



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Board of Zoning Adjustments

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Tuesday, January 17, 2017

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

**Present** 5 - Doug Gilmore; Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

### 3. Approval of Minutes

#### [MIN-17:006](#)

BZA Meeting Minutes for December 20, 2016.

**Attachments:** [BZA Minutes from December 20, 2016 Meeting](#)

**A motion was made by Rick Miles, seconded by Sean Stem, that this matter be Approved . The motion PASSED with the following vote:**

**Aye:** 4 - Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

#### [MIN-17:007](#)

BZA Meeting Minutes from December 27, 2016 Special Called Meeting.

**Attachments:** [BZA Minutes from December 27, 2016 Special Called Meeting](#)

**A motion was made by Rick Miles, seconded by Sean Stem, that this matter be Approved . The motion PASSED with the following vote:**

**Aye:** 4 - Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

### 4. Appeal Cases

**VR-16-43****VR 16-43: 1001 W. Parker Road - Waivers**

John Easley of Associated Engineering on behalf of International Real Estate Holding Company request a variance for address 1001 W. Parker Road for approval to waive the paving requirements to install crushed aggregate (class 7) parking lot paving without asphalt and to waive the curb and gutter requirements. This is located on a C-3 General Commercial District with Limited Use Overlay.

**Attachments:**     [Application - Signed letter](#)  
[Site plan Layout](#)  
[Adjoining Property Owner Notifications](#)  
[Adjoining Property Owner Notifications - Returned](#)  
[USPS Receipts](#)  
[Aerial View](#)  
[Front View of Property Site](#)

**APPLICANT:** Mr. John Easley requested a variance for 1001 West Parker Road to waive the paving requirements to install crushed aggregate parking lot paving without asphalt and to waive the curb and gutter requirements. Mr. Easley explained St. Bernard's wanted to build additional parking on the adjacent property next to their facility on Parker Road. This parking lot is needed during the overflow of traffic during the flu season. Unfortunately, if the property next door were to ever be sold the parking lot built by St. Bernard's would sell along with the property. St. Bernard's does not want to pave the parking lot because they could lose access to this once the property is sold. They want to minimize their potential loss by not paving the parking lot.

**COMMITTEE MEMBER:** Mr. Doug Gilmore asked Mr. Easley how people would get from the new parking lot to the existing parking lot.

**APPLICANT:** Mr. Easley said they were going to build two access points that would allow people to walk in between the two parking lots.

**COMMITTEE MEMBER:** Mr. Sean Stem said the variance would die when the owner sold the property.

**APPLICANT:** Mr. Easley said that if the property were to be sold the variance would go away. The parking lot would also go away unless St. Bernard's were to work out some kind of deal that would allow them to continue using the parking lot.

**COMMITTEE MEMBER:** Mr. Gilmore said the Board could work their motion so the variance goes away when the property is sold. Mr. Stem made a motion tying the variance to the lease of St. Bernard's and in the event the property is sold the variance goes away.

**Approved**

**Aye:** 4 - Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

**VR-16-44****VR 16-44: 2102 Arrowhead Farm Road - Height**

Joe Wooten request a variance for address at 2102 Arrowhead Farm Road to waive the standard height limitation of 12 ft. in height to measure from the eave to 16 ft. in order to install lift so cars can be stored on top of each other inside the building. This is located on R-1 Single Family Residential District.

**Attachments:**[Application](#)[Adjoining Property Owner Notifications](#)[Application for Building](#)[USPS Receipts](#)[USPS Returned Card](#)[Aerial of Location](#)[Looking at Property from Arrowhead Farm Road](#)

**APPLICANT:** Mr. Joe Wooten requested a variance for 2102 Arrowhead Farm Road to waive the standard height limitation of 12 feet in height to measure from the eave to 16 feet in order to install lift so cars can be stored on top of each other inside the building. He explained he has a couple of cars that he would like to store in the building on a car lift. The height limitation of 12 feet will not allow him to do that. The building will be located behind his house.

**COMMITTEE MEMBER:** Mr. Miles said the height requested by the applicant was 16 feet to the peak.

**APPLICANT:** Mr. Wooten corrected him saying it was wall height.

**COMMITTEE MEMBER:** Mr. Reece asked the applicant how many square feet the building was going to be.

**APPLICANT:** Mr. Wooten said it would be a little over 800 square feet and it was partially constructed. The building will be all sheet metal.

**COMMITTEE MEMBER:** Mr. Reece asked if the applicant was a collector and not a rebuilder.

**APPLICANT:** Mr. Wooten said that he just collects cars. He also said all the neighbors have been notified.

Mr. Wooten said the storage building would be around twenty or thirty feet from the main house on the lot.

**COMMITTEE MEMBER:** Mr. Rick Miles asked if there was a picture of the building.

**APPLICANT:** Mr. Wooten said there was not a picture of the completed building but the building would look like his house.

**COMMITTEE MEMBER:** Mr. Reece asked how many vehicles he wanted to stack in the building.

**APPLICANT:** Mr. Wooten said that right now he only has 3 vehicles.

**Approved**

**Aye:** 4 - Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

**5. Staff Comments**

**6. Adjournment**