



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Board of Zoning Adjustments

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Tuesday, August 15, 2017

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

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

**Absent** 1 - Doug Gilmore

### 3. Approval of Minutes

[MIN-17:090](#)

MINUTES: BZA Minutes from July 18, 2017 Meeting.

**Attachments:** [BZA Minutes from July 18, 2017 Meeting](#)

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

**Aye:** 3 - Sean Stem; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Doug Gilmore

### 4. Appeal Cases

**VR-17-30****VARIANCE: VR 17-30: 4101 Bobcat Meadows and 1201 Bobtail Lane**

Bob Troutt of Bobcat Meadows Subdivision request a variance for addresses of 4101 Bobcat Meadows and 1201 Bobtail Lane to place a subdivision sign as you enter the subdivision in the side front yards setback and also to place a 6 foot fence in the front yard setback all along Airport Road. This is located on R-1 Single Family Residential District.

**Attachments:**     [Application](#)  
                              [Drawing](#)  
                              [Sign Application](#)  
                              [Bobcat Meadows Subdivision Drawings](#)  
                              [Aerial View](#)  
                              [USPS Receipt and Returned Card](#)

**APPLICANT: Mr. Bob Trout requested a variance for 4101 Bobcat Meadows and 1201 Bobtail Lane to place a subdivision sign as you enter to subdivision in the side front yard setback and to place a 6 foot fence in the front yard setback all along Airport Road. The property is located in an R-1 Single Family Residential District. Mr. Trout also wants to build a brick wall along a portion of the road. The subdivision will be gated.**

**BOARD: Mr. Rick Miles wanted to verify the variance was for the subdivision sign and the fence placement.**

**STAFF: Mr. Derrel Smith confirmed what the variance request was asking.**

**BOARD: Mr. Miles asked if Mr. Trout spoke with the State Highway Department. He also wanted to make sure the wall and sign would not block people's ability to see traffic on the road.**

**APPLICANT: Mr. Bob Trout said that he has spoken with the State Highway Department and his proposals would not stop drivers from seeing the traffic on the road.**

**No Opposition.**

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

**Aye: 3 - Sean Stem; Max Dacus Jr. and Jerry Reece**

**Absent: 1 - Doug Gilmore**

**VR-17-31****VARIANCE: VR 17-31: 1801 and 1813 Greensboro Road**

Associated Engineering on behalf of owner AH and DP Properties, LLC request a variance for addresses 1801 and 1813 Greensboro Road involving a townhouse development that will reduce the number of required parking spaces from the 64 required by ordinance to 61 parking spaces. This is located on R-3 Multi-Family High Density District.

**Attachments:**    [Application](#)  
                              [Site Plans](#)  
                              [Site Parking Plan](#)  
                              [Property Owner Notifications](#)  
                              [Aerial View](#)  
                              [Property View](#)  
                              [View looking directly Toward Property](#)  
                              [USPS Receipts](#)  
                              [Returned Sign Property Owner Notification](#)

**APPLICANT:** Associated Engineering requested a variance for 1801 and 1813 Greensboro Road. They are wanting to build a townhouse development but would like to reduce the required parking spaces from the 64 required by ordinance to 61 parking spaces. The development will be located on an R-3 Multi-Family High Density District.

**BOARD:** Mr. Jerry Reece asked Mr. John Easley if there was any way for them to fit the additional parking spaces on the lot.

**APPLICANT:** Mr. John Easley said there was not because of several issues with drainage and roadways.

**BOARD:** Mr. Sean Stem asked about having angled parking along the road.

**APPLICANT:** Mr. John Easley said the city does not allow for parking spaces that back out onto the road.

**BOARD:** Mr. Rick Miles asked if there was a reason the builder could not just cut two units from the total development.

**APPLICANT:** Mr. John Easley said that if the applicant did not get the variance they would end up removing two units from the development.

**BOARD:** Mr. Jerry Reece said the only reason why the applicant was requesting the variance was to make more money. Mr. Reece pointed out he did not like going against city ordinances just so developers could make more money.

**APPLICANT:** Mr. Easley asked if the applicant could put in parking spaces that were 8 feet wide instead of the required 9 feet. That would allow them more room to put the needed three spaces in the development.

**No Opposition.**

A motion was made by Sean Stem, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote:

**Aye:** 3 - Sean Stem; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Doug Gilmore

**VR-17-32**

**VARIANCE: VR 17-32: Casey Springs Road**

George Hamman of Civilogic on behalf of owner S & G Real Estate Management, LLC request a variance for address on 2916, 2920 and 2924 Casey Springs Road to allow the owner to create a third lot from the existing two lots. The lot to be created is Lot 7C, and contains .44 acres. Lot 7C contains only a communication tower with lots 7A and 7B not being occupied. This is located on R-1 Single Family Residential District.

**Attachments:**     [Application](#)  
                              [Letter](#)  
                              [Plat](#)  
                              [Aerial View](#)  
                              [USPS Receipts](#)

**APPLICANT:** Mr. George Hamman requested a variance for 2916, 2920 and 2924 Casey Springs Road to allow the owner to create a third lot from the existing two lots. The lot to be created is Lot 7C, and contains .44 acres. Lot 7C contains only a communication tower with lots 7A and 7B being unoccupied. The proposed lots are located in an R-1 Single Family Residential District. Mr. Hamman's client would like to retain ownership of the tower while still being able to have two lots for sale.

**BOARD:** Mr. Sean Stem asked Mr. Derrel Smith what the Planning Department thought about this request.

**STAFF:** Mr. Derrel Smith said the owner is making due with the area that he has. Ideally, the applicant would have 60 feet of right-of-way but Engineering did not have any comments on the request. This type of request has been done in the past.

**No Opposition.**

**BOARD:** Mr. Sean Stem made a motion to approve the variance with the condition that the current owner form a homeowners association to take care of the shared maintenance.

A motion was made by Sean Stem, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote:

**Aye:** 2 - Sean Stem and Max Dacus Jr.

**Nay:** 1 - Jerry Reece

**Absent:** 1 - Doug Gilmore

**VR-17-33**

VARIANCE: VR 17-33: 304 Baker Street

George Hamman of Civilogic on behalf of owners Dan and Daisy Freeman request a variance for address 304 Baker Street to allow the owner to erect a second structure on the lot, which will contain one additional unit. This is located on R-2 Multi Family Low Density District.

**Attachments:**    [Application](#)  
                          [Letter](#)  
                          [Plat](#)  
                          [Opposition Letter](#)  
                          [Aerial View](#)  
                          [USPS Receipts](#)

**APPLICANT:** Mr. George Hamman requested a variance for address 304 Baker Street to allow the owner to erect a second structure on the lot, which will contain one additional unit. The property is located on an R-2 Multi-Family Low Density District. The lot will not be divided. Mr. Hamman said they do not want to make the current building a triplex because they would have to hire an architect and engineer to stamp the plans.

**BOARD:** Mr. Jerry Reece and Mr. Sean Stem had some concerns about how water hookups, sewer and electrical meters. The suggested the applicant go speak with City, Water and Light.

**APPLICANT:** Mr. George Hamman requested they Board table the request so the applicant could do additional research into the proposed development.

**No Opposition**

**A motion was made by Sean Stem, seconded by Max Dacus Jr., that this matter be Tabled. The motion PASSED with the following vote:**

**Aye:** 3 - Sean Stem;Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Doug Gilmore

**5. Staff Comments****6. Adjournment**