



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Board of Zoning Adjustments

Tuesday, October 20, 2020

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 4 - Doug Gilmore; Max Dacus Jr.; Jerry Reece and Rick Miles

Absent 1 - Sean Stem

3. Approval of Minutes

[MIN-20:098](#)

MINUTES: Meeting Minutes from September 15th 2020 BZA Meeting

Attachments: [BZA Meeting Minutes from September 15, 2020](#)

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

Aye: 3 - Max Dacus Jr.; Jerry Reece and Rick Miles

Absent: 1 - Sean Stem

4. Appeal Cases

[VR-20-34](#)

VARIANCE: 4712 Grissom Lane

Sherri Merriman is requesting a variance for 4712 Grissom Lane to place a 6-foot privacy fence into the front yard on Craighead Forest Road. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Letter](#)
 [Drawing](#)
 [Picture](#)
 [Signature of Property Owner](#)
 [USPS Receipt](#)
 [Pictures of Area](#)

Sherri Merriman is requesting a variance for 4712 Grissom Lane to place a 6-foot privacy fence into the front yard on Craighead Forest Road. This is located in an R-1 Single Family Residential District.

APPLICANT: Kenneth Merriman states they would like to put a fence up at the beginning of the property. Kenneth states his house sit on the back of the property, he wants to put a fence up to store his antique trucks and boats. Kenneth states they're building apartments across the street and apartments down the road, and he would like to keep his stuff safe.

COMMISSION: Doug Gilmore ask was he getting close to the property line and is this what we dealing with.

APPLICANT: Kenneth Merriman stated that he can't have a fence over 4ft tall in front of the house, because the yard is like 7 acres.

COMMISSION: Doug Gilmore stated the reason the city doesn't allow privacy fence is for one reason, if someone get over the fence and something goes on no one will see it. A lot of time on the chain link idea it's unattractive to the city and we have done away with chain link fencing.

APPLICANT: Kenneth Merriman stated all along Craighead Forest Road has chain link all down the road and unattractive then the one I would put up. Kenneth states that I would maintain it and keep it mowed down because that's the front of my property.

COMMISSION: Doug Gilmore asked for Staff Comments

APPLICANT: Kenneth Merriman ask can he speak again. Kenneth states the drive Grissom lane is a private drive, so that gate be coming on my private drive.

COMMISSION: Doug Gilmore ask for the City Comments

STAFF: Derrel Smith states that we have more concerns with the gate then we do the fence. We have to make sure there is emergency assess in there for the fire department. Because they not going to get out and unlock a gate, so that's

going to be there direct route in.

APPLICANT: Kenneth Merriman states that he isn't going to shut the driveway off.

COMMISSION: Rick Miles stated he has a question. Is this a two sided fence all you putting up.

APPLICANT: Kenneth Merriman stated is a 4 side. I want to put the fence up front.

COMMISSION: Doug Gilmore stated the reason you want to put it there, because you can't put it in the backyard you have a lake.

COMMISSION: Rick Miles states this going to be mainly use like you said pull the trucks in and have them behind a lock gate.

STAFF: Derrel Smith states that he doesn't understand the drawing here. It's showing an office, bathroom, shop, and breakroom. It sounds like a commercial building he's trying to put in there.

APPLICANT: Kenneth Merriman stated it will not commercial it will be a shop, where I work in on my cars.

COMMISSION: Jerry Reece stated what you do with the vehicle you repair back there.

APPLICANT: Kenneth Merriman stated he collect them.

COMMISSION: Rick Miles stated that Mr. Merriam would you possible have an alternate site on your property that you can put this 4,800 square feet.

APPLICANT: Kenneth Merriman stated that it would take a lot of digging out the side of a hill. The reason we choose that spot, is we would have to drive our vehicle's, all the up the dirt road and it's the only flat spot on my land.

COMMISSION: Doug Gilmore stated he would like to see a plat of this property, and on this plat where would you like to put this thing.

COMMISSION: Rick Miles stated he was going to table to give Mr. Merriman opportunity to come up with a plat and add a site drawing on the plat with intentions on securing the property and bring it back to the committee.

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

Aye: 3 - Max Dacus Jr., Jerry Reece and Rick Miles

Absent: 1 - Sean Stem

[VR-20-35](#)

VARIANCE: 1208 Robin Road

Brock Ferguson is requesting a variance for 1208 Robin Road to request a 4 ft. setback variance into the side front yard that is on the Lark Drive Side. This would be instead of the standard 25 ft. setback it would only be 21 ft. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Letter](#)
 [Drawing](#)
 [Adjoining Property Owners Signatures](#)
 [USPS Receipts](#)
 [Pictures of Area](#)

Brock Ferguson is requesting a variance for 1208 Robin Road to request a 4 ft. setback variance into the side front yard that is on the Lark Drive Side. This would be instead of the standard 25ft. setback it would only be 21 ft. This is located in an R-1 Single Family Residential District.

APPLICANT: Brock Ferguson states basically we would to do a 425 ft. addition on the Northeast corner. On the drawing you will see I would like to closed in my carport and make it into a garage. In order to do that and get two cars inside, I need to go a little to the south, which would push me into the setbacks toward Lark. So I'm asking to go 4 ft. into the setback at a maximum.

COMMISSION: Doug Gilmore asked for Staff Comments.

STAFF: Derrel Smith stated there wouldn't be a line of sight problem

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

Aye: 3 - Max Dacus Jr.; Jerry Reece and Rick Miles

Absent: 1 - Sean Stem

[VR-20-36](#)

VARIANCE: 603 S. Madison

Chris Jester of Jester Law Firm is requesting a variance for 603 S. Madison to provide general and accessible parking in a nonconforming way directly off Madison Street with the code saying that no off street parking or loading spaces be allowed that requires vehicles to back onto a public right of way. This is located in a C-1 Downtown Core Commercial District.

Attachments:[Application](#)[Site Plan](#)[USPS Receipts](#)[Adjoining Property Owners Notification](#)[Pictures of Area](#)

Chris Jester of Jester Law Firm is requesting a variance for 603 S. Madison to provide general and accessible parking in a nonconforming way directly off Madison Street with the code saying that no off street parking or loading spaces be allowed that requires vehicles to back onto the public right of way. This located in a C-1 Downtown Core Commercial District

STAFF: Derrel Smith stated we have a letter that requested to Tabled. Madison is part of the new overlay and so we want to work with them to get this so it will work a little better.

[VR-20-37](#)

VARIANCE: 4800 Yukon Drive

Stephen and Megan Miller are requesting a variance for 4800 Yukon Drive to build a 6-foot fence and requesting that it go into the side front yard. This is located in an R-1 Single Family Medium Density District.

Attachments:[Application](#)[Plot Plan](#)[Plat Location](#)[Adjoining Property Signatures](#)[Picture of Area](#)[SFR 19-52 4800 YUKON DR - HOUSE](#)

Tabled - No one showed up.

5. Staff Comments**6. Adjournment**