



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, NOVEMBER 14, 2017 AT 5:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a rezoning ordinance concerning property that is within 200 ft of the property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

DATE: OCTOBER 24, 2017

SUBJECT PROPERTY ADDRESS: 4150 SOUTHWEST DRIVE

DESCRIPTION OF REZONING REQUESTED: THE APPLICANT IS REQUESTING APPROVAL FOR A REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR 4.30 +/- ACRES LOCATED AT 4150 SOUTHWEST DRIVE.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

VALLEY VIEW SCHOOLS – BRYAN RUSSELL

Printed Name of Property Adjacent Owner

(Signature)

Date

2131 VALLEY VIEW DRIVE JONESBORO

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

SITZ BRUCE D AND LYNDA S

4202 WINTERHAVEN COVEJONESBORO, AR 72404-[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133012-02300
County Name:	Craighead County
Ownership Information:	SITZ BRUCE 4202 WINTERHAVEN CV JONESBORO AR 72404-0522
Property Address:	SITZ BRUCE D AND LYNDA S 4202 WINTERHAVEN COVE JONESBORO, AR 72404- Map This Address
Billing Information ⓘ:	LERETA 1123 PARK VIEW DR COVINA, CA 91724
Total Acres:	0.88
Timber Acres:	0.00
Sec-Twp-Rng:	01-13-03
Lot/Block:	12/
Subdivision:	AUTUMN HILL
Legal Description:	AUTUMN HILL PART NW NW 1-13-03
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No



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BRUCE SITZ

Printed Name of Property Adjacent Owner

(Signature)

Date

4202 WINTERHAVEN CV. JONESBORO, AR

Address

Phone

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LERETA

Printed Name of Property Adjacent Owner

(Signature)

Date

1123 PARK VIEW DR. JONESBORO, AR

Address

Phone

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KIRKSEY HAYWARD LEON ETAL

4503 SOUTHWEST DRJONESBORO, AR[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-01100
County Name:	Craighead County
Ownership Information:	KIRKSEY MARGUERITE C/O DEBRA MANGRUM 5307 JOHNWOOD DR JONESBORO AR 72404
Property Address:	KIRKSEY HAYWARD LEON ETAL 4503 SOUTHWEST DR JONESBORO, AR Map This Address
Billing Information ⓘ:	KIRKSEY MARGUERITE C/O DEBRA MANGRUM 5307 JOHNWOOD DR JONESBORO, AR 72404
Total Acres:	1.65
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	/
Subdivision:	
Legal Description:	PT E1/2 NE
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



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MARGUERITE KIRKSEY

Printed Name of Property Adjacent Owner

(Signature)

Date

5307 JOHNWOOD DRIVE, JONESBORO, AR

Address

Phone

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CALDWELL CARROLL

1900 STILLWATERJONESBORO, AR[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-16400
County Name:	Craighead County
Ownership Information:	CALDWELL CARROLL 3009 VISTA CT JONESBORO AR 72401
Property Address:	CALDWELL CARROLL 1900 STILLWATER JONESBORO, AR Map This Address
Billing Information ⓘ:	CALDWELL CARROLL 3009 VISTA CT JONESBORO, AR 72401
Total Acres:	0.85
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	/
Subdivision:	STILLWATER & SOUTHWEST DRIVE
Legal Description:	STILLWATER & SOUTHWEST DRIVE MINOR PLAT PT NE NE
School District:	58 VALLEY VIEW RURAL
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



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CARROLL CALDWELL

Printed Name of Property Adjacent Owner

(Signature)

Date

3009 VISTA CT, JONESBORO, AR

Address

Phone

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COOPER LAND AND DEVELOPMENT CO INC

4307 SOUTHWEST DR

JONESBORO, AR

[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-00900
County Name:	Craighead County
Ownership Information:	COOPER LAND & DEVELOPMENT 1600 COOPER LANE JONESBORO AR 72401
Property Address:	COOPER LAND AND DEVELOPMENT CO INC 4307 SOUTHWEST DR JONESBORO, AR Map This Address
Billing Information ⓘ:	COOPER LAND & DEVELOPMENT 1600 COOPER LANE JONESBORO, AR 72401
Total Acres:	0.50
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	/
Subdivision:	
Legal Description:	PT E1/2 NE
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



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COOPER LAND & DEVELOPMENT

Printed Name of Property Adjacent Owner

(Signature)

Date

1600 COOPER LANE, JONESBORO, AR

Address

Phone

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MCDANIEL JAMES E JR

4211 SOUTHWEST DRJONESBORO, AR[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-15600
County Name:	Craighead County
Ownership Information:	MCDANIEL JAMES E 1326 OAKDALE JONESBORO AR 72401
Property Address:	MCDANIEL JAMES E JR 4211 SOUTHWEST DR JONESBORO, AR Map This Address
Billing Information ⓘ:	MCDANIEL JAMES E 1326 OAKDALE JONESBORO, AR 72401
Total Acres:	0.75
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	1/
Subdivision:	MCDANIEL REPLAT OF LT 1 JAMES MCDANIEL SUB
Legal Description:	MCDANIEL REPLAT OF LT 1 OF JAMES MCDANIEL SUB PT NE NE
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



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JAMES MCDANIEL

Printed Name of Property Adjacent Owner

(Signature)

Date

1326 OAKDALE, JONESBORO, AR

Address

Phone

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NIKSEFAT SAEED SY

JONESBORO, AR

[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-16600
County Name:	Craighead County
Ownership Information:	NIKSEFAT SAEED SY PO BOX 130 NEWPORT AR 72112
Property Address:	NIKSEFAT SAEED SY JONESBORO, AR
Billing Information ⓘ:	NIKSEFAT SAEED SY PO BOX 130 NEWPORT, AR 72112
Total Acres:	0.96
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	2/
Subdivision:	BOB GIBSON SOUTHWEST DRIVE
Legal Description:	BOB GISON SOUTHWEST DRIVE COMMERICAL ADDITION PT NE NE
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



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NIKSEFAT SAEED SY

Printed Name of Property Adjacent Owner

(Signature)

Date

P.O. BOX 130, JONESBORO, AR

Address

Phone

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PMCM LLC

2000 THRU 2012 OZARK DRJONESBORO, AR[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-16500
County Name:	Craighead County
Ownership Information:	PMCM LLC 2304 STONEBRIDGE JONESBORO AR 72401
Property Address:	PMCM LLC 2000 THRU 2012 OZARK DR JONESBORO, AR Map This Address
Billing Information ⓘ:	PMCM LLC 2304 STONEBRIDGE JONESBORO, AR 72401
Total Acres:	2.29
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	1/
Subdivision:	BOB GIBSON SOUTHWEST DRIVE
Legal Description:	BOB GISON SOUTHWEST DRIVE COMMERICAL ADDITION PT NE NE
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



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PMCM, LLC

Printed Name of Property Adjacent Owner

(Signature)

Date

2304 STONEBRIDGE, JONESBORO, AR

Address

Phone

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FIRE PROTECTION OF ARK INC

4204 SOUTHWEST DR
JONESBORO, AR 72401

[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-00400
County Name:	Craighead County
Ownership Information:	FIRE PROTECTION OF ARK INC PO BOX 472 JONESBORO AR 72403-0472
Property Address:	FIRE PROTECTION OF ARK INC 4204 SOUTHWEST DR JONESBORO, AR 72401 Map This Address
Billing Information  :	WATKINS TERREL 2221 MASTERS DR JONESBORO, AR 72404
Total Acres:	8.63
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	/
Subdivision:	
Legal Description:	PT E 1/2 NE 8.63AC
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	Yes



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TERREL WATKINS

Printed Name of Property Adjacent Owner

(Signature)

Date

2221 MASTERS DRIVE, JONESBORO, AR

Address

Phone

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KISSINGER DONALD & LILLIAN

2117 WINTERHAVENJONESBORO, AR 72404-[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133012-01900
County Name:	Craighead County
Ownership Information:	KISSINGER DONALD 2117 WINTERHAVEN JONESBORO AR 72404
Property Address:	KISSINGER DONALD & LILLIAN 2117 WINTERHAVEN JONESBORO, AR 72404- Map This Address
Billing Information ⓘ:	CORELOGIC PO BOX 9202 COPPELL, TX 75019
Total Acres:	1.54
Timber Acres:	0.00
Sec-Twp-Rng:	01-13-03
Lot/Block:	6/
Subdivision:	VAUGHN'S 2ND REPLAT AUTUMN
Legal Description:	VAUGHN'S SECOND REPLAT OF LOTS 6 & 7 OF AUTUMN HILL
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	Yes



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REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

DATE: OCTOBER 24, 2017

SUBJECT PROPERTY ADDRESS: 4150 SOUTHWEST DRIVE

DESCRIPTION OF REZONING REQUESTED: THE APPLICANT IS REQUESTING APPROVAL FOR A REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR 4.30 +/- ACRES LOCATED AT 4150 SOUTHWEST DRIVE.

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CORELOGIC

Printed Name of Property Adjacent Owner

(Signature)

Date

P.O. BOX 9202, COPPELL, TX

Address

Phone

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**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

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REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

DATE: OCTOBER 24, 2017

SUBJECT PROPERTY ADDRESS: 4150 SOUTHWEST DRIVE

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DONALD KISSINGER

Printed Name of Property Adjacent Owner

(Signature)

Date

2117 WINTERHAVEN, JONESBORO, AR

Address

Phone

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LAWRENCE ROBERT O & ANNA ELLEN

4209 WINTERHAVEN CVJONESBORO, AR 72404[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133012-02100
County Name:	Craighead County
Ownership Information:	LAWRENCE ROBERT O & ANNA E 4209 WINTERHAVEN CV JONESBORO AR 72404-0522
Property Address:	LAWRENCE ROBERT O & ANNA ELLEN 4209 WINTERHAVEN CV JONESBORO, AR 72404 Map This Address
Billing Information ⓘ:	MORTGAGE CLEARING CORPORATION PO BOX 702100 TULSA, OK 74170
Total Acres:	1.08
Timber Acres:	0.00
Sec-Twp-Rng:	01-13-03
Lot/Block:	9/
Subdivision:	VAUGHN'S FIRST REPLAT AUTUMN
Legal Description:	VAUHGN'S FIRST REPLAT OF LOTS 9, 10, & 11 OF AUTUMN HILL
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No



**CITY OF JONESBORO
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REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

DATE: OCTOBER 24, 2017

SUBJECT PROPERTY ADDRESS: 4150 SOUTHWEST DRIVE

DESCRIPTION OF REZONING REQUESTED: THE APPLICANT IS REQUESTING APPROVAL FOR A REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR 4.30 +/- ACRES LOCATED AT 4150 SOUTHWEST DRIVE.

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MORTGAGE CLEARING CORP

Printed Name of Property Adjacent Owner

(Signature)

Date

P.O. BOX 702100, TULSA, OK

Address

Phone

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REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

DATE: OCTOBER 24, 2017

SUBJECT PROPERTY ADDRESS: 4150 SOUTHWEST DRIVE

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ROBERT LAWRENCE

Printed Name of Property Adjacent Owner

(Signature)

Date

4209 WINTERHAVEN CV, JONESBORO

Address

Phone

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LONG JEFF & KRISTINA

4206 WINTERHAVEN COVEJONESBORO, AR 72401[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133012-02400
County Name:	Craighead County
Ownership Information:	LONG JEFF OR KRISTINA 4206 WINTERHAVEN COVE JONESBORO AR 72404
Property Address:	LONG JEFF & KRISTINA 4206 WINTERHAVEN COVE JONESBORO, AR 72401 Map This Address
Billing Information 	LONG JEFF & KRISTINA 4272 WELDON LN JONESBORO, AR 72404
Total Acres:	0.89
Timber Acres:	0.00
Sec-Twp-Rng:	01-13-03
Lot/Block:	13/
Subdivision:	AUTUMN HILL
Legal Description:	AUTUMN HILL PART NW NW 1-13-03
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No



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REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

DATE: OCTOBER 24, 2017

SUBJECT PROPERTY ADDRESS: 4150 SOUTHWEST DRIVE

DESCRIPTION OF REZONING REQUESTED: THE APPLICANT IS REQUESTING APPROVAL FOR A REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR 4.30 +/- ACRES LOCATED AT 4150 SOUTHWEST DRIVE.

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JEFF LONG

Printed Name of Property Adjacent Owner

(Signature)

Date

4272 WELDON LN, JONESBORO, AR

Address

Phone

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HOWARD A & MARTHA C FRENCH LIVING TRUST

2110 WINTERHAVENJONESBORO, AR[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133012-02000
County Name:	Craighead County
Ownership Information:	FRENCH HOWARD A & MARTHA 2110 WINTERHAVEN ST JONESBORO AR 72404
Property Address:	HOWARD A & MARTHA C FRENCH LIVING TRUST 2110 WINTERHAVEN JONESBORO, AR Map This Address
Billing Information ⓘ:	FRENCH HOWARD A & MARTHA 2110 WINTERHAVEN ST JONESBORO, AR 72404
Total Acres:	0.88
Timber Acres:	0.00
Sec-Twp-Rng:	01-13-03
Lot/Block:	8/
Subdivision:	AUTUMN HILL
Legal Description:	AUTUMN HILL PART NW NW 1-13-03
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	Yes



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REZONING REQUESTED BY: **ASHDOWN PLAZA, LLC**

DATE: **OCTOBER 24, 2017**

SUBJECT PROPERTY ADDRESS: **4150 SOUTHWEST DRIVE**

DESCRIPTION OF REZONING REQUESTED: **THE APPLICANT IS REQUESTING APPROVAL FOR A REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR 4.30 +/- ACRES LOCATED AT 4150 SOUTHWEST DRIVE.**

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HOWARD FRENCH

Printed Name of Property Adjacent Owner

(Signature)

Date

2110 WINTERHAVEN, JONESBORO, AR

Address

Phone

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WEST DEBRA L

4205 WINTERHAVEN COVEJONESBORO, AR 72404-[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133012-02200
County Name:	Craighead County
Ownership Information:	EUBANKS DEBRA 4205 MOUNT CARMEL RD JONESBORO AR 72404-8807
Property Address:	WEST DEBRA L 4205 WINTERHAVEN COVE JONESBORO, AR 72404- Map This Address
Billing Information ⓘ:	EUBANKS DEBRA 4205 MOUNT CARMEL RD JONESBORO, AR 72404-8807
Total Acres:	1.34
Timber Acres:	0.00
Sec-Twp-Rng:	01-13-03
Lot/Block:	10/
Subdivision:	VAUGHN'S FIRST REPLAT AUTUMN
Legal Description:	VAUGHN'S FIRST REPLAT OF LOTS 9, 10, & 11 OF AUTUMN HILL
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No



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REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

DATE: OCTOBER 24, 2017

SUBJECT PROPERTY ADDRESS: 4150 SOUTHWEST DRIVE

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DERBRA EUBANKS

Printed Name of Property Adjacent Owner

(Signature)

Date

4205 MOUNT CARMEL, JONESBORO, AR

Address

Phone

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GRAY CLYDE A

JONESBORO, AR

[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Map View](#)

Basic Info

Parcel Number:	01-133012-00800
County Name:	Craighead County
Ownership Information:	GRAY CLYDE A 2804 WINDOVER COVE JONESBORO AR 72401
Property Address:	GRAY CLYDE A JONESBORO, AR
Billing Information ⓘ:	GRAY CLYDE A 2804 WINDOVER COVE JONESBORO, AR 72401
Total Acres:	4.00
Timber Acres:	0.00
Sec-Twp-Rng:	01-13-03
Lot/Block:	/
Subdivision:	
Legal Description:	PT NW NW
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



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DATE: OCTOBER 24, 2017

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CLYDE GRAY

Printed Name of Property Adjacent Owner

(Signature)

Date

2804 WINDOVER CV, JONESBORO, AR

Address

Phone

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KENWARD JOHN CLAY & MARGARET TRUST

4110 SW DR

JONESBORO, AR

[Basic](#)[Land](#)[Sales](#)[Valuation](#)[Taxes](#)[Receipts](#)[Improvements](#)[Map View](#)

Basic Info

Parcel Number:	01-133021-00300
County Name:	Craighead County
Ownership Information:	KENWARD CLAY & MARGARET 4110 SOUTHWEST DR JONESBORO AR 72404
Property Address:	KENWARD JOHN CLAY & MARGARET TRUST 4110 SW DR JONESBORO, AR Map This Address
Billing Information ⓘ:	KENWARD CLAY & MARGARET 4110 SOUTHWEST DR JONESBORO, AR 72404
Total Acres:	3.77
Timber Acres:	0.00
Sec-Twp-Rng:	02-13-03
Lot/Block:	/
Subdivision:	
Legal Description:	PT NE NE 3.77AC
School District:	58 JB VALLEY VIEW CITY
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	Yes



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REZONING REQUESTED BY: ASHDOWN PLAZA, LLC

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JOHN CLAY KENWARD

Printed Name of Property Adjacent Owner

(Signature)

Date

4110 SOUTHWEST DRIVE, JONESBORO, AR

Address

Phone

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