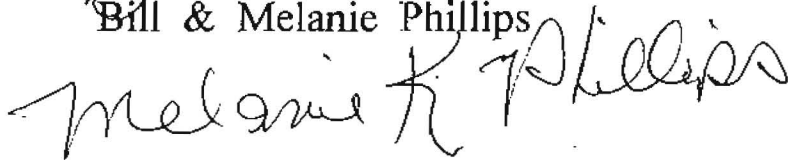
As board members of "Kings Ranch", we pray that a lack of opposition voiced to the Jonesboro City Council will result in the Cooper's receiving approval for their Christian home for neglected children.

As adoptive parents of a neglected child who has brought great joy to our family these last several years, we see 1<sup>st</sup> hand how many local children are in loveless homes. These children are not juvenile delinquents. They do not have severe behavioral and/or emotional problems. Simply, they are normal children; innocent victims born to parents unable or unwilling to care for them and love them.

The nearest edge of the property it occupies is surrounded by wooded property already owned by the Coopers almost 200 feet from the nearest Duckwater property line. Approval of their home will not effect Duckwater home values.

Thank you for your thoughtful consideration.

  
Bill & Melanie Phillips





haag thrasher realty group

May 1, 2008

Jonesboro City Council Members,

I regret that I cannot attend the City Council meeting tonight in support of Dr. Eddie Cooper's "conditional use" application. I do want to go on record as a property owner in Upper Duckswater that I fully support the request by the Coopers. I feel like they are sacrificially providing a service that will benefit many otherwise-overlooked children in our area and, in doing that, are providing a great service to our city. I have great admiration for the Coopers in their willingness to make such a commitment to help children who are hurting and have no way of helping themselves. I also believe that rather than opposing them in this endeavor we should all be looking for ways to help them be successful. We are all blessed in so many ways and I think its time we stop putting up fences to keep the less fortunate far away from us and we start lending them a helping hand. All most of them need, especially children, is an opportunity to be happy and successful and that is what the Coopers are trying to give them. I cannot begin to fathom the commitment they are making but I plan to support their efforts any way I can.

Finally, as far as property values I would like to say that I have been in the real estate business for over thirty years and it is my opinion that their proposed use will have no no adverse affect on the property values in my neighborhood whatsoever.

Thank you for the opportunity to voice my opinion on a matter I feel is very important.

Respectfully and Prayerfully Submitted,  
Roddy Thrasher

3411 Lacoste Drive  
Jonesboro, AR 72404

May 3, 2008

Jonesboro City Council  
307 Vine Street  
Jonesboro, AR 72401

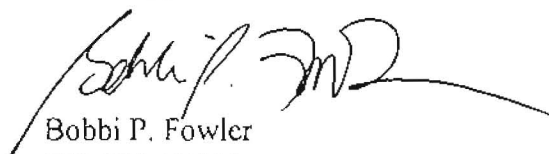
Dear City Council Members,

I am writing this letter in regard to the zoning application appeal for King's Ranch. I am writing as a very concerned citizen, but not in the manner you may think. I am writing with an open-heart to what this facility, better described as a home-environment, can do for children and youth within our community. I believe, the zoning to make this venture a reality is very vital in the location where it is proposed.

I live in the area surrounding Dr. Eddie and Lee Cooper's land. My property does not directly connect to their land; however, it is an easy walk through wooded property to my home. I in no way, shape, or form believe that myself or my two children (ages 6 and 8) will be in anymore danger having King's Ranch in this close proximity. These are not troubled teens. They are children. These children did not pick the situations they were born and raised in, but we can pick how their childhood and youth years conclude. As these children are raised to believe in themselves and in their community, imagine the citizens we will have so fortunately been given the opportunity to mold. My belief is that all of these children have the right, as my children do, to grow up in a loving family-based home with Christian morals and values. And the added benefit of living in an area of our community where they can feel safe themselves, should not be under valued.

Do not try to send this wonderfully planned facility elsewhere. Please feel free to contact me, if you have additional questions.

Sincerely,



Bobbi P. Fowler  
870-931-5764 home  
870-930-8361 mobile





Rodger and Betty Ann Hurt  
3113 Lacoste  
Jonesboro, Ar. 72404

April 30, 2008  
City Council Members

Dear City Council Members ,

We have lived in the Ridgepointe subdivision for over a year and plan to stay here. We are in full support of King's Ranch. We have talked with the Cooper's and listened to their plans for King's Ranch and hope that it is approved. We do not at all feel threatened that this is near our property. We understand how the Ranch will work and think that this will be a blessing for many in our community. Many times people like to discuss the problems of our own community, it is rare that we find people who are willing to Help!!

Sincerely yours,

Bett Ann Hurt and Rodger Hurt



# ARKANSAS EQUIPMENT

JONESBORO  
(870) 935-9260

PARAGOULD  
(870) 236-8543

SEARCY  
(501) 279-9261

BATESVILLE  
(870) 698-9260

May 7, 2008

Mayor Doug Formon  
City Hall, Room 200  
515 W. Washington Avenue  
Jonesboro, AR 72401

Dear Mayor Formon:

Linda and I whole heartedly support the Coopers in their endeavor to open a home for children in need. We own the property between the Cooper's south boundary and Ridge Point boundary. Linda and I are not only working physically, but also are financially helping to get this home started. Our hearts go out to the abandoned, abused and hurting youth that our broken society has produced. We work with and support Christian ministries that work to help rebuild broken and hurting children and bring them back into society on a productive basis. Two of these ministries are Mercy Ministries of Nashville, TN (girls only), and John 3:16 Charlotte, AR (men only).

When we heard what the Coopers wish to put in our front door, we could not wait to meet with the Coopers and see if this too was the type of ministry we wanted to be a part of. After that meeting, we have been on board helping in any way they need us. We thank God for people like the Coopers who are willing to take on the burden of starting, running, and financing such an awesome ministry. The willingness to put it on their land next to their home signifies their commitment to this ministry.

All people (even people who oppose) say openly this is a great idea and Jonesboro needs this BUT why can't the Coopers put it in someone else's back door, not ours. I say if this is such a great work and is needed so badly, why do we not want God's blessings by having it in our back door.

I sincerely ask for your support and allow the Coopers to open this home for the hurting children of Jonesboro.

Sincerely,

Gary Ezell

Linda Ezell

P.S. If you would like to talk with me about this our cell phone number is (870) 219-5323.



4905 Southwest Dr.  
Jonesboro, AR 72404

3804 Linwood  
Paragould, AR 72450

2410 Taylor Dr.  
Searcy, AR 72145

4373 Harrlson Street  
Batesville, AR 72501

**WATERSPRINGS RANCH  
CITY OFFICIALS**

7707 Sanderson Lane  
Texarkana, AR 71854  
(870) 772-7187

web: [www.watersprings.com](http://www.watersprings.com)



... He turneth dry ground  
into watersprings.  
Psalm 107:35

A HOME FOR CHILDREN IN NEED

BOARD OF DIRECTORS

*David Whatley, President*  
*Carla Whatley, V. President*  
*Eddie Daines, Secretary*  
*Jane Daines*  
*Tracy Harris*  
*Lori Harris*  
*Terry Youngblood*  
*Kim Youngblood*  
*David Greathouse*  
*Phillip Cockrell*  
*Lila Cockrell*  
*Steve Belvedere*

*Diane Belvedere*

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*Gary & Becky Smith*  
*Nolan & Janet Smith*  
*Chuck & Melanie Thornton*  
*Robert & Margie Whitehead*  
*David & Judy Wood*  
*Kelvin & June Wyrick*

August 7, 2007

To Whom it May Concern:

We are the founders and directors of Watersprings Ranch in Texarkana, Arkansas. The Ranch began in 1989 and offers help to abused and neglected children. We understand there are mixed ideas and emotions from adjoining residents in your area on how a similar home for children could effect real estate investments.

Our nearby property owners voiced concern of a residential facility diminishing their property value and thwarting the development in North Texarkana. However, over the past 18 years, property values have continued to dramatically escalate in this area, which is one of the fastest growing areas in Texarkana, Arkansas with upscale subdivisions ranging from \$175,000 and upwards within a 2 mile radius of Watersprings Ranch.

When individuals drive by the Ranch, they are surprised that it is a facility for children because we have created Watersprings Ranch to resemble a subdivision with homes designed of equivalent value of other subdivisions.

Other concerns of our children being a nuisance in the neighborhood have also been quieted and neighbors who were once concerned are now supporters of this ministry.

There is a great need in every geographical location for hurting children caught in cycles of hopelessness and it is for these children in your area that the vision for the King's Ranch has been birthed in the hearts of Eddie and Lee Cooper. You will find that as you support this vision the rewards will be tremendous as you witness young lives fulfilling their God given destinies and making a positive impact in your community.

Sincerely,

*David & Carla Whatley*  
David & Carla Whatley



CITY OF TEXARKANA, ARKANSAS  
216 Walnut Street, Texarkana, Arkansas 71854  
P.O. BOX 2711 – TEXARKANA, ARKANSAS 75504-2711

PHONE (870) 779-4996 – FAX (870) 774-3170

OFFICE OF THE MAYOR

April 9, 2008

TO WHOM IT MAY CONCERN:

I am writing in regards to King's Ranch being established in Jonesboro, Arkansas as a children's home very similar to the Watersprings Ranch facility that has been operational in Texarkana, Arkansas for many, many years. Watersprings Ranch has been a godsend for many Texarkana area youngsters and their families. My wife taught at an elementary school where many of the residents of Watersprings Ranch attended public school. She saw first-hand the clients of the facility, some of the house parents, and the care and attention that Watersprings Ranch provided.

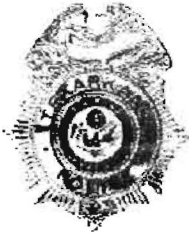
The Watersprings Ranch facility and property in Texarkana is a positive entity for the neighborhood and the city. I do not feel that Watersprings Ranch in any manner has a negative affect on nearby property values or the attractiveness of the neighborhood in general. There are very many homes in the area, most of them being in the \$150-\$175 thousand range with some of them being valued at \$250 thousand and up. I live in that general neighborhood. Watersprings Ranch does not have a negative impact on property values in the area – none at all.

Of course, the key to what will be the record with King's Ranch in Jonesboro will be how closely the King's model follows that of the Watersprings model. David Whatley and his wife have done a wonderful job in establishing and operating Watersprings Ranch over the years. It is certainly a well-operated entity, everything is done in a first-class fashion. Among the most successful fund-raising efforts of the year in our community are those of Watersprings Ranch. Our community indeed supports the ranch in every way. And, I think that is why I can, without hesitation, make such positive and glowing comments about Watersprings Ranch.

The management and the standards that will be applied and employed with King's Ranch will determine the outcome and the eventual impact – good or bad – on your community. If King's Ranch mirrors that of David Whatley and Watersprings Ranch, you as a community will be able to look back some day and say "great decision" to allow King's Ranch to be established in our community. I certainly hope that will be your experience.

With best regards,

Horace G. Shipp  
Mayor



**Texarkana Arkansas Police Department**  
**100 N. Stateline Avenue, Box 17**  
**Texarkana, Arkansas 71854**  
Ph: (903) 798-3130  
Fax: (903) 798-3023  
[www.txkusa.org/arkpolice](http://www.txkusa.org/arkpolice)



April 14, 2008

Mayor Doug Formon and City Council Members  
515 W. Washington Avenue  
Jonesboro, AR 72401

Dear Mayor Formon and City Council Members,

I am sending this letter in support of the proposal to open Kings Ranch of Jonesboro. We have a similar home here in Texarkana named Watersprings Ranch. We have found this facility to be a valuable part of our community. The children are taught right from wrong, taught respect and responsible citizenship within the community. Around Christmas time each year, the Officers of the Police Department transport the children from this facility (in a police car with lights and sirens on) to a local restaurant for dinner and fellowship. We have been doing this for 14 years, and have always found the children from this facility to be well behaved, respectful young people. In fact, one year, they invited us to their facility where we were treated to a meal and concert. The children of the home gave the Officers of the Police Department 2 hours of entertainment, rarely received elsewhere.

We receive very few calls from the facility for any police services, and the children are not allowed to "run rampant" throughout the neighborhood. Watersprings Ranch is located off of Sanderson Lane inside the City Limits of Texarkana, Arkansas. We have never received any complaints from neighbors that the children were vandalizing or causing any problems in the area. In fact, just the opposite occurs; we have found that many of the neighbors are complimentary of the facility and its administrators.

I urge you to approve opening Kings Ranch of Jonesboro, after all, there is nothing more important than improving a child's opportunities in life, and giving them a stable, loving environment in which to flourish and become a good citizen of our communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Harrison".

Robert H. Harrison  
Chief of Police

WATERSPRINGS RANCH  
REAL ESTATE  
PROFESSIONALS

# THE APPRAISAL GROUP

Real Estate Appraisals  
2415 Texas Boulevard

Phone (903) 793-3211 ☞ Texarkana, TX 75503 ☞ Fax (903) 793-3307

February 12, 2008

Eddie and Lee Cooper  
Jonesboro, Arkansas

Re: Watersprings Ranch, Texarkana, Arkansas

Dear Mr. & Mrs. Cooper:

Per your request, I am sending this letter describing the Watersprings Ranch, Texarkana, Arkansas impact upon its neighboring properties.

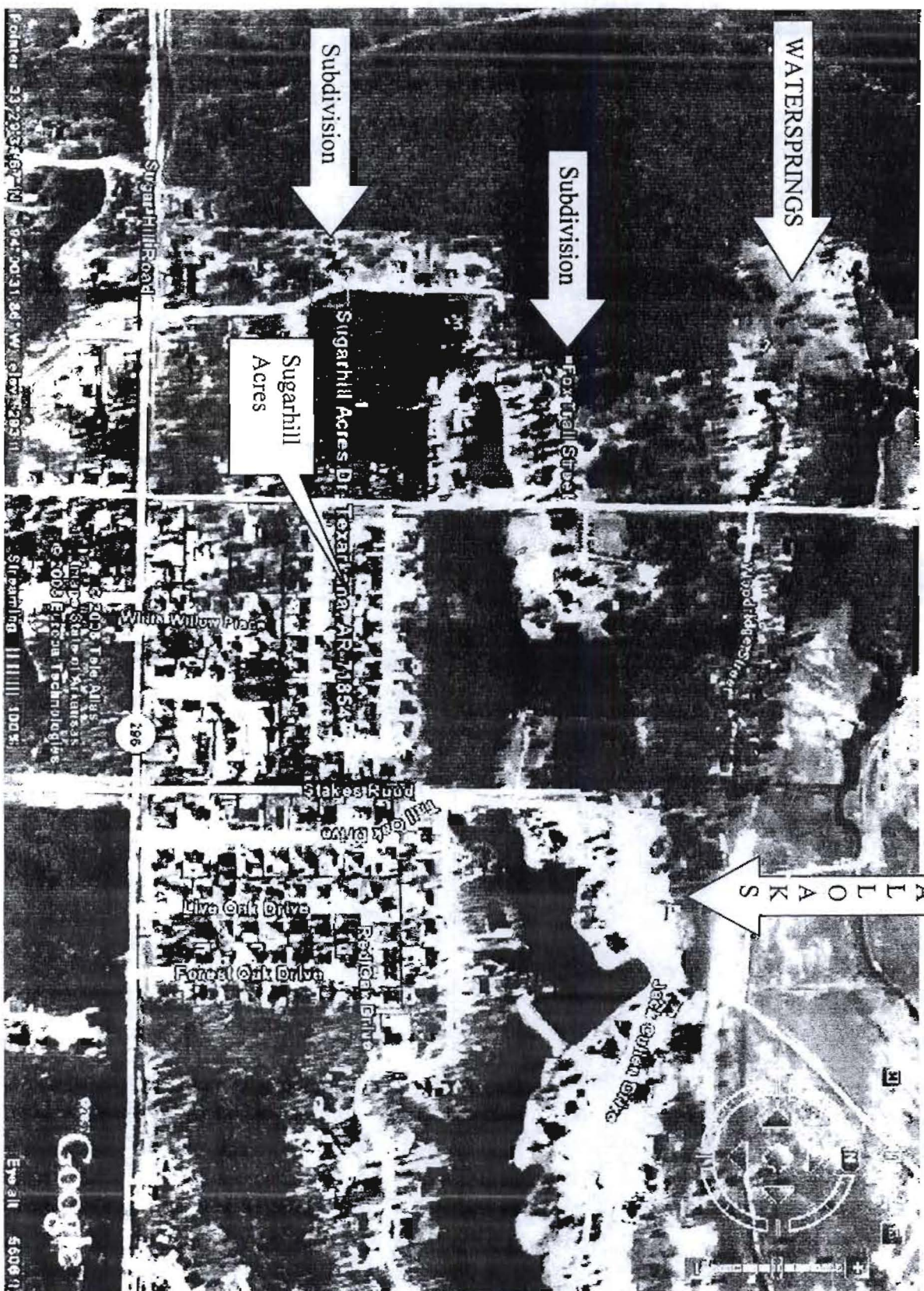
I am attaching a copy of the aerial map in the immediate area of Watersprings Ranch. Within one mile of the Watersprings Ranch are several residential subdivisions which were developed in the past few years. Residential prices range from \$150,000 at the smaller dwellings, to well over \$500,000.00 at the most recent Tall Oaks III Subdivision.

This area has been the main growth area in Texarkana Arkansas for the past 10 years, and no impact upon the marketability or values at these nearby properties has been observed.

The Watersprings Ranch property is due west of an older residential subdivision, which is built up in larger dwellings, typically over \$200,000 in value, and is north of a more recently installed subdivision, which is being built up in larger dwellings. North of Watersprings Ranch is the Red River bottoms, and less development has occurred due to flood plain in the bottoms.

See the arrows on the aerial photo on the following page.





WATERSPRINGS

Subdivision

Subdivision

Sugarhill Acres

Sugarhill Acres Dr

Fox Trail Street

Texarkana, AR 71854

Willow Willow Place

286

Stakes Road

Hill Oak Drive

Live Oak Drive

Forest Oak Drive

Pedicle Drive

West Oak Drive

TALLOAKS

Patent 33 233 467 M 94 00 31 34 W 01 5203 11

© 2005 Tele Atlas  
Map data © 2005  
© 2005 Earthstar Technologies  
Streaming 111111 1005

Google

Eye 311 5006 0

As shown on the aerial photo, Watersprings Ranch is adjacent to undeveloped land to the west and north, but is across the street from an established subdivision, and is located within one mile of several residential subdivisions.

No impact from the proximity to Waterspring Ranch upon marketability or market values has been observed.

If I can be of further assistance, please do not hesitate to contact me.

Respectfully submitted,  
The Appraisal Group  
2415 Texas Boulevard  
Texarkana, Texas 75503



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Pam Bonds, MAI, SRA  
Member #12014  
Arkansas Certification # AR CG 0336  
Expires 6/30/08  
Texas Certification # TX 1320451-G  
Expires 04/30/09



Annette Kilker  
REALTOR®  
Broker

The Real Estate Leaders<sup>SM</sup>

April 10, 2008

To Whom It May Concern:

As you can see from the enclosed map, most of our large sales on the Arkansas side were within 1/2-2 miles of the Water Springs Ranch. I was thinking it would affect our value before it was built, but I see no loss of value in any of these sales.

Respectfully,

Annette Kilker  
Realtor  
Enclosed  
AK/sb

**RE/MAX** Preferred

5120 Summerhill Road, Texarkana, Texas 75503

Office: 903-794-5250 • Cell: 903-277-3744 • Fax: 903-794-5251 • Toll Free: 866-473-1958

E-Mail: [Annette@ak1.com](mailto:Annette@ak1.com) • Website: [www.annettek.com](http://www.annettek.com)

Listings Found  
11

Total Price  
\$4,350,750

Average Price  
\$395,522

Median Price  
\$352,500

Price Range  
\$260,000 - \$840,000

MLS #	Price	Address	Beds	FullBaths	AppAge	# of Half Baths	Asking Price	Dining Area	Living Area	Lot Dimensions	Price Per Sq Ft	SqFt Heated	Year Built	Closing Date	DOM
73265	\$260,000	3906 Water Oak	3	2	1-5 Yrs	1	\$289,900	Breakfast & Formal	Single		97.20	2675		5/18/2007	121
70747	\$265,000	6907 Sugar Crest	4	3	New-Never Occupied	0	\$270,000	Breakfast & Formal	Two Living	105' x 135'	92.72	2858	2005	3/2/2006	63
69038	\$270,000	3711 Water Oak	4	2	1-5 Yrs	1	\$299,500	Breakfast & Formal	Two Living		82.04	3291		4/10/2006	374
71451	\$291,000	6910 Manor Crest	4	3	1-5 Yrs	0	\$300,000	Breakfast & Formal	Single		103.93	2800	2005	10/4/2006	196
70961	\$308,000	6906 Sugar Hill Acres	4	3	1-5 Yrs	1	\$319,900	Breakfast & Formal	Single	2.08 Acres	116.88	2633	2003	2/15/2006	26
74509	\$352,500	6707 Wuthering Heights	4	3	1-5 Yrs	1	\$389,900	Breakfast & Formal	Two Living	116x146x88x185	103.86	3394	2003	12/14/2007	181
74011	\$372,250	4102 Water Oak Drive	5	4	1-5 Yrs	0	\$394,500	Breakfast & Formal	Three Living		75.77	4913	2000	8/10/2007	114
71438	\$400,000	3909 Water Oak	3	2	1-5 Yrs	1	\$460,000	Breakfast & Formal	Three Living				2002	8/25/2006	126
74937	\$423,000	2811 Deer Run	4	3	1-5 Yrs	1	\$439,500	Breakfast & Formal	Two, Living		111.32	3800	2004	10/12/2007	11
71328	\$568,000	3613 Wuthering Heights	4	4	1-5 Yrs	1	\$650,000	Breakfast & Formal	Three Living		116.72	4875	2004	3/27/2007	351
74241	\$840,000	3801 Jack Cullen	5	5	1-5 Yrs	2	\$875,000	Breakfast & Formal	Three Living	.85	123.53	6800	2005	9/21/2007	106

◆ THE FIRST 30 DAYS

◆ CONVENIENT LOCATION & CLEAN FACILITY

AY • TEXARKANA, TX  
59 & HWY 67)

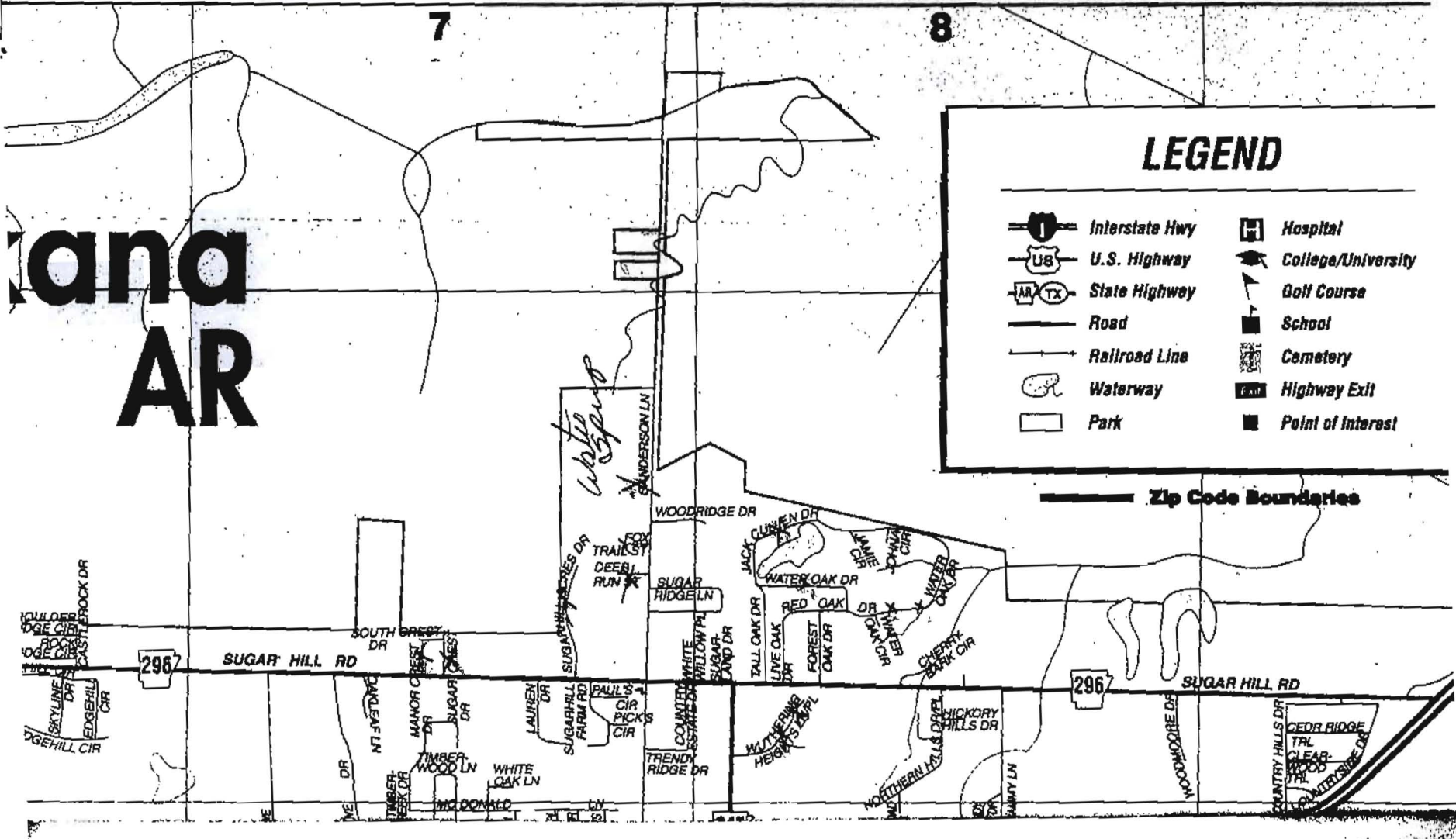
**OUR SECOND MONTH FREE!!**

(RENTALS ONLY)



903.334.80

4140 Melnight Road - Texarkana



**RE/MAX**

**Teresa Cheatham**  
REALTOR®



April 23, 2008

Hello,

I was asked to try to explain the impact Watersprings Ranch has on the city and community and neighborhood in which it resides. That is a tall order as it has as affected us in so many ways.

You know the saying, "If you want to feel better about yourself -do something nice for someone else." It almost exemplifies the Ranch, I say almost because there are so many wonderful things that exemplify this indispensable part of Texarkana. Not only are these children taught this and live it out in so many ways, as well as, the house parents, managers, teachers, and others but it gives us as members of this community an opportunity to share some of the "nice things we can do" with them and know that "As we have done it unto the least of these, we have also done it unto God."

Every child needs to know there are people who love and care for them to become a productive and vital member of society. More than that they need to know that God loves them, sent His only Son to bear their sins on the cross for them so that they can be provided a glorious eternal home, too. What a hope! And for some who have rarely experienced reassurance, encouragement, trust, more likely abuse, neglect, and horror, the knowledge that there is one who has "...plans to give them a hope and future..." and is using those willing to give of themselves to be a part of it is a real benefit to all. And this is the way God planned it.

The Ranch is not just a taking organization, however. They give back. They participate in churches all over the city. They provide helpful hands in clean up projects. They have courses of outreach to the community that are truly a blessing.

**RE/MAX Preferred**

5120 Summerhill Road, Texarkana, Texas 75503

Cell: (903) 278-0624, Office: (903) 794-5250, Fax: (903) 794-5251

Toll Free: (866) 473-1953, E-Mail: [teresa@btkhomes.com](mailto:teresa@btkhomes.com), Web Site: [www.btkhomes.com](http://www.btkhomes.com)



Each Office Independently Owned and Operated

**We all know, the children of today are the leaders of tomorrow, and children who have been taught the right way to live make much better leaders than those who just evolve in a cruel and withholding world. Kindness makes all the difference, and what a good feeling it is to know that you have been a part of making something good happen in the life of another, especially a child.**

**May God bless you all for your willingness to give of your time, energy and talents and share the love of God with these precious little ones.**

**Much Joy and Grace Abound Unto You,**



**Teresa Cheatham**

**A few facts:**

**\* The Texarkana Board of Realtors meet at least once a year at Watersprings Ranch and take needed items, i.e., toiletries, batteries, toys, etc. We also have an annual softball tournament "Realtors for a Cause" that we divide the funds raised between Watersprings Ranch and Special Olympics.**

**\*Ledwell & Sons and many other businesses have contributed time, labor and materials for building houses, learning centers, roads, and other needed improvements.**

**\*Churches, Sunday School Classes, Ladies Groups and others often contribute items needed. Some even going out to paint, repair, decorate, etc.**

**\*All of the people in the neighborhood whom I have ever heard express an opinion regarding the Ranch, which is numerous, could not be more proud to have this beautiful addition to their area.**

From: Teresa Cheatham <teresa@txkhomes.com>

To: EddieandLee@aol.com

Subject: FW: On Letterhead

Date: Thu, 24 Apr 2008 9:43 pm

Attachments: letter.doc (205K)

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Hello Eddie and Lee,

I just cut and pasted the letter from the e-mail I sent you and scanned it. I will re-type it and correct some things and mail it to you just as soon as I can. I have four houses open this weekend and house full of company coming to hear Mark Lowery at our church Saturday night, with houses to show all weekend. It's gonna be fun!!!!

I don't have a great deal of data at this time but I do have a few facts and figures re: the status of the neighborhoods in the same area.

In 2006 the average sales price of homes in this area was \$200,990 and in 2007 it was \$221,624.

There have been at least 5 new neighborhoods started in the last 2 years in the Sugarhill area, one of them being on the same road as the ranch. Most of the houses ranging in price from \$200,000 to \$800,000 plus. The houses right around the ranch would probably be about in the middle of this range. A few of them have been there a good long time and would be less. They're nice houses – they just used to be out in the country, and were probably built in the 70's and 80's.

If you pull up Realtor.com and look for houses in Texarkana, AR most anything north of the interstate would be within a minute or two of the Ranch.

Let me know if there are any specific questions you might have and I will do my best to answer them or find the answer.

Joyfully!,

Teresa

***Teresa Cheatham***

**RE/MAX Preferred**

5120 Summerhill Road



LAND OWNER  
IMMUNITY LAW

## ARKANSAS RECREATIONAL USE ACT

### 18-11-301. Purpose.

The purpose of this subchapter is to encourage owners of land to make land and water areas available to the public for recreational purposes by limiting their liability toward persons entering thereon for such purposes.

**History.** Acts 1965, No. 51, § 1; A.S.A. 1947, § 50-1101.

### 18-11-302. Definitions.

As used in this subchapter:

(1) "Charge" means an admission fee for permission to go upon or use the land, but does not include:

(A) The sharing of game, fish, or other products of recreational use; or

(B) Contributions in kind, services, or cash paid to reduce or offset costs and eliminate losses from recreational use;

(2) "Land" means land, roads, water, watercourses, private ways and buildings, structures, and machinery or equipment when attached to the realty;

(3) "Owner" means the possessor of a fee interest, a tenant, lessee, holder of a conservation easement as defined in § 15-20-402, occupant, or person in control of the premises;

(4) "Public" and "person" includes the Young Men's Christian Association, Young Women's Christian Association, Boy Scouts of America, Girl Scouts of the United States of America, Boys & Girls Clubs of America, churches, religious organizations, fraternal organizations, and other similar organizations; and

(5) "Recreational purpose" includes, but is not limited to, any of the following, or any combination thereof:

(A) Hunting;

(B) Fishing;

(C) Swimming;

(D) Boating;

(E) Camping;

(F) Picnicking;

(G) Hiking;

(H) Pleasure driving;

(I) Nature study;

(J) Water skiing;

(K) Winter sports;

(L) Spelunking;

(M) Viewing or enjoying historical, archeological, scenic, or scientific sites; and

(N) Any other activity undertaken for exercise, education, relaxation, or pleasure on land owned by another.

**History.** Acts 1965, No. 51, § 2; 1983, No. 168, §§ 1, 2; 1985, No. 959, § 1; A.S.A. 1947, § 50-1102; Acts 1991, No. 486, § 1; 2007, No. 677, § 1.

**Amendments.** The 2007 amendment inserted "holder of a conservation easement as defined in § 15-20-402" in (3).

### **18-11-303. Construction.**

Nothing in this subchapter shall be construed to:

- (1) Create a duty of care or ground of liability for injury to persons or property; or
- (2) Relieve any person using the land of another for recreational purposes from any obligation which he or she may have in the absence of this subchapter to exercise care in his or her use of the land and in his or her activities thereon or relieve any person from the legal consequences of failure to employ such care.

**History.** Acts 1965, No. 51, § 7; A.S.A. 1947, § 50-1107.

### **18-11-304. Duty of care.**

Except as specifically recognized by or provided in § 18-11-307, an owner of land owes no duty of care to keep the premises safe for entry or use by others for recreational purposes or to give any warning of a dangerous condition, use, structure, or activity on the premises to persons entering for recreational purposes.

**History.** Acts 1965, No. 51, § 3; A.S.A. 1947, § 50-1103.

### **18-11-305. Owner's immunity from liability.**

Except as specifically recognized by or provided in § 18-11-307, an owner of land who, either directly or indirectly, invites or permits without charge any person to use his or her property for recreational purposes does not thereby:

- (1) Extend any assurance that the lands or premises are safe for any purpose;
- (2) Confer upon the person the legal status of an invitee or licensee to whom a duty of care is owed;
- (3) Assume responsibility for or incur liability for any injury to person or property caused by an act or omission of such persons; or
- (4) Assume responsibility for or incur liability for injury to the person or property caused by any natural or artificial condition, structure, or personal property on the land.

**History.** Acts 1965, No. 51, § 4; 1983, No. 168, § 3; A.S.A. 1947, § 50-1104.

### **18-11-306. Land leased to state.**

Unless otherwise agreed in writing, the provisions of §§ 18-11-304 and 18-11-305 shall be deemed applicable to the duties and liability of an owner of land leased to the state, or any subdivision thereof, for recreational purposes.

**History.** Acts 1965, No. 51, § 5; A.S.A. 1947, § 50-1105.

**18-11-307. Exceptions to owner's immunity.**

Nothing in this subchapter limits in any way liability which otherwise exists:

(1) For malicious, but not mere negligent, failure to guard or warn against an ultra-hazardous condition, structure, personal property, use, or activity actually known to the owner to be dangerous; and

(2) For injury suffered in any case in which the owner of land charges the person or persons who enter or go on the land for the recreational use thereof, except that, in the case of land leased to the state, a subdivision thereof, or to a third person, any consideration received by the owner for the lease shall not be deemed a charge within the meaning of this section.

**History.** Acts 1965, No. 51, § 6; 1983, No. 168, § 4; A.S.A. 1947, § 50-1106.

**USE TABLE  
RESIDENTIAL DISTRICTS**

**ZONING**

**DISTRICTS**

**AG    RR    R-O    R-1    R-1A    R-2    R-2A    R-3**

**RESIDENTIAL USES**

Single-family detached	P	P	P	P	P	P	P	P
Single-family attached				C	C	P	P	P
Duplex, triplex, 4-plex					P	P	P	P
Emergency housing unit	C	C	C	C	C	C		
Multi-family							P	P
Manufactured housing unit	P	P						P
Manuf. housing, residential design	P	P	C	C	P	P	P	P
Manufactured housing park	P	P						C
Group residential		C	C	C	C	C	P	P
Accessory dwelling unit	P	P	P	P	C	C	C	C

**CIVIC AND COMMERCIAL USES**

Airport or airstrip	C							
Animal care, general	C							
Animal care, limited	C							
Automated teller machine								C
Bed and breakfast				C	C	C	C	C
Cemetery	C	C	C	C	C	C	C	C
Church	P	P	C	C	C	P	P	P
College or university				P	P	P	P	P
Communication tower	C	C	C	C	C	C	C	C
Convenience store								C
Day care, limited (family home)	P	P	C	C	C	P	P	P
Day care, general							C	C

assistance due to health reasons. Such reasons shall be certified by a licensed physician.

*Family:* One or more persons related by blood, marriage or adoption, or a group of not more than five (5) unrelated persons living together and subsisting in common as a single, non-profit housekeeping unit utilizing only one kitchen. A family may include domestic servants employed by said family.

*Farm:* A parcel of land used for growing or raising of agricultural products including related structures thereon.

*Fence:* A barrier constructed to provide privacy or visual separation between one ownership and another.

*Floodplain regulations:* Provisions of the City of Jonesboro, Flood Damage Prevention Ordinance.

*Floor area:* The sum of the gross horizontal areas of all of the floors of a principal building or buildings, excluding garages and covered parking areas, measured from the exterior faces of exterior walls, or from the centerline of walls separating two (2) buildings.

*Freight terminal:* A building or area in which freight brought by motor trucks or rail is assembled and/or stored for routing in intrastate or interstate shipment by motor truck or rail.

*Frontage:* That edge of a lot bordering a street.

*Garage, private:* An accessory building or a part of a main building used for storage purposes only for automobiles, vans, pick-up trucks and the like, used solely by the occupants and their guests of the building to which it is accessory.

*Golf course:* A facility providing private or public golf recreation services and support facilities, excluding miniature golf facilities.

*Government services:* Buildings or facilities owned or operated by government entities and providing services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.

*Greenhouse or nursery:* An establishment primarily engaged in the raising and retail sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes.

*Group residential:* The use of a site for occupancy by groups of more than five (5) persons, not defined as a family. Typical uses include fraternity or sorority houses, dormitories, residence halls, and boarding or lodging houses.

**R-1 / CONDITIONAL USE**

**USE TABLE  
RESIDENTIAL DISTRICTS**

**ZONING**

**DISTRICTS**

**AG    RR    R-O    R-1    R-1A    R-2    R-2A    R-3**

**RESIDENTIAL USES**

Single-family detached	P	P	P	P	P	P	P	P
Single-family attached				C	C	P	P	P
Duplex, triplex, 4-plex					P	P	P	P
Emergency housing unit	C	C	C	C	C	C		
Multi-family							P	P
Manufactured housing unit	P	P						P
Manuf. housing, residential design	P	P	C	C	P	P	P	P
Manufactured housing park	P	P						C
Group residential		C	C	C	C	C	P	P
Accessory dwelling unit	P	P	P	P	C	C	C	C

**CIVIC AND COMMERCIAL USES**

Airport or airstrip	C							
Animal care, general	C							
Animal care, limited	C							
Automated teller machine								C
Bed and breakfast				C	C	C	C	C
Cemetery	C	C	C	C	C	C	C	C
Church	P	P	C	C	C	P	P	P
College or university				P	P	P	P	P
Communication tower	C	C	C	C	C	C	C	C
Convenience store								C
Day care, limited (family home)	P	P	C	C	C	P	P	P
Day care, general							C	C



assistance due to health reasons. Such reasons shall be certified by a licensed physician.

*Family:* One or more persons related by blood, marriage or adoption, or a group of not more than five (5) unrelated persons living together and subsisting in common as a single, non-profit housekeeping unit utilizing only one kitchen. A family may include domestic servants employed by said family.

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*Group residential:* The use of a site for occupancy by groups of more than five (5) persons, not defined as a family. Typical uses include fraternity or sorority houses, dormitories, residence halls, and boarding or lodging houses.

# RESPONSE TO MISINFORMATION

Dear Friends,

King's Ranch would like to respond to misinformation that has been circulated recently about our ministry. King's Ranch has requested a conditional use permit for a residence located at 2816 Day Drive. This beautiful 4900 square foot home sits on 10.57 acres of secluded, wooded property that joins Dr. and Mrs. Eddie Cooper's 59+ acre already established ranch. The Cooper's have applied for a conditional use permit that is required in order to have a group home in an R-1 zoned area. Group homes are allowed in R-1 zoned areas with this conditional use permit, therefore, no rezoning is necessary.

The Metropolitan Area Planning Commission (MAPC) staff report found that there would be no detriment to surrounding neighborhoods if the permit was granted with conditions. One of the conditions was that the home be limited to one with no more than 8 children. The Cooper's have accepted these conditions.

**Response to Misinformation:**

1. There will be a maximum of 8 children living in the existing home, with Christian house parents who are called into this type of ministry. No other "professional or domestic staff" will reside in the home.
2. The subject property is on property zoned R-1. The proposed use of this home is permitted in a R-1 zone with a conditional use permit. No re-zoning is necessary.
3. The original concept was for more than one home, but Dr. and Mrs. Eddie Cooper have accepted the conditions recommended by the MAPC staff, including the condition of only one home with no more than 8 children. If future expansion is considered, a new application and approval would be necessary.
4. KING'S RANCH IS NOT A BUSINESS. IT IS A HOME. It is non profit and there will be no signs erected. The lights go off at night and come on in the morning, just like in any home. King's Ranch is a place for hurting children to have a "real home".
5. King's Ranch is not at all similar to the House of Refuge. The House of Refuge is state funded and accepts teenage girls (ages 13-18) that are wards of the state in the foster care system. King's Ranch is a private organization that is privately funded. Children between the ages of 6 and 12 can come to the ranch. Children who are younger than 6 can come if at least 1 sibling is 6 years old. The children can remain after age 12 if they are succeeding in the environment. Since King's Ranch is privately funded, Dr. and Mrs. Cooper are the ones who will make the decision of who comes to live at the ranch. No government agency will make those decisions for them. No child who has severe behavioral or emotional problems will be allowed to come to King's Ranch for that would undermine the King's Ranch ministry. Dr. and Mrs. Cooper have four children of their own, ages 14 thru 7 and would not put their own children at risk. If a problem did develop, the child would be transferred elsewhere or returned to their guardian.

It is unfortunate that there is a prevalent misunderstanding of what King's Ranch is all about. There are so many children in our city who just need a safe place to call home and someone to love them. This is what King's Ranch desires to give these young children. Our purpose is to restore their childhood and share with them and others the hope that comes from a personal relationship with Jesus Christ. We want to give them an opportunity to succeed in life. We hope that some of the misunderstanding has been dispelled and you will join us in being a blessing to "one of the least of these".