



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, April 2, 2024

1:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED MEETING

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-24:030](#)

MINUTES: March 19, 2024 BZA

Attachments: [3.19.24 BZA Minutes](#)

4. Appeal Cases

[VR-24-10](#)

VARIANCE REQUEST: 516 GEE

Little & Associates Architects, Inc. is requesting a variance for a frontage reduction of 60% to 30%. This site is located in the commercial mixed-use district.

Attachments: [Signed Form](#)
[Variance Notification](#)
[516 Gee Street-LP-1](#)
[516 Gee Street-SP-1](#)
[Building Plan](#)
[Notifications](#)
[Old Site](#)

Legislative History

3/19/24	Board of Zoning Adjustments	Tabled
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5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:030

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

MINUTES: March 19, 2024 BZA



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, March 19, 2024

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 5 - Doug Gilmore;Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

3. Approval of Minutes

[MIN-24:024](#) BZA Minutes 02/20/2024

Attachments: [2.20.24 BZA Minutes](#)

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

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

4. Appeal Cases

[VR-24-10](#) VARIANCE REQUEST: 516 GEE

Little & Associates Architects, Inc. is requesting a variance for a frontage reduction of 60% to 30%. This site is located in the commercial mixed-use district.

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This item is scheduled for a special called meeting on April 2nd, 2024 at 1:30pm.

[VR-24-12](#) VARIANCE REQUEST: 9400 E Highland

Brotherhood Inc. is requesting a variance for the overlay district requirements in addition to paving and curbing. This site is located in the C-3 LUO, general commercial district with a limited use overlay.

Attachments: [24-004 IBEW BZA Application](#)
[24-004 IBEW Site Plan-BZA SITE PLAN](#)
[BZA certified mail receipts](#)

Doug Gilmore (Chair): Proponent for this item, Tranlan Engineering come on up.

Michael Boggs (Proponent): Good afternoon, Michael Boggs with Tranlan Engineering we're seeking a variance for special overlay district and also pavement, paving the existing gravel lot and the proposal out there.

Doug Gilmore: Tell me about the reason for that.

Michael Boggs: The proposed area in the back is for a trailer to come in every once in a while, that is a school building. What they'll do is bring in, it's an electrical union and they'll bring in their students, people that the journeymen is trying to get to that point, they have to have so many classroom hours and they work in a shop and they'll bring a trailer in and it has some equipment or materials and they'll come in every so often and back into that back area. The existing gravel that's there, has been there since it was originally developed. We're not trying to pave it at this time, for main constraints trying to put in the new building that they need to get.

Doug Gilmore: So, there's not gonna be an increased amount of traffic?

Michael Boggs: No, the building that they're making now is going to become all office spaces instead of classrooms, and then they're gonna have 3 classrooms and a shop room out there in the rear.

Doug Gilmore: Any questions for the members?

Kevin Bailey (Board): Mr. Chair, I have several questions, we're asking for landscaping variance, we asking for paving variance, we're asking for no curb and gutter, no sidewalk, no fencing, no nothing, you're just wanting to put a chat lot in back there?

Michael Boggs: No we're putting pavement we're I show pavement on my site plan, and we're not asking for a variance from the landscaping, we're supplying the landscaping for that, you know cutting the islands in the front, putting an island on the side, we're not asking for a variance from landscaping we're asking for variance from the special overlay district really pertaining to the material piece of it, you know the material has to be wood, brick, or stone because that existing building back there does not meet the requirement, so that's what we're looking for on the special overlay. We're putting curb and gutter around the new stuff, its showing curb and gutter for the gravel area.

Kevin Bailey: And I don't mean to sound confusing Michael, but the drawing I'm looking at now, shows curb and gutter and asphalt paving around the existing building, the old chat, is that not true? I'm looking at the same drawings you are.

Michael Boggs: So that lighter gray, around the existing structure is the existing asphalt, that darker gray there, solid hatch, is the purposed asphalt for the new building and the speckled areas there and there are existing gravel and the one in the back is purposed.

Kevin Bailey: I get that, so the front parking lot where the existing building is you're showing it paved right now.

Michael Boggs: It is paved right now.

Kevin Bailey: It is paved and curbed and guttered and everything now?

Michael Boggs: Yes.

Kevin Bailey: Okay, so the aerial view that we just had didn't show that.

Michael Boggs: It's paved, it's been paved for the.

Rick Miles (Board): It's hard to distinguish, at this altitude, what's paved and

not paved, if you look now, you can see some horizontal lines showing where it stops. You do have some trees up front it looks like, are they gonna increase any on the green space in front?

Michael Boggs: The greenspace actually meets the special overlay district currently and there's some trees out there but with the utilities and overhead electric it'd be hard to put the trees that are required for the special overlay district because there's not space to put them. So, I cut the islands to put some trees in there, try to add a little bit there in the corners to help with that, there's a bunch of lots of existing trees on the side already.

Kevin Bailey: Mr. Chair in the past when we granted variances for chat parking lots only, we've required it to be under fence, is that correct guys?

Doug Gilmore: Most of the time, yes.

Kevin Bailey: But you're not doing that here.

Michael Boggs: I mean I can put a fence on there, if need be.

Kevin Bailey: Yeah, I want a fence.

Board: What was the purpose of the chat?

Michael Boggs: Every so often they have a trailer with materials that pulls back there, there'd be an overhead door on the backside of that building to get into the shop. So they just pull back there to unload, come back and get out, and just be done with it. Yeah, it's not something that's gonna be used all the time.

Board: Behind that existing building now you have that whole gravel surface?

Michael Boggs: Yes, sir.

Board: Is that still existing?

Michael Boggs: The all gravel surface is existing right now.

Board: Is that coming out or are you leaving that in there?

Michael Boggs: My plan is to just leave it in there for right now. They're not wanting to pave it at this time because again, they're on a budget and they're just trying to pave that one side.

Board: What's the use of it now?

Michael Boggs: It just sits there.

Board: they don't use it for anything at all?

Michael Boggs: For right now, the use it to unload trailers and stuff like that there for what they're doing, but there's not parking or nothing in that. It was designed from the beginning for that area behind the building to be gravel. But since then the code has changed to where they gotta be paved and that's why we're coming for the variance. To try and keep from paving it at this time.

Board: Do we want to put a time limit on the pavement? We have before, within 24 months, it always has to be fenced.

Unable to Transcribe

Board: That's why I'm asking about the fencing is that gonna be required that they have to fence it as well?

Unable to transcribe

Doug Gilmore: Since that part of the gravel is not going to be disturbed and it's gonna be more or less grandfathered in, I guess if you can say that. So, with the new area that is purposed in front of ya, is showing curb and gutter, and pavement to that back gravel lot, and then since it is new we could require a fence.

Michael Boggs: It's a new lot, I can do that.

Doug Gilmore: It's got to be

Michael Boggs: Like that screened fence?

Doug Gilmore: Yes.

Casey Caples (Board): I'm just curious you want to opt out of pavement and do gravel but you want to do a green chain-link fence to cover what it's in the parking lot or you get 12 months to pave it, and you don't have to do the

chain-link fence.

Kevin Bailey: We're trying not to heavy your burden. So, by the time you fence all this it's gonna be quite expensive, versus the asphalt and time limit. That's one consideration we're talking about but are we also talking about the overlay district and not putting brick and stone on the new building, that does fall in the overlay district, so, we're not just considering the parking lot, we're also considering a variance on not putting brick and stone on the building is that correct?

Michael Boggs: Yes, sir.

Doug Gilmore: Okay, that wasn't made clear.

Rick Miles: Have we seen a drawing of this new building?

Doug Gilmore: Any elevations on it?

Michael Boggs: I don't have any elevations on it, it's just basically like the same structure to the south there.

Doug Gilmore: How many feet off the street is that?

Michael Boggs: Nearly 300 plus feet. It's a good ways back there.

Doug Gilmore: Where it begins?

Michael Boggs: Yeah, where that building is, it's close to 300. But it's a good ways off the property line.

Kevin Bailey: So my question Chairman is to the city, would be if we're looking at possibly granting a variance for the overlay district, requirements is that for the new building or with this much of an addition with a second building, are they gonna be required to update the exterior of the existing building, with brick and stone?

Michael Boggs: That's the reason I came to the BZA because according to the deals, if we go above 20% of the original structure, we have to bring the siding up to ordinance standard which will be in a special overlay district and the new building will have to meet that as well, and the old building

Kevin Bailey: So, it's a two fold

Michael Boggs: We're trying to have to keep the siding looking the same, we're willing to do some additional landscaping stuff like how we typically do when the overlay district is over variances on that.

Doug Gilmore: So it's a metal building?

Kevin Bailey: In the overlay district that's not allowed.

Unable to transcribe

Doug Gilmore: Do we have long enough talons to force somebody just because they're adding an additional building to come back and make, they're not adding on to this building. They're adding on to the property in the back. To come back in and put a brick façade or stone façade on the old one.

Kevin Bailey: That's my question

Doug Gilmore: I don't know if we got that, I don't know if that's something we really need to do personally. But you guys are the ones that make the motion so, I think that's running really deep.

Kevin Bailey: I agree 100 percent that they run deep, but I just want to make sure that we're not opening up ourselves for supposed liability.

Doug Gilmore: If you wanna require or ask them to put some kind of masonry on the back building then that's certainly something in our preview, but I guess currently it's gonna be a metal building as far as you know?

Michael Boggs: Yes sir, that's as far as I know.

Doug Gilmore: We have allowed buildings to be built and metal buildings, where just one side facing the street is masonry brick or stone. Then in some cases other things because it might fit the, like auto dealerships.

Kevin Bailey: We do, and I don't know if it's been passed by city council but we amended the ordinance for that, that allows for architectural panels, metal

plans, and other products but I don't remember if it made it to council to be. It went through everything it needed to and we sent it to council to modify that, to allow architectural panels and everything else but I do not think that it has been through council.

Doug Gilmore: Let me ask this, is the metal building that's there now pass as architectural panels?

Kevin Bailey: No sir, there just are panels.

Doug Gilmore: I didn't think so. If we wanted to ask them to do architectural panels or something that fits

Unable to transcribe

Kevin Bailey: I personally have no problem with the building as it is and granting the variance with the time restraint on the parking lot, either fencing it or giving ya 24 months, I don't personally have a problem with the building in the back having siding it's 300 off the 18 and industrial area, and I guess that I'll make that motion that we grant it, the variance with a 24 month time limit, giving it 24 months to get paved or fence it in with 6ft screen fence, and that we do allow the rear building to be a pre-engineered building with metal panels, on it.

Casey Caples: As long as it's outside 300 feet?

Kevin Bailey: As long as it's that distance back, 300 feet yes sir.

Unable to transcribe

Board: So that new building is outta that 300 feet.

Michael Boggs: The majority of it is I think I'd have to push it back about 10 foot or so, maybe 7 cause I have an 8 foot sidewalk on the side of that building.

Board: So push it back 10 feet.

Michael Boggs: Push it back a little bit.

Kevin Bailey: So, Mr. Chair that was my motion then.

Doug Gilmore: Monica did you get all that?

Monica Percy (Planner): I think so, metal building as long as it is at least 300 feet back from the property, the option for a fence with privacy screening or pave the lot within 24 months that sound right?

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

5. Staff Comments

Doug Gilmore (Chair): Even though we're not gonna address Gee Street, thank you for coming, is there anything else you wanna talk about today?

Patti Lack (Public): I just want to let you know that the meeting was not on the Facebook page, it was not shown today. Okay, Thanks.

Doug Gilmore: I don't know how anybody knew about it, but they did. I'm telling ya, must be another way besides Facebook.

Monica Percy: I believe we're just required to run an ad in the paper and I know that's done.

Doug Gilmore: Right, well no one's certainly trying to hide anything.

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-24-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE REQUEST: 516 GEE

Little & Associates Architects, Inc. is requesting a variance for a frontage reduction of 60% to 30%.
This site is located in the commercial mixed-use district.



CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner	<u>BRAD/JAMIE PARNELL</u>	Applicant	<u>JIM LITTLE ARCHITECT</u>
Address	<u>706 S. MAIN MT. HOME, AR</u>	Address	<u>603 W. COLLEGE AVE</u>
Phone	<u>870-409-8889</u>	Phone	<u>870-932-3813</u>
Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

FRONTAGE REDUCTION FROM 60% TO 30%

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

CONFLICT IN CODE

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Planning Department, 300 S. Church Street, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036



**CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION**

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 3/19, 2024 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: OWNER: BRAD & JAMIE PARNELL
DATE: 02-27-24
SUBJECT PROPERTY ADDRESS: 516 GEE ST.
DESCRIPTION OF VARIANCE REQUESTED: FRONTAGE REDUCTION FROM 60' TO 30' 0
(45'-0" TO 25'-0")

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner (Signature) Date

Address Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

LANDSCAPING NOTES:

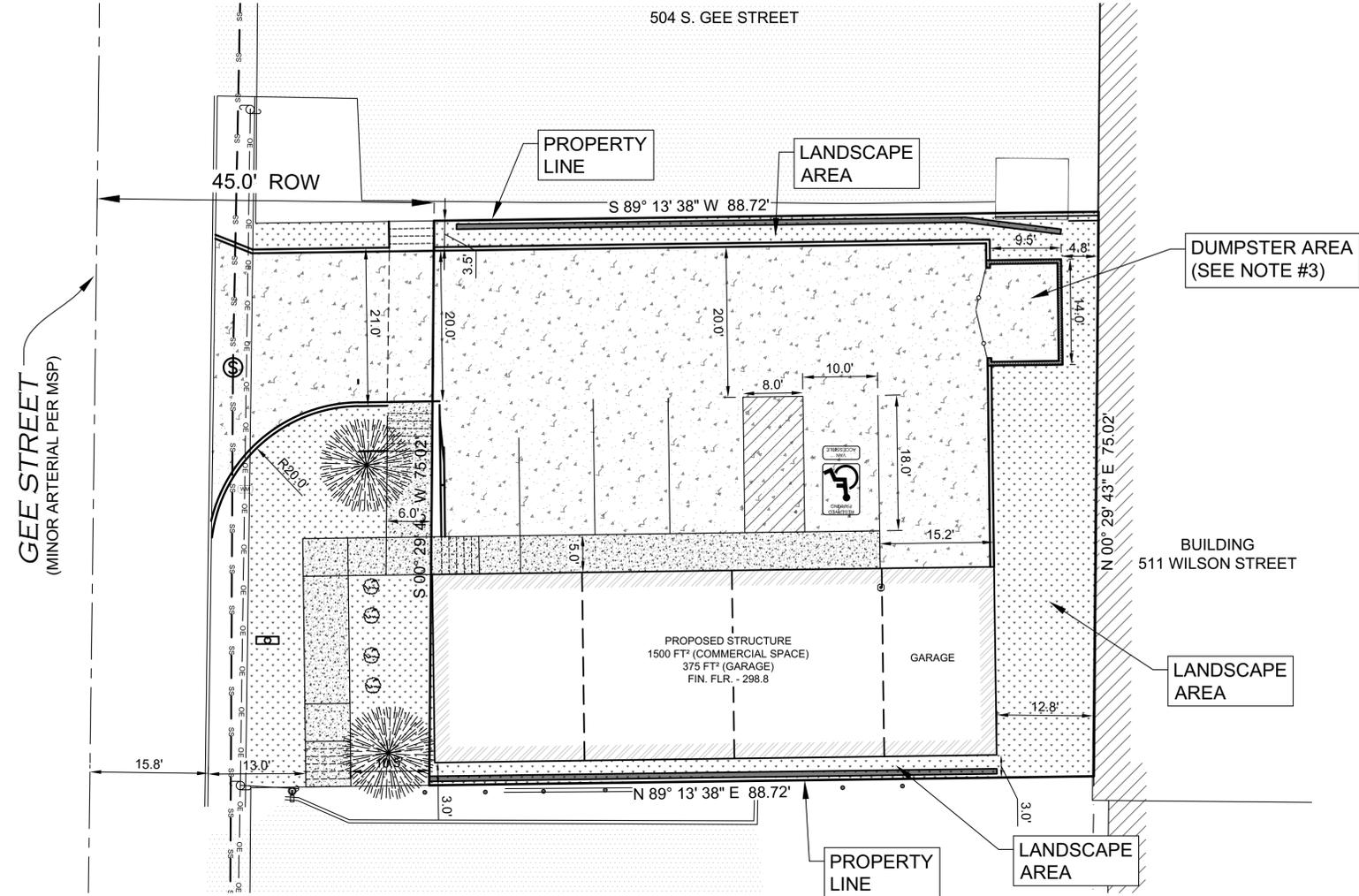
- ALL LANDSCAPING SHALL MEET CITY OF JONESBORO CODE OF ORDINANCES, SECTION 117-362.
- ONE (1) TREE OR SHRUB FOR EVERY 1000 FT². 6654 FT² / 1000 FT² = 6.7 = 7 TREES OR SHRUBS
TOTAL PLANTINGS REQUIRED = 7 (25% TO BE TREES) = 2 TREES & 5 SHRUBS
TOTAL PROVIDED = **2 TREES & 4 SHRUBS**
- TREES SHALL BE ORNAMENTAL, EVERGREEN, OR DECIDUOUS TYPE AND ACCORDING TO JONESBORO CODE OF ORDINANCES, SECTION 117-362, AND SHALL BE 2.5" CALIPER. SHRUBS SHALL BE 5 GALLON OR LARGER.
- DUMPSTER SCREENING:** DUMPSTER SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES VISIBLE TO THE PUBLIC BY A FENCE OR WALL WITH A MINIMUM HEIGHT OF SIX FEET, OR ONE FOOT TALLER THAN THE DUMPSTER, WHICHEVER IS GREATER. THE FENCE OR WALL SHALL PROVIDE COMPLETE VISUAL SCREENING OF THE DUMPSTER, AND BE COMPATIBLE IN MATERIAL AND COLOR WITH THE PRINCIPAL STRUCTURE ON THE LOT.
- LIGHTING:** THE ONLY LIGHTING FOR THIS SITE WILL BE THE LIGHTING ATTACHED TO THE BUILDING. THERE WILL NOT BE ANY PERIMETER LIGHTING. NO LIGHTING WILL "SPILL" ONTO ADJACENT PROPERTIES.

LEGEND

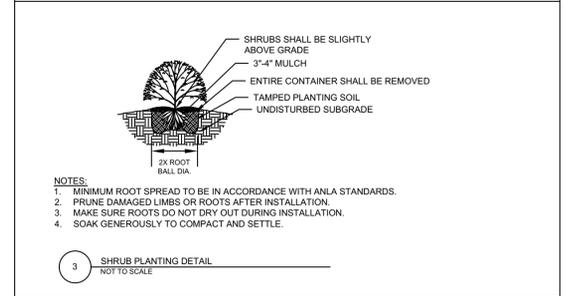
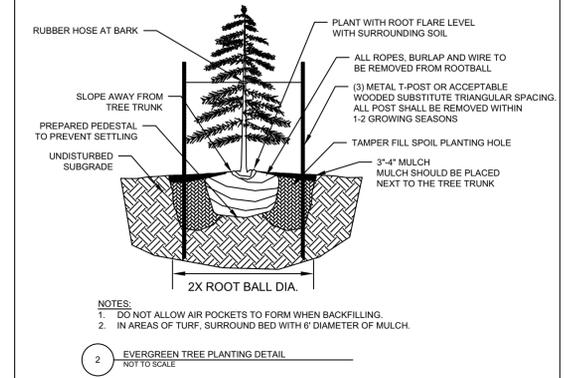
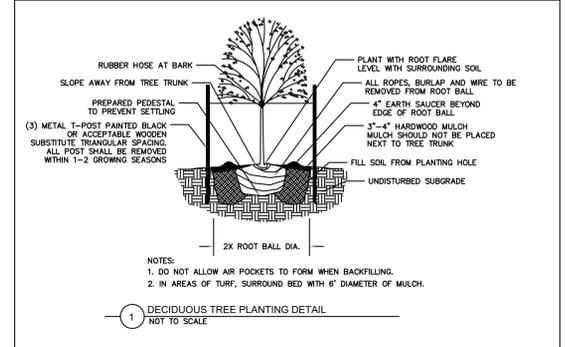
- 5 GALLON SHRUB
- PROPOSED TREE (2.5" CALIPER)
- ASPHALT PAVEMENT
- CONCRETE
- LANDSCAPE AREA

NORTH

SCALE: 1" = 10'



ARKANSAS ONE-CALL SYSTEM, INC.
1-800-482-8998 OR 811

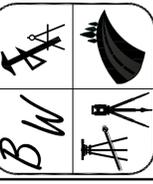


516 GEE STREET
JONESBORO, AR

DATE: 03/13/2023
REV: 04/12/2023
05/01/2023

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 872-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM





516 S. GEE STREET JONESBORO, AR

DATE: 03/10/2023
REV: 04/12/2023
05/01/2023

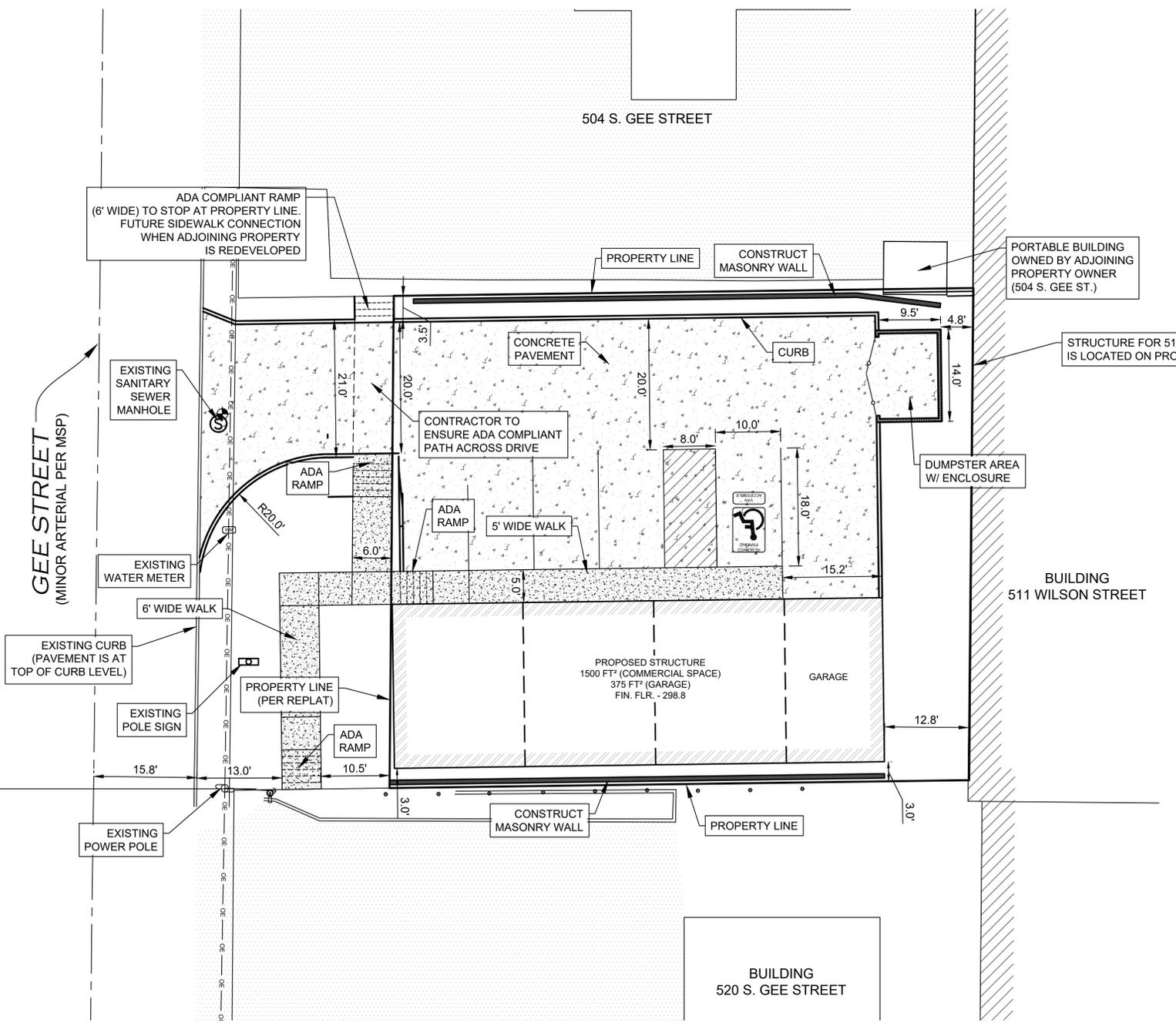
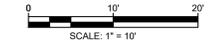
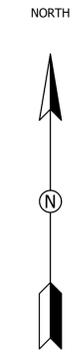
DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
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BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



ARKANSAS ONE-CALL SYSTEM, INC.
1-800-482-8998 OR 811

LEGEND	
	ASPHALT
	CONCRETE
	BENCHMARK
	OVERHEAD ELECTRIC
	POWER POLE
	SANITARY SEWER MANHOLE
	WATER METER



SITE SUMMARY

TRACT DESCRIPTION:
516 S. GEE STREET
LOT 1 OF JTJ PROPERTIES REPLAT OF LOTS 26, 27, & 28 OF BLOCK 7 OF WILSON'S SECOND ADDITION TO JONESBORO.

AREA:
TOTAL ACREAGE = 0.15 ACRES (6,654.1 SQ.FT.)
PROPOSED IMPERVIOUS SURFACE (PROPOSED PAVING & GROSS FLOOR AREA) = 6,276 SQ.FT.
PROPOSED GROSS FLOOR AREA OF STRUCTURE: 1,875 SQ.FT. (1,500 SQ.FT. COMMERCIAL, 375 SQ.FT. GARAGE)
PREVIOUS IMPERVIOUS SURFACE = 7,862 SQ.FT.
IMPERVIOUS SURFACE REDUCE BY 20.1%, THEREFORE STORMWATER DETENTION IS NOT REQUIRED.

ZONING:
DOWNTOWN JONESBORO DEVELOPMENT CODE (DJDC) - COMMERCIAL MIXED USE (COM)

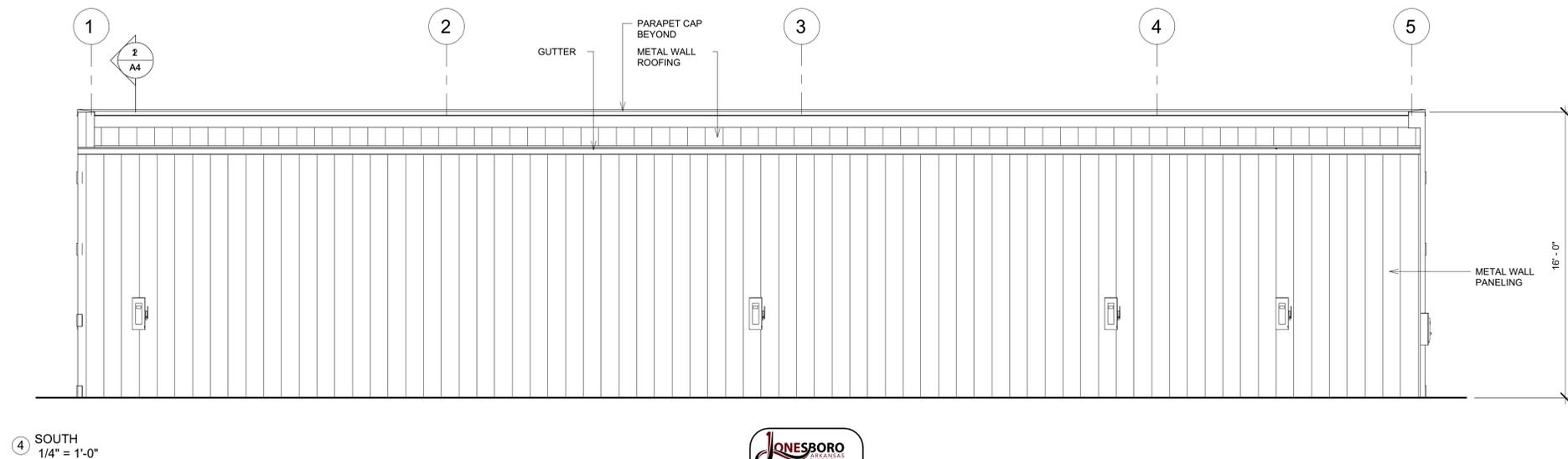
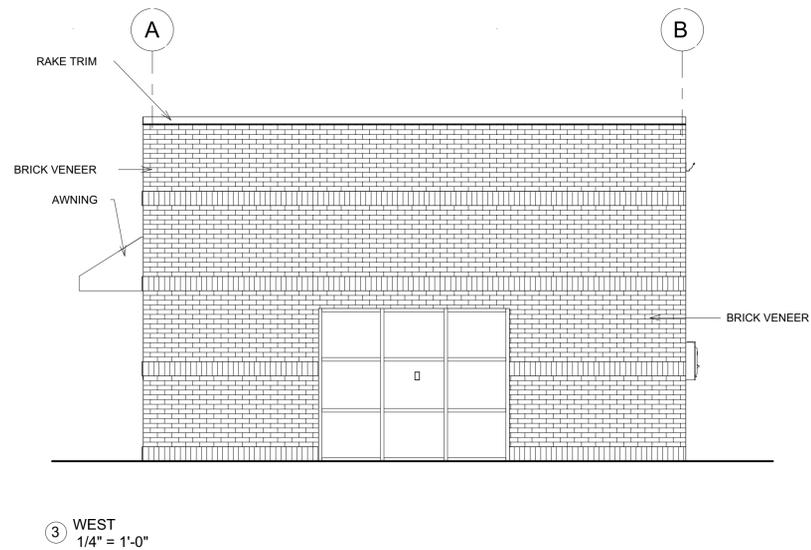
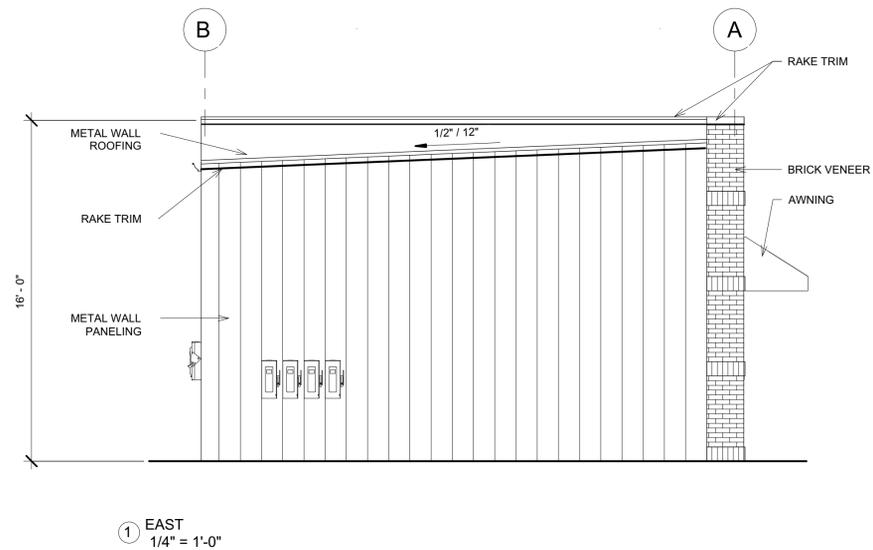
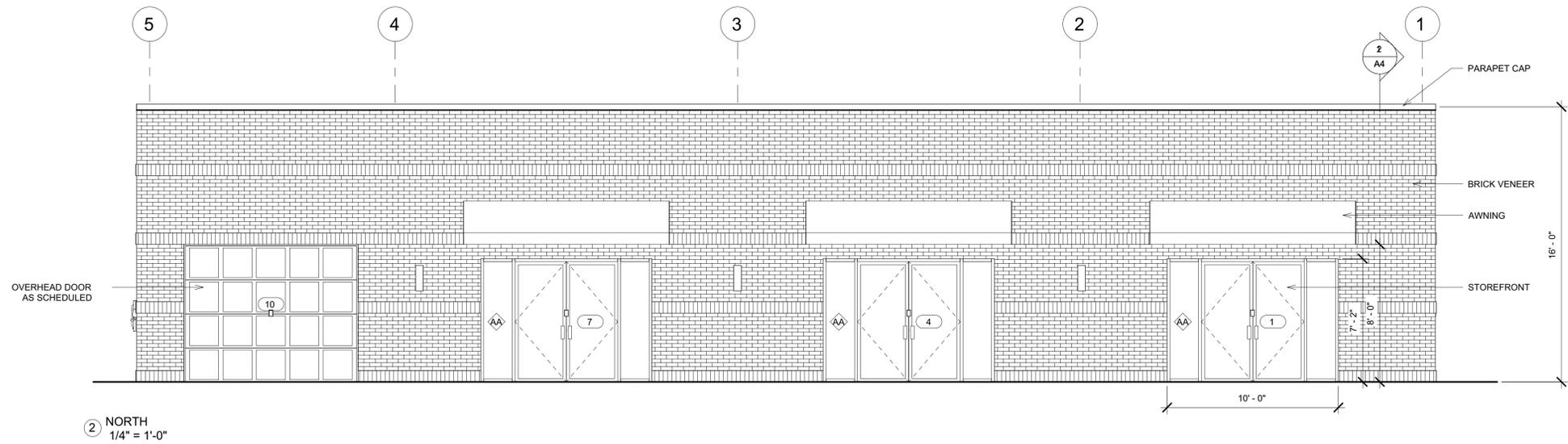
PARKING CALCULATIONS:
REGULATION: COMMERCIAL RETAIL : 1 SPACE PER 250 SQUARE FEET
REQUIRED: 1500 / 250 = 6 SPACES REQUIRED
PROVIDED: 6 SPACES (1 ADA SPACE) (1 SPACE IN GARAGE)

LIGHTING:
NO PERIMETER LIGHTING WILL BE INSTALLED. ANY LIGHTING INSTALLED WILL BE ATTACHED TO THE BUILDING AND WILL BE INSTALLED PER CODE AND WILL BE DIRECTED TO PREVENT LIGHT FROM SPILLING ON TO ADJACENT PROPERTIES.

FLOODPLAIN:
THE PROPERTY DOES LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0043C, EFFECTIVE DATE 12/16/2008.
BASE FLOOD ELEVATION = 297.80 (NAVD 88).

GENERAL NOTES:

- BENCHMARK: SEWER MANHOLE AT ENTRANCE, ELEVATION 295.80
- DIMENSIONS AND RADII ARE MEASURED TO THE BACK OF CURB.



New Building for:
516 GEE ST
 Jonesboro, AR 72401

COMM. NO.:
 DATE:
 FILE: 03-19-23

LITTLE
 ARCHITECTS
 603 W. COLLEGE AVE
 JONESBORO, AR
 (870) 930-3813
 JIM@LITTLE-ARCH.COM

A2



**CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION**

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

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DATE: 02-27-24
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(45'-0" TO 25'-0")

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Ada M. Oldham
Printed Name of Property Adjacent Owner

Ada M. Oldham 3/14/24
(Signature) Date

ADA M. Oldham
Address c/o MARSHA REEVES
2954 CARNTON DR.

901-275-4309
Phone

GERMANTOWN, TN 38138

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Shipment-----

USPS First Class Mail Flat

Ship To:

GEE ST MARKET INC

520 S GEE ST

JONESBORO, AR 72401-3303

Package ID: 577448 10.47

Tracking #: 9407111206210392444093

Actual Wt: 0 lbs .8 ozs

Rating Wt: 0.06 lbs

Certified [\$8.00]

Shipment-----

USPS First Class Mail Flat

Ship To:

GEE ST TOBACCO AND VAPE LLC

504 S GEE ST

JONESBORO, AR 72401-3303

Package ID: 577449 10.47

Tracking #: 9407111206210392473505

Actual Wt: 0 lbs .8 ozs

Rating Wt: 0.06 lbs

Certified [\$8.00]

MANILLA LARGE 2 @ 0.49 0.98 TX

