



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Board of Zoning Adjustments

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Tuesday, November 20, 2018

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

**Present** 3 - Doug Gilmore; Rick Miles and Jerry Reece

**Absent** 2 - Sean Stem and Max Dacus Jr.

### 3. Approval of Minutes

[MIN-18:108](#)

**MINUTES: BZA Minutes from October 16, 2018**

**Attachments:** [Minutes from BZA Meeting October 16, 2018.pdf](#)

**Approved**

### 4. Appeal Cases

[VR-18-29a](#)**VARIANCE: 5205 E. Johnson**

Kelly Roberts of Acura Neon, Inc on behalf of owner Arvest Bank is requesting a variance for address 5205 E Johnson Avenue for approval of a monument with digital / illuminated sign located at the Arvest Bank within 250 ft. of other R-1 Single Family Residentially zoned properties. This is located within a C-4 Neighborhood Commercial District Limited Use Overlay.

**Attachments:**     [Application.pdf](#)  
                              [Drawing.pdf](#)  
                              [Pictures of Sign Existing.pdf](#)  
                              [USPS Receipts for November Meeting.pdf](#)  
                              [Returned Property Owner.pdf](#)

Kelly Roberts of Acura Neon, Inc on behalf of owner Arvest Bank is requesting a variance for address 5205 E Johnson Avenue for approval of a monument with digital / illuminated sign located at the Arvest Bank within 250 ft. of other R-1 Single Family Residentially zoned properties. This is located within a C-4 Neighborhood Commercial District Limited Use Overlay.

**APPLICANT:** Ms. Kelly Roberts represented Arvest Bank. She said this sign would give the bank more exposure. This location does not have a pole sign due to the overhead power lines, we are asking for this variance. It is close to residential area on the west side. Sign would sit 70 feet from the center of the road.

**STAFF:** Mr. Derrel Smith said the issue is it is within 250 feet of residential area and it has a digital component to it.

**APPLICANT:** Ms. Kelly Roberts said the digital portion is quite small.

**PUBLIC:** No Opposition.

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

**Aye:** 2 - Rick Miles and Jerry Reece

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

[VR-18-40](#)**VARIANCE: 1106 E. Washington Avenue**

David L. Scott is requesting a variance for address 1106 E. Washington for a metal carport to be located in the front yard setback of the 25 ft. required setback. This is located within an R-2 Multi-Family Low Density District.

**Attachments:**    [Application.pdf](#)  
[Picture of Portable Garage.pdf](#)  
[Residential Application.pdf](#)  
[Plat of Survey.pdf](#)  
[Drawing of Location.pdf](#)  
[Signatures for the Carport.pdf](#)  
[Adjoining Property Owners Signatures.pdf](#)  
[Pictures of Area.pdf](#)

David L. Scott is requesting a variance for address 1106 E. Washington for a metal carport to be located in the front yard setback of the 25 ft. required setback. This is located within an R-2 Multi-Family Low Density District.

**APPLICANT:** Mr. David Scott is trying to put up a portable carport.

**BOARD:** Mr. Miles said the carport needs to sit on the east side of the lot and concrete needs to be poured and you will drive further to get in the carport, so you will not be using the neighbors lot for initial access.

**BOARD:** Mr. Reece agreed and asked for Mr. Scott to get his cousin's signature on the adjacent lot allowing him to put up the carport.

**PUBLIC:** No Opposition.

A motion was made by Rick Miles, seconded by Jerry Reece, that this matter be Tabled.

[VR-18-45](#)**VARIANCE: 3127 Southwest Drive**

George Hamman of Civilogic on behalf of Honeyville, LLC is requesting a variance for address 3127 Southwest Drive to retain the existing building that is positioned on the property. The Front building setback on the east side reduced from 25 ft. to 13 ft. to accommodate the existing building and rear building setback on the west side from 20 ft. to 9.5 ft. to accommodate the existing building. This is located within a C-3 General Commercial District.

**Attachments:**     [Application.pdf](#)  
                              [Letter.pdf](#)  
                              [Plat.pdf](#)  
                              [Pictures.pdf](#)  
                              [USPS Receipt.pdf](#)

George Hamman of Civilogic on behalf of Honeyville, LLC is requesting a variance for address 3127 Southwest Drive to retain the existing building that is positioned on the property. The Front building setback on the east side reduced from 25 ft. to 13 ft. to accommodate the existing building and rear building setback on the west side from 20 ft. to 9.5 ft. to accommodate the existing building. This is located within a C-3 General Commercial District.

**APPLICANT:** Mr. Carrol Caldwell is asking for a variance to retain the existing building. He wants to remodel the building but he will not be adding a square inch to the existing structure. He will not add on to the property.

**BOARD:** Mr. Reece said this will look a lot better and a lot cleaner with the remodel.

**PUBLIC:** No Opposition.

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

**Aye:** 2 - Rick Miles and Jerry Reece

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

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