



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Board of Zoning Adjustments

---

Tuesday, July 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

[VR-18-25](#)

MINUTES: BZA Minutes from July 10, 2018.

**Attachments:** [BZA Minutes from July 10, 2018.pdf](#)

**Approved**

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

**Absent:** 1 - Rick Miles

### 4. Appeal Cases

[VR-18-23](#)

VARIANCE: 5701 Krueger Drive

McAlister Engineering on behalf of Doug Imrie is requesting a variance for address 5701 Krueger Drive to continue using the existing parking in right-of-way and allow large truck deliveries to use the right-of-way temporarily for loading and unloading and avoid the requirements to fence in the chat areas. This is located within an I-2 Limited Industrial District.

**Attachments:**    [Application.pdf](#)  
                              [Drawing.pdf](#)  
                              [Aerial View Picture with Area.PDF](#)  
                              [Pictures of Area.pdf](#)

McAlister Engineering on behalf of Doug Imrie is requesting a variance for address 5701 Krueger Drive to continue using the existing parking in right-of-way and allow large truck deliveries to use the right-of-way temporarily for loading and unloading and avoid the requirements to fence in the chat areas. This is located within an I-2 Limited Industrial District.

**APPLICANT:** Mr. Josh Hurd said McAlister Engineering is asking for a variance for parking spaces, chat drive, a concrete gate and fencing on 5701 Kruger Dr. Also, they had to build an additional five spaces to the west of the property which would satisfy the parking requirements, as a total of 30 are required.

**BOARD:** Chairman Mr. Gilmore asked Mr. Derrel Smith, on how the city feels cars being parked in the right of way.

**STAFF:** Mr. Derrel Smith said the parking is okay for now, but in the future they may have to provide additional parking.

**APPLICANT:** Mr. Josh Hurd said they had hoped to avoid fencing and gating the property, but will do so if it is mandatory.

**BOARD:** Mr. Reece said the code requires for the gate and the fence and we should not overlook city code.

**BOARD:** Mr. Dacus motioned with a stipulation that the fence and gate be installed, and you would install the 6 parking spaces. Additionally, the variance could be vacated if the City so moved to widen the Street.

**BOARD:** Mr. Stem asked if the property will be chat or paved.

**STAFF:** Mr. Derrel Smith said we have not allowed that in the past, it has to be a hard surface.

**BOARD:** Mr. Dacus amended the motion that the gate and the fence portion has to be concreted to the edge of the black top.

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-18-24](#)

VARIANCE: 2318 Moore Road

Wood Engineering on behalf of Nettleton Concrete is requesting a variance for addresses 2318 Moore Road for a 14.5 ft. setback for the west end and a 17 ft. setback for the east end instead of the 25 ft. that is required of the existing north building structure of the Winters Industrial Addition. This is located within an I-2 Limited Industrial District.

**Attachments:**     [Application.pdf](#)  
                              [Winters Industrial Replat.pdf](#)  
                              [Pictures of Area.pdf](#)

Wood Engineering on behalf of Nettleton Concrete is requesting a variance for addresses 2318 Moore Road for a 14.5 ft. setback for the west end and a 17 ft. setback for the east end instead of the 25 ft. that is required of the existing north building structure of the Winters Industrial Addition. This is located within an I-2 Limited Industrial District.

**APPLICANT:** Mr. Carlos Wood of Wood engineering representing the owner Brandon Winters. Mr. Wood said they are in the process of building lot 2, they requested an additional transfer from CWL, and there are regulations for putting a transformer, to be specific it requires a separate lot for a transformer. We have provided the replat, in doing that there is a north existing structure, encroaching in the setback, which is what they are requesting a variance for. Mr. Wood added that he does not know when this structure was constructed.

**BOARD:** Mr. Max Dacus asked if the building is being used.

**APPLICANT:** Mr. Carlos Wood said yes, they are using it for dry storage building. It is greater than 10 feet from the property line, but still is in the setback.

**BOARD:** Chairman Mr. Doug Gilmore said the building could be legal when it was constructed.

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 - Rick Miles

## **5. Staff Comments**

**6. Adjournment**