



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, March 20, 2018

1:30 PM

Municipal Center

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-18:026](#)

MINUTES: BZA Minutes from February 20, 2018 Meeting.

Attachments: [BZA Minutes from February 20, 2018 Meeting.pdf](#)

These Minutes were Approved.

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

4. Appeal Cases

[VR-18-08](#)

VARIANCE: VR 18-08: 2319 Congress Cove

Green Grass Investments, LLC is requesting a variance for address 2319 Congress Cove to waive the standard setback regulations of the side lot line of 20 ft. to 7 ft. due to the drive will not meet the requirements of being 20 ft. off property line due to the narrow width of the lot even with the drive centered. This is located within a C-3 Commercial District Lot.

Attachments: [Application.pdf](#)
 [Site Plan.pdf](#)
 [Adjoining Property Owner Notifications.pdf](#)
 [Aerial View of Location.pdf](#)
 [Aerial View of Location 2nd.pdf](#)

Green Grass Investments, LLC is requesting a variance for address 2319 Congress Cove to waive the standard setback regulations of the side lot line of 20 ft. to 7 ft. due to the drive will not meet the requirements of being 20 ft. off property line due to the narrow width of the lot even with the drive centered. This is located within a C-3 Commercial District Lot.

APPLICANT: Mr. Michael Boggs of Tralan Engineering said Green Grass Investments is looking for a variance for the driveway setback, per ordinance, it is 20 foot for the side setback for commercial driveway, but this particular lot is narrow and there is an existing curb cut and there are existing utilities in the way. Mr. Boggs stated to get the fence and slide gate that they are going to install there would not be enough room for a slide-gate option to work.

STAFF: Mr. Derrel Smith said, it will not cause any inconvenience to any of the neighbors and there is no traffic to be worried about.

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

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

[VR-18-09](#)

VARIANCE: VR 18-09: 401 Marzee Ann

Joss Moss of Moss Fencing on behalf of Coe Nance is requesting a variance for address 401 Marzee Ann to waive the required platted setback regulations of the side front setback of 30 ft. to 13 ft. from the street Right-of-Way of 30 ft. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
 [Plat.pdf](#)
 [fence.pdf](#)
 [Aerial View of Location.pdf](#)
 [USPS Receipt.pdf](#)
 [Adjoining Property Owners.pdf](#)

Mr. Josh Moss of Moss Fencing on behalf of Mr. Coe Nance is requesting a variance for address 401 Marzee Ann to waive the required platted setback regulations of the side front setback of 30 ft. to 13 ft. from the street Right-of-Way of 30 ft. This is located within an R-1 Single Family Density District Lot.

APPLICANT: Mr. Josh Moss said he is trying to put a six-foot privacy fence on the front side yard.

BOARD: Mr. Jerry Reece asked if the owner is tying the fence to the Northside of their garage.

APPLICANT: Mr. Josh Moss said yes, it will tie up to the garage and the entire backyard will be fenced in.

BOARD: Chairman Mr. Doug Gilmore said the property is currently platted into two lots, and there is a need to Replat the property into one lot. He further suggested to Replat the property into one lot, as it would be better to put the fence up on one property rather than being on two different properties.

BOARD: Mr. Rick Miles asked the applicant Mr. Josh Moss if the replatting has been discussed with the property owners.

APPLICANT: Mr. Josh Moss assured that it will not be a problem, and that the property owners have invested \$10, 000 dollars into the project and replatting will not deter from continuing the project.

BOARD: Mr. Jerry Reece said the board approves the variance on a stipulation that the property will be platted into one lot.

A motion was made by Jerry Reece, 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

[VR-18-10](#)

VARIANCE: VR 18-10: 1200 North Floyd Street

Candice Mabry of Mabry Properties and Holdings, LLC is requesting a variance for address 1200 North Floyd Street to waive the side building setback south side and reduce from 7.5 ft. to 0.75' (9") to accommodate the existing accessory buildings. Also, the side building on the North side setback from 7.5 ft. to 6.0 ft. to accommodate the existing home. This is located within an R-1 Single Family Density District Lot.

This was on the March meeting.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Minor Plat.pdf](#)
 [Application - Residential.pdf](#)
 [Overall Variance Overview.pdf](#)
 [USPS Receipts.pdf](#)
 [Adjoining Property Owner Notification.pdf](#)
 [Pictures of Area.pdf](#)

Ms. Candice Mabry of Mabry Properties and Holdings, LLC is requesting a variance for address 1200 North Floyd Street to waive the side building setback south side and reduce from 7.5 ft. to 0.75' (9") to accommodate the existing accessory buildings. Also, the side building on the North side setback from 7.5 ft. to 6.0 ft. to accommodate the existing home. This is located within an R-1 Single Family Density District Lot.

APPLICANT: Mr. George Hamman of Civilogic prepared the minor plat for Mabry Properties. Mr. Hamman said when they presented the plat for review, there were some building setbacks that are not met, both on the North and the South sides of the property. When the property was purchased the neighboring building was already under construction on the South side. Previous owner Mr. Everest Brown passed away and the Mabry's wanted to finish the construction after buying the property. Mr. Hamman said that verbiage on the variance request states that any subsequent buildings will have to comply with current standards.

BOARD: Chairman Mr. Doug Gilmore said there are four total buildings on the lot. Mr. Stem asked if there are any pictures of the property.

APPLICANT: Mr. George Hamman replied that he does not have any pictures of the property.

BOARD: Chairman Mr. Doug Gilmore said 9 inches is not a lot of room. Mr. Rick Miles asked if the building was completed.

APPLICANT: Mr. George Hamman said he is not certain if the building has been completed.

STAFF: Mr. Derrel Smith asked how long the existing building has been there

and are the property owners trying to build a garage on the front of the property too?

APPLICANT: Mr. George Hamman said he does not know how long the building has been there and that he was notified six weeks ago. The customer wanted the property to be replatted and add a garage in the front of the house.

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

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

5. Staff Comments

6. Adjournment