



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Board of Zoning Adjustments

Tuesday, August 20, 2019

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

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

Absent 1 - Doug Gilmore

3. Approval of Minutes

[MIN-19:082](#)

MINUTES: July 16, 2019

BZA Minutes from July 16, 2019 Meeting.

Attachments: [Meeting Minutes from July 16, 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 - Max Dacus Jr.;Jerry Reece and Sean Stem

Absent: 1 - Doug Gilmore

4. Appeal Cases

[VR-19-25](#)

VARIANCE: 2802 PEBBLE CREEK COVE

James and Rebekah McKee are requesting a variance for address 2802 Pebble Creek Cove to allow the rear setback to be reduced to eight feet instead of the standard 25 ft. that is required by code to build an addition onto the existing house. This is located within an R-1 Single Family Medium Density District.

Attachments:[Application](#)[Drawing](#)[Pictures of Location](#)[Residential Application](#)[Adjoining Property Owner Signatures](#)

James and Rebekah McKee are requesting a variance for address 2802 Pebble Creek Cove to allow the rear setback to be reduced to eight feet instead of the standard 25 ft. that is required by code to build an addition onto the existing house. This is located within an R-1 Single Family Medium Density District.

APPLICANT: James McKee stated he lives in a cove with three front yards. He built the home with all the bedrooms upstairs. Because of health concerns, he now wants to add a room on the side of the house. When he built the wall on his property, he moved all utilities out of the way. They are all on the outside of the wall. He is requesting a variance of 17 feet on the rear setback.

COMMISSION: Max Dacus Jr. asked how far from the wall will construction be.

APPLICANT: James McKee stated about 10 feet, maybe 12. He is going to build it to the same specifications of the house.

COMMISSION: Rick Miles asked if all neighbors have been notified.

APPLICANT: James McKee stated there are only two and both have signed off on it.

PUBLIC: No Comment.

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

[VR-19-26](#)

VARIANCE: 2309, 2311 and 2313 THORN STREET

Brandon Winters on behalf of owner Brenda Lagrone is requesting a variance for addresses 2309, 2311 and 2313 Thorn Street is requesting a reduction in the required lot size of 7,200 sq. ft. for a Duplex. This is located within an R-2 Multi-Family Medium Density District.

Attachments: [Application](#)
 [BZA Letter](#)
 [Site Plan Concept](#)
 [Site Plan Layout for Buildings](#)
 [Certified Mail Receipts](#)
 [3D Rendering](#)

Brandon Winters on behalf of owner Brenda Lagrone is requesting a variance for addresses 2309, 2311 and 2313 Thorn Street is requesting a reduction in the required lot size of 7,200 sq. ft. for a Duplex. This is located within an R-2 Multi-Family Medium Density District.

APPLICANT: Jeremy Bevill on behalf of Fisher Arnold stated he is requesting a lot size variance for Lot 1 and 3 shown on the site plan. The is on Thorn Street, north of Race Street.

COMMISSION: Sean Stem asked how much of a variance is he requesting.

APPLICANT: Jeremy Bevill stated the minimum is 7200 per lot for duplexes. We have 5826 for one and 5791 for the other.

COMMISSION: Rick Miles asked if there three lots were being re-platted to one.

APPLICANT: Jeremy Bevill stated they are being re-platted, but they will continue to be three lots. They are three existing lots. They are going with a different shape.

COMMISSION: Rick Miles asked how they were going to utilize a common drive.

APPLICANT: Jeremy Bevill stated they show centralized parking and one driveway that will connect to Thorn instead of having three separate driveways.

STAFF: Derrel Smith stated originally they had gone to MAPC and tried to make the lots meet the size requirements. By doing that, they did not have the lot width for the third lot. They were only showing a 10-15' strip running down the front. City, Water, and Light did not accept that. They have a 50' minimum. They went back and presented this with the 50' to get utility services in place. Each lot does have the 50' minimum now. By doing that, lots 1 and 3 no longer have the 70-100 square feet to put a duplex on.

COMMISSION: Max Dacus Jr. asked about the parking in the rear as it relates to the ordinances.

STAFF: Derrel Smith stated there is no rear parking on this. They are moving everything past the front of the buildings. The ordinance says side and rear. If you fronted these toward Thorn and put the doors on the front, the parking would be on the sides, but nothing on the rear.

COMMISSION: Jerry Reece asked if it currently meets all the requirements.

STAFF: Derrel Smith stated it does not meet the lot size requirement.

COMMISSION: Rick Miles stated that is what they are asking of us, to give the variance for lot size.

COMMISSION: Jerry Reece asked if everything was in place other than lot size.

STAFF: Derrel Smith stated yes, pretty much everything else is in place.

COMMISSION: Rick Miles asked what would happen if and when the time comes to sell.

APPLICANT: Jeremy Bevill stated this is why we went with this configuration. Each site has 50' of road frontage for utilities. They will also have an access easement across the parking lot portion.

COMMISSION: Sean Stem stated with this configuration, it looks like the backyards are going to be along the streets.

APPLICANT: Jeremy Bevill stated the only street is Thorn Street. Immediately north is the school's parking lot and on the West is the school's private drive.

COMMISSION: Sean Stem asked for the city's opinion.

STAFF: Derrel Smith stated the square footage is not optimal. It needs to be 7200 square feet. They do meet the setbacks otherwise. They actually would not even meet it for a single family home. That is 6000 square feet.

COMMISSION: Max Dacus Jr. stated, to get to 50', you are taking the parking on the front two duplexes.

STAFF: Derrel Smith stated that it would have to be covered by an access easement that would have to be recorded on the plat. We have done this in other locations.

COMMISSION: Rick Miles asked if they were all combined into a single plat, would they meet the common size where they could place the two duplexes and the fourplex within the single plat.

STAFF: Derrel Smith advised they do not have the zoning to do that. He could only have one building and R-2 only allows up to a fourplex.

COMMISSION: Max Dacus Jr. asked if this was something the city was going to start allowing. In theory this looks o.k. I know you are going to have an agreement on the access of it, but it seems like it needs to be sold to one person. However, it will not work as one lot.

STAFF: Derrel Smith stated that is the reason it is here. It does not fit into the ordinance so they are trying to come up with an alternative concept that everyone approves.

COMMISSION: Max Dacus Jr. stated he knows there is an agreement, but if you have an agreement and it is sold separately, upkeep on parking is a concern. The fourplex would want the back spaces, but they go on a different property. Ownership goes on that property.

STAFF: Derrel Smith stated the easement will always go with the land. It will be up to the property owners as this ages on how it will be maintained.

PUBLIC: No Comment.

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

Nay: 3 - Max Dacus Jr., Jerry Reece and Sean Stem

Absent: 1 - Doug Gilmore

[VR-19-27](#)

VARIANCE: 815 E MATTHEWS and 817 HALTOM

John Easley of Associated Engineering, LLC on behalf of Jonesboro Real Estate Holdings is requesting a variance for address 815 E Matthews and 817 Haltom requesting approval to erect a 6 ft. high wooden shadow box fence along the east, west and south perimeter of the parking lot. The standard is 4 ft. and 50 % open is allowed in the front yard setback. This is located within a C-5 Commercial Residence Mixed Use District.

Attachments: [Application](#)
 [Site Plan of Variance](#)
 [Property Owner Notification Signed](#)
 [VR 1927- Certified Mail Receipts 1](#)
 [VR 1927- Certified Mail Receipts 2](#)

John Easley of Associated Engineering, LLC on behalf of Jonesboro Real Estate Holdings is requesting a variance for address 815 E Matthews and 817 Haltom requesting approval to erect a 6 ft. high wooden shadow box fence along the east, west and south perimeter of the parking lot. The standard is 4 ft. and 50 % open is allowed in the front yard setback. This is located within a C-5 Commercial Residence Mixed Use District.

APPLICANT: John Easley stated they are asking for a variance on the fence ordinance. St. Bernards is moving into the old Blue Cross Blue Shield building. They have made parking lot improvements. The fence is mainly for security and minimizing the impact of the parking lot. The neighbor to the west in the apartments has a mechanic operation going. Sometimes people not associated with St. Bernards will park in that parking lot. The decision was made to put a 6' shadowbox up around the east and south sides. They would like to continue that along the right-of-way on Holcomb. They are asking for a continuous fence all the way around the property.

COMMISSION: Rick Miles asked about visibility issues possibly created by the fence.

APPLICANT: John Easley stated it would not affect visibility to drivers on the street. The reason the commission is looking at it is because it is a 6' fence instead of a 4' with 50 percent transparency.

PUBLIC: No Comment.

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

[VR-19-28](#)

VARIANCE: 2215 GRANT AVENUE

George Hamman of Civilogic on behalf of BLR Investments, LLC is requesting a variance for address 2215 Grant Avenue to allow the west side setback to be reduced to 2.5 ft. and to be reduced to 8.5 ft. on the rear setback. This is located within a c-3 General Commercial District.

THIS IS SUPPOSE TO BE ON SEPTEMBERS MEETING.

Attachments:[Application](#)[Letter](#)[Variance Plat](#)[USPS Receipts](#)[Property Owner Notification](#)[Staff Summary](#)[Vance's Second Addition Plat](#)[Vance's Second Addition](#)

Withdrawn

[VR-19-29](#)

VARIANCE: 2612 GALLAWAY LANE

Stephen Sexton is requesting a variance for address 2612 Gallaway Lane to build an Accessory Building 14 ft. than 12 ft. that is stated in the Accessory Building Code. This is located within an R-1 Single Family Medium Density District.

Attachments: [Application](#)
 [Layout of Lot](#)
 [Drawing of Building layout on lot](#)
 [Overman Building Invoice and Specs](#)
 [Adjoining Property Owner Notification Signatures](#)

Stephen Sexton is requesting a variance for address 2612 Gallaway Lane to build an Accessory Building 14 ft. than 12 ft. that is stated in the Accessory Building Code. This is located within an R-1 Single Family Medium Density District.

APPLICANT: Stephen Sexton stated he is seeking a two foot variance for the height of a two story workshop and storage building. All neighbors have approved.

COMMISSION: Rick Miles stated, the 14' is to add a second floor, correct?

APPLICANT: Stephen Sexton confirmed that is correct. The second floor will be used for storage. The bottom is a shop. He has saws that he would like to leave assembled. Upstairs will just be for storage.

COMMISSION: Sean Stem asked what type of construction it will be.

APPLICANT: Stephen Sexton stated it is an Overman metal building.

COMMISSION: Rick Miles asked for a picture of the building.

APPLICANT: Stephen Sexton stated he has a pamphlet showing the type of metal. He stated he does not have a brochure or picture showing the actual building. He offered to pull up the website, but the commission did not ask him to do so. There are several of these buildings behind my house. Behind my house there is a horse pasture. All neighbors did not have a problem with the building.

PUBLIC: No Comment.

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 - Max Dacus Jr.; Jerry Reece and Sean Stem

Absent: 1 - Doug Gilmore

5. Staff Comments

6. Adjournment