



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, April 17, 2018

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

Present 4 - Doug Gilmore; Sean Stem; Max Dacus Jr. and Jerry Reece

Absent 1 - Rick Miles

3. Approval of Minutes

[MIN-18:038](#)

MINUTES: BZA Minutes from March 20, 2018 Meeting

Attachments: [BZA Minutes from March 20, 2108 Meeting.pdf](#)

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

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

Absent: 1 - Rick Miles

4. Appeal Cases

[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 Location.pdf](#)

APPLICANT: Mr. George Hamman represented Mabry Properties and Holdings. Mr. Hamman said the Mabry's started to build a garage, which they did not have a permit for. Mabry's stopped building as soon as they found out a permit was needed to continue the construction. The construction would put in the setbacks and that is why a variance was requested.

BOARD: Chairman Mr. Doug Gilmore brought up the letter written by Mr. Barns, who neighbors the Mabry's.

STAFF: Ms. Tracy McGaha read the letter for the record. The letter stated that the neighbor Mr. Barns is concerned with property easements and sewage that runs through both neighboring properties.

APPLICANT: Mr. Hamman said that Ms. Tracy did share the letter with him before the BZA meeting.

BOARD: Mr. Max Dacus asked Mr. Derrel Smith, if the city shut the construction down.

STAFF: To which Mr. Smith responded that a building permit was never issued. But he does not know if they shut them down.

BOARD: Mr. Jerry Reece asked Mr. Hamman about the sewage issue.

APPLICANT: Mr. Hamman said he does not know about the sewage issues, and that is the first time he heard about them.

BOARD: Due to buildings placed on the property line and fire safety concerns the board did not vote on the variance and The Chair Mr. Doug Gilmore commented that the buildings will have to come down off the property and the

motion was DENIED.

Denied

[VR-18-11](#)

VARIANCE: VR 18-11: 1201 W. Country Club Terrace

Justin Willis is requesting a variance for address 1201 W. Country Club Terrace to waive the standard setback regulations of the rear / back line of 25 ft. to 18 ft. due to the addition being added on to the existing house. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
 [Residential Application.pdf](#)
 [Drawings.pdf](#)
 [Property Owner Notifications Signed.pdf](#)
 [Pictures of Location.pdf](#)

APPLICANT: Justin Wills requesting a variance for address 1201 W. Country Club Terrace to waive the standard setback regulations of the rear / back line of 25 ft. to 18 ft. due to the addition being added on to the existing house. This is located within an R-1 Single Family Density District Lot.

APPLICANT: Mr. Justin Wills is trying to get a variance for an addition, and would like if the setback is cut to 18 ft. instead of 25 ft. Mr. Wills added that the neighbors do not object if the variance is approved. The concrete pad is there now that is depicted in the drawing and it does not have a roof over it now.

Please note that if a roof is put over the concrete slab that will have to have a permit.

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 - Rick Miles

[VR-18-12](#)

VARIANCE: VR 18-12: 401 W. Huntington

Michael Sullivan of Habitat for Humanity of Greater Jonesboro is requesting a variance for address 401 West Huntington Avenue to allow chat surface parking that is preexisting instead of a paved parking lot for the retail store. This is located within a C-1 Downtown Core Commercial District.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Floor Layout.pdf](#)
 [Site Plan.pdf](#)
 [Pictures of Location.pdf](#)

Michael Sullivan of Habitat for Humanity of Greater Jonesboro is requesting a variance for address 401 West Huntington Avenue to allow chat surface parking that is preexisting instead of a paved parking lot for the retail store. This is located within a C-1 Downtown Core Commercial District.

APPLICANT: Mr. Michael Sullivan said he is trying to open a store for Habitat for Humanity. He is requesting a variance that the chat surface parking be allowed for a limited period of time, which he said would be two years. He further mentioned that they have cleaned up the front of the property and the buildings adjacent to the property have been removed.

STAFF: Mr. Derrel Smith asked what would happen if Habitat for Humanity wants to stay longer than the two year time period requested.

APPLICANT: Mr. Sullivan replied that they will request another variance request, but the current plans project they will not occupy the space longer than two years, as the owners of the property have other plans with the property.

BOARD: Mr. Dacus said this can be done short term, up to a year instead of two years.

Mr. Dacus made a motion to grant the variance allowing the parking lot to remain chat for 12 months. Mr. Stem seconded the motion. Additionally, they want to see a plan in the future.

MOTION WAS PASSED FOR 12 MONTHS. THIS IS TO BE RELOOKED AT IN APRIL 17, 2019.

A motion was made by Max Dacus Jr., 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 - Rick Miles

[VR-18-13](#)

VARIANCE: VR 18-13: 3734 Pebble Beach Drive

George Hamman of Civilogic on behalf of owner Herbert Chambers is requesting a variance for address 3734 Pebble Beach Drive to waive the standard side building setback of the east side reduced from 5 ft. to 4.81 ft. to accommodate the existing home. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Property Notifications.pdf](#)
 [Ridgepointe Patio Homes Plat.pdf](#)
 [Harmon and Chambers Replat.pdf](#)
 [Property Notifications.pdf](#)
 [Pictures of Location.pdf](#)

APPLICANT: George Hamman of Civilogic on behalf of owner Herbert Chambers is requesting a variance for address 3734 Pebble Beach Drive to waive the standard side building setback of the east side reduced from 5 ft. to 4.81 ft. to accommodate the existing home. This is located within an R-1 Single Family Density District Lot.

APPLICANT: Mr. George Hamman requesting a variance for 3334 Pebble Beach Drive, to accommodate an existing home. When they did a Replat that is when they discovered the encroachment.

A motion was made by Jerry Reece, 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 - Rick Miles

5. Staff Comments**6. Adjournment**