



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, June 16, 2026

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-26:052](#) BZA minutes from 06.02.26 meeting

Attachments: [BZA Minutes 06.03.26](#)

4. Appeal Cases

[VR-26-13](#) The applicant Brandon Wood is requesting building setback variance at 822 N Church St

Attachments: [822 Church Variance Application](#)

[822 N Church St Variance Letter](#)

[822_m1](#)

[822_m2](#)

[SHANNON KEE CONSTRUCTION HAYES REPLAT](#)

[VR-26-15](#) The applicant Stonebridge Construction is requesting variance for reduction of required exterior glass percentage and allowance for two parking aisles at 914 Canera Dr

Attachments: [914_mail](#)

[VR-26-16](#) The applicant Turner Real State LLC is requesting to construct a new home on 50 ft wide lot at 1423 Angelus St

Attachments: [1423 Angelus](#)

[1423_plat](#)

[1423_mail](#)

5. Staff Comments



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:052

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

BZA minutes from 06.02.26 meeting

BZA Meeting Tuesday June 3rd, 2026

1. Call to order

2. Roll Call

Present (3): Kevin Bailey, Matthew Millerd, Doug Gilmore

Absent (1): Rick Miles, Casey Caples

3. Approval of minutes

MIN-26:048 MINUTES April 21st, 2026 BZA

A motion was made by Matthew Millerd, seconded by Kevin Bailey, that the minutes be approved, the motion was PASSED with the following vote:

Aye (3): Kevin Bailey, Doug Gilmore, Matthew Millerd

Nay (0)

Absent (2): Rick Miles, Casey Caples

4. Appeal Cases

VR-26-11 **VARIANCE: 1601 Granger Dr**

The applicant WCMC, LLC is requesting a variance from the subdivision regulations for the creation of two single family residential lots at 1601 Granger Dr

Doug Gilmore (Chair): Item number one, WCMC, LLC what's going on?

Unable to Transcribe

WCMC, LLC(Proponent): Our goal is to create two single family residential lots. They'll construct up a home on each lot.

Doug Gilmore: Okay, I can understand that. The lot won't be the proper size when you plat this into two?

WCMC, LLC: On that drawing in front you, there's property to the north and there's an existing house, and to follow the subdivision regulations we would have to include that in our survey and then we'd be plotting three lots instead of the two lots that we're trying to create. Because the subdivision regulations say three lots or more is considered a subdivision and then you get into

stormwater management. So, we'd have to do a detention pond to even serve the existing house. It's owned by somebody else, potentially a sidewalk in front of that existing house. Then, they would have to sign the survey. So, we're giving, a neighbor's signature authority, so to speak. So, we're trying to get a variance to create two single-family lots, on that .44 acre tract.

Doug Gilmore: If that property isn't owned by them, then why would they need to do?

Derrel Smith (City Planner): This was originally one piece of property.

Doug Gilmore: Right.

Derrel Smith: And, they did a lot split. Well, you can do a lot split without planning to go to commission and without meeting subdivision requirements. After it's sold, then they turned around and tried to split the lot again. So, we don't have any time limit on that split. So, what we're finding, is some people are doing a lot split, turn around and sell on the other lot, and then they're trying to do a split again. To get around the subdivision requirements.

Doug Gilmore: Yes, but this has been split for years.

Derrel Smith: I don't know how long it's been split.

Doug Gilmore: How long has this been split?

WCMC, LLC: About 14 years, was the previous plat.

Derrel Smith: We had talked one time about putting a time limit on a lot split. We never really got..

Doug Gilmore: Just X amount of years. To try to avoid them?

Derrel Smith: To avoid doing this.

Doug Gilmore: Right, got you. Okay, questions from the panel?

Kevin Bailey (Board): Mr. Derrel if we granted them this variance, would we or have we already set a precedent of doing this in the past?

Derrel Smith: We've done one other of these that I can remember in the last, probably year. The thing being, that with there being no time limit on that, that's where, we need to come up with a time limit. And I would take any suggestions from y'all as far as on what you think a proper time that should be, before that second lot is considered not part of the original tract.

Matthew Millerd: I have a question Derrel, if they make the split like they want to, would both lots have to conform with our policies?

Derrel Smith: Both lots would have to conform to the zoning requirements, yes.

Doug Gilmore: Are you going to split the lot down the middle?

WCMC LLC: Yes, I think Anik (Senior Planner), would be able to pull that up, but we're going to split that down the middle and each lot would be .22 acres and each lot would have a single family home and we're in the middle of a rezoning. I know that's different from this meeting but we're in the middle of a rezoning, it's currently multi-family, RM-8, and we're zoning it to a single family like RS-5. That's going to Planning Commission and it's in the process of going to all three readings at the council level. But that's the rezoning aspect.

Unable to Translate

Doug Gilmore: Any other questions?

Kevin Bailey: So, the two lots that are proposed, are they being sold? Are they being built on by the current owner of the lot?

WCMC LLC: So, I've worked with this builder and he builds homes on those lots. He

Kevin Bailey: Right, I'm trying to find the hardship for a positive vote.

WCMC LLC: I think it's that property north of us, it has a different owner. It's been 14 years and then making that existing home and lot north of us, part of the subdivision, it triggers things like sidewalks, stormwater management for a home that's been there for decades and decades.

Unable to Transcribe

Matthew Millerd (Board): I make a motion to approve the variance.

Doug Gilmore: Okay, second?

Kevin Bailey: Second.

A motion was made by Matthew Millerd, seconded by Kevin Bailey, that the matter be approved, and the motion was PASSED with the following vote:

Aye (3): Kevin Bailey, Doug Gilmore, Matthew Millerd

Nay (0)

Absent (2): Casey Caples, Rick Miles

VR-26-12 VARIANCE: 803 Hubble Cv

The applicant Jerod Monette is requesting a variance to resolve the setback issue at 803 Hubble Cv

Doug Gilmore (Chair): Jerod Monette?

David James (Proponent): I'm actually David James, Jerod Monette is here, I'm the agent on this.

Doug Gilmore: Okay, go ahead and give us your name and address and then speak.

David James: David James, 442 CR 4242 Jonesboro, Arkansas. The variance that we're asking for is basically just an acceptance, in 1973 the original developer did not complete the cul-de-sac that was supposed to be there. So, whoever constructed the house just went with the setback off of the road that was current. So, we're in the process of trying to get the house sold. Something came up on the title and so, the title requested us to get a variance and acceptance from y'all saying hey we're good. We can clear the title and give a clear and marketable title to the next available buyer.

Doug Gilmore: Basically the setback on the front of the home, towards the cul-de-sac?

David James: Correct, yes sir. As you can see, the front porch is about a foot and a half away from, just so we're clear, that cul-de-sac is not there. It's not where it says Hubbell Cv is, that is where the actual road is.

Doug Gilmore: So, you got the actual Hubbell Cv, but the cul-de-sac itself has never been developed.

David James: It was never constructed. Correct, yes sir. And they're not requesting to change anything. They're just simply wanting a clear and marketable title because we're currently under contract to close and then, of course, this popped up and we wanted to do our due diligence to make sure everything was clean.

Doug Gilmore: When was this house constructed?

David James: We are not sure on the actual date of construction, we have owned this house for 4 or 5 years and it wasn't caught on the title then. Now, it's on the market. It's under contract currently and then, when they requested a survey, that's when this came to knowledge.

Unable to Transcribe

Derrel Smith (City Planner): If y'all decide to grant this variance that will clear up the title, but if I was the property owner, I would start working to get that right of way abandoned. I would try to at least get that portion of the right of way, abandoned that way you're not a foot and a half off the-

Board: Right.

Derrel Smith: This is a little different, but we have several where they started the subdivision, they built about half a road and then they didn't finish it. We've had lots that are platted lots, that don't have a street in front of it, that we've had a look at variances for curb and gutter and sidewalks, that type of thing. So, everyone of them are a little different but it seems like back in the seventies, that was pretty prevalent. To just stub out a street and start building houses around it.

Kevin Bailey (Board): So, the only thing we're looking at today is the variance for the setback.

Derrel Smith: That's correct.

Matthew Millerd (Board): If we were to say no to this, what would be the recourse for this? How would they ever be able to sell the property, tear down half the house?

Derrel Smith: I mean, an appeal from the BZA goes to Circuit Court. So, that would be their next step. But, I mean either that, or work to abandon the right of way itself. This is the quickest option to get the title work completed and get a sale done for the owner.

David James: And this will be the primary residence for the gentleman that's purchasing the house. It's a primary residence, it's not an investor and he's just wanting to move into it and call it home.

Kevin Bailey: Derrel, we can't tie the abandonment of the right of way to this variance, can we?

Derrel Smith: Once you do the variance that's it. I mean, there will be about a foot and half or so, that'll be the new setback for this building.

Doug Gilmore: It'd be up to the landowner to get that abandoned?

Derrel Smith: If they ever wanted to do anything else, they would have to abandon that right of way. If they ever wanted to add anything to the front of the house, it would have to be.

Unable to Transcribe

Doug Gilmore: Any other questions?

Kevin Bailey: Mr. Chair, I move that we place the variance on the floor for a vote.

Matthew Millerd: Second.

A motion was made by Kevin Bailey, seconded by Matthew Millerd, that the matter be approved, and the motion was PASSED with the following vote:

Aye (3): Kevin Bailey, Matthew Millerd, Doug Gilmore

Nay (0)

Absent (2): Casey Caples, Rick Miles

5. Staff Comments

6. Adjournment

Meeting was Adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-13

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The applicant Brandon Wood is requesting building setback variance at 822 N Church St



Application Requesting Variance & Nonconforming Use Change Requests

Owner: Shannon Kee Construction LLC Applicant: Brandon Wood

Address: 822 N. Church St., Jonesboro, 72401 Address: 112 /CR 7625, Brookland, 72417

Phone: 870-932-8470 Phone: 870-930-7504

Email: srainwater@keeconstruction.net Email: bwood@woodengr.com

Signature: _____ Signature: *Brandon Wood*

Description of Requested Variance:

Building setback variance of 21.1 feet into 25 feet setback on the north side

and building setback variance of 13.9 feet into 20 feet setback on the east side.

Circumstances Necessitating Variance Request:

The property has an existing structure and is being replatted and the variance is required in order to replat the property.

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 the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____

BZA Deadline: _____ BZA Meeting Date: _____



Zoning Appeals Process

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, _____, 20__ 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: Shannon Kee Construction LLC

DATE: _____

SUBJECT PROPERTY ADDRESS: 822 N. Church St., Jonesboro, 72401

DESCRIPTION OF VARIANCE REQUESTED:

Building setback variance of 21.1 feet into 25 feet setback on the north side

and building setback variance of 13.9 feet into 20 feet setback on the east side.

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.

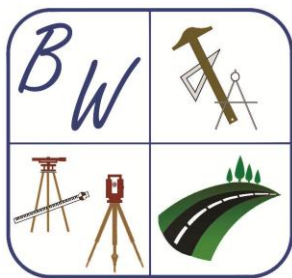
Printed Name of Property Adjacent Owner

(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.



**BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING**

112 CR 7625
BROOKLAND, AR 72417
PHONE NO: (870) 930-7504
E-MAIL: BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM

May 27, 2026

Mr. Derrel Smith
Director of Planning & Zoning
Jonesboro, AR

**Re: Board of Zoning Adjustments — Building Setback Variance Request
822 N. Church Street
Jonesboro, Arkansas 72401**

Dear Mr. Smith:

Shannon Kee Construction, LLC is requesting a variance from the required building setbacks for the existing structure located at 822 N. Church Street, Jonesboro, Arkansas.

The subject property currently consists of three lots that are proposed to be combined into a single lot through the replat process. As part of the replat, additional right-of-way is requested to be dedicated to the City. After consideration of the existing structure location and applicable setback requirements, the existing structure does not meet the required building setbacks.

The existing structure is located approximately **3.9 feet from the north property/right-of-way line along Hickory Street**, where a **25-foot setback** is required. A variance is therefore requested to reduce the required north setback from **25 feet to 3.9 feet**.

The existing structure is also located approximately **6.1 feet from the east property line**, where a **20-foot setback** is required. A variance is therefore requested to reduce the required east setback from **20 feet to 6.1 feet**.

The existing structure was constructed prior to 1994 and was not constructed as part of the current replat request. The requested variance is necessary to allow the existing structure to remain and to allow the proposed replat and permitting process to move forward. Strict application of the current setback requirements would require removal, relocation, or substantial alteration of the existing structure.

The requested variance is limited to the existing structure and existing encroachment conditions shown on the accompanying replat. No new building expansion into the setback area is proposed as part of this request. The variance is the minimum relief necessary to allow reasonable use of the existing building and property.

The owner respectfully requests that this item be placed on the next available Board of Zoning Adjustments agenda for consideration.

Respectfully Submitted,

Brandon Wood, P.E., P.S.

9589 0710 5270 3786 0022 27

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.78

Total Postage and Fees \$6.08

Sent To Michael Elgie

Street and Apt. No., or PO Box No.
215 Hickory St.

City, State, ZIP+4®
Jonesboro AR 72401



PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

9589 0710 5270 3786 0022 27

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee	\$5.30
\$	\$0.00
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.78

Total Postage and Fees \$6.08

Sent To Michael Elgie

Street and Apt. No., or PO Box No. 215 Hickory St.

City, State, ZIP+4® Jonesboro AR 72401

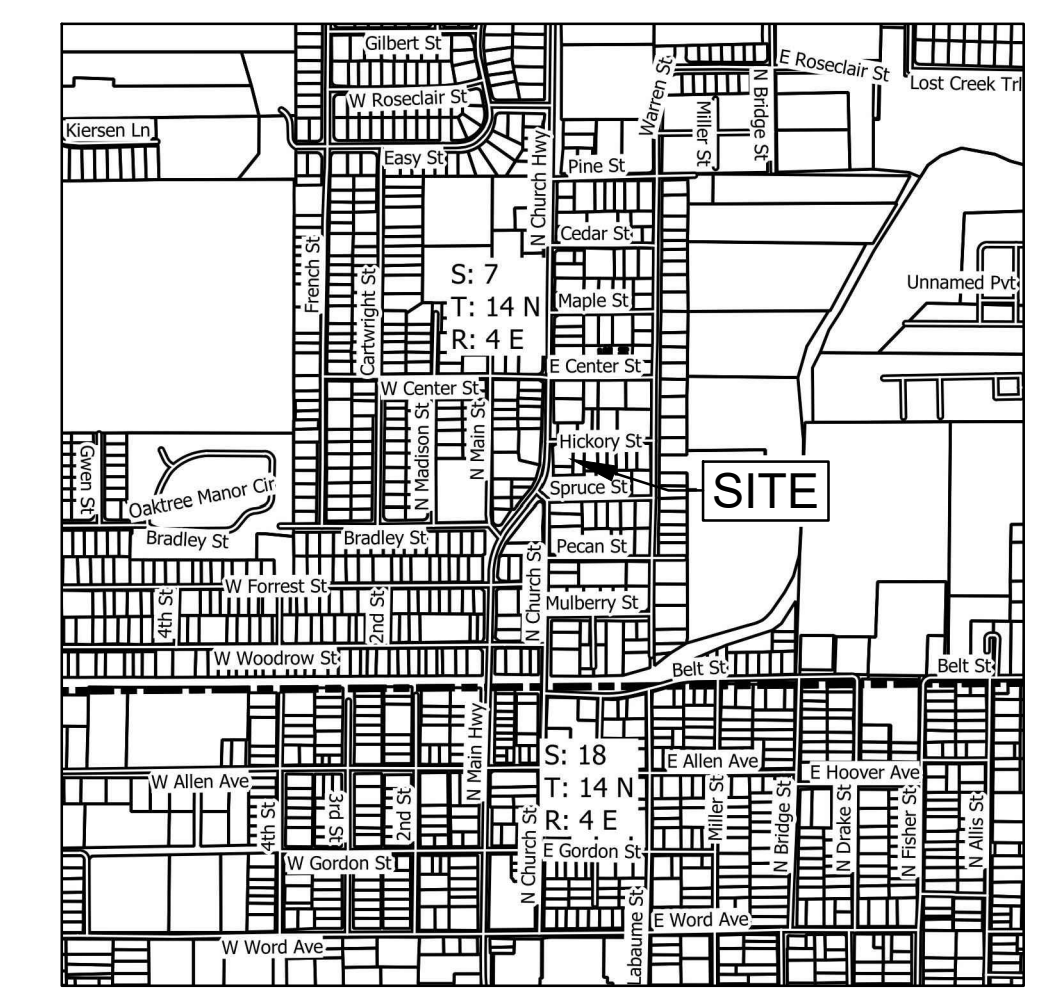
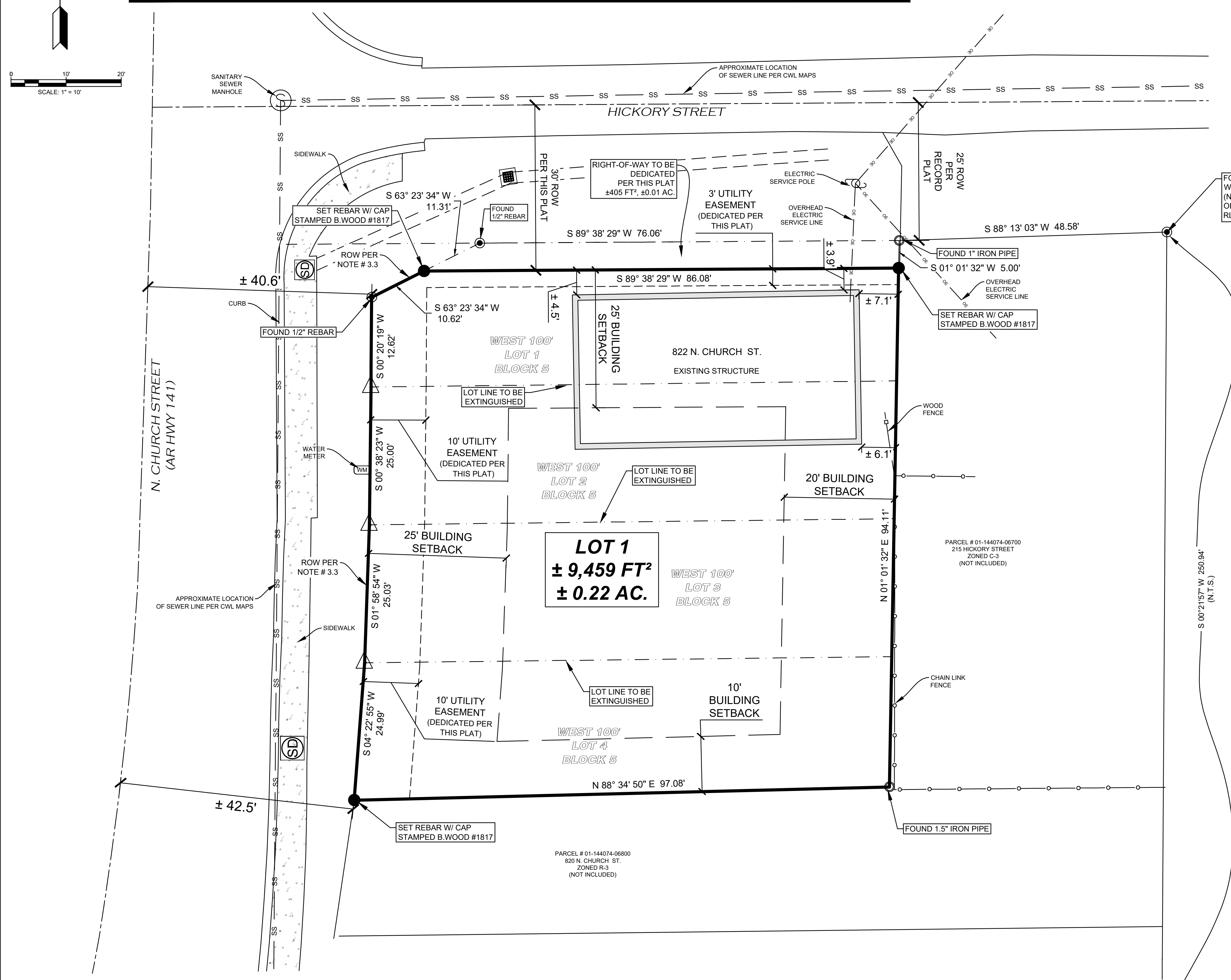


PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. ANY UTILITIES SHOWN HEREON ARE BASED SOLELY ON SURFACE EVIDENCE, UTILITY APPURTENANCES, MARKINGS, UTILITY COMPANY MAPS AND INFORMATION AVAILABLE AT THE TIME OF THE FIELD SURVEY. THE LOCATIONS SHOWN REPRESENT CONDITIONS AS OBSERVED ON THE DATE OF SURVEY AND ARE APPROXIMATE. THIS SURVEY MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS, ACCURACY, HORIZONTAL OR VERTICAL LOCATION, OR EXISTENCE OF ANY UNDERGROUND UTILITIES NOT OBSERVED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CONTACT UTILITY COMPANIES AND THE ONE CALL SYSTEM PRIOR TO EXCAVATION.
3. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - 3.1. DEED: PRESLEY TO SHANNON KEE CONSTRUCTION, CRAIGHEAD COUNTY CIRCUIT CLERK, DOCUMENT # 2025R-006363, DATED 04/09/2025.
 - 3.2. PLAT: RL HAYES 2ND ADDITION, CRAIGHEAD COUNTY CIRCUIT CLERK, BOOK 48 PAGE 63 (DOCUMENT #JB0851834), DATED 10/24/1922.
 - 3.3. JONESBORO RIGHT OF WAY PLANS ROUTE 141, ARKANSAS DIV. LAND SURVEYS DOCUMENT #20101000040001, DATED 10/04/1999.
4. SUBJECT PROPERTY IS ZONED C-3. BUILDING SETBACKS: STREET - 25', SIDE - 10', REAR - 20'.
5. THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA, THE PROPERTY IS LOCATED IN ZONE X (0.2% CHANCE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0252D, EFFECTIVE DATE 09/26/2024.



LEGEND
(ALL ITEMS MAY NOT BE IN USE)

	FOUND IRON PIPE (AS NOTED)
	FOUND REBAR (AS NOTED)
	SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
	CALCULATED CORNER
	COTTON PICKER SPINDLE (AS NOTED)
	PK / MAG NAIL (AS NOTED)
	BOUNDARY LINE
	EASEMENT LINE
	ROAD CENTERLINE
	LOT LINE TO BE EXTINGUISHED
	OVERHEAD ELECTRIC
	POWER POLE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	WATER LINE
	LOT TO BE EXTINGUISHED
	LOT NUMBER OF NEW LOT
	REC. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	N.T.S. NOT TO SCALE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

THIS REPLAT SHALL BE HENCEFORTH KNOWN AS
SHANNON KEE CONSTRUCTION RL HAYES REPLAT
THE PURPOSE FOR THIS REPLAT IS TO CONSOLIDATE FOUR LOTS INTO A SINGLE LOT

DESCRIPTION:
A REPLAT OF THE WEST 100 FEET OF LOTS 1, 2, 3, AND 4 OF BLOCK 5 OF RL HAYES 2ND ADDITION, AS RECORDED IN DEED BOOK 48 PAGE 63, IN CRAIGHEAD COUNTY CIRCUIT CLERK OFFICE, CRAIGHEAD COUNTY COURTHOUSE, JONESBORO ARKANSAS.
HAVING AN AREA OF 9,459 SQUARE FEET, 0.22 ACRES MORE OR LESS. BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

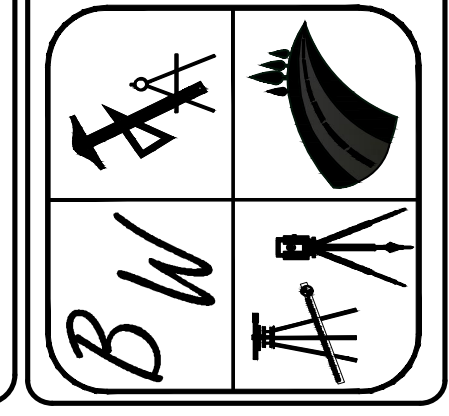
PRINTED NAME: _____ PRINTED NAME: _____
SIGNATURE: _____ SIGNATURE: _____
TITLE: _____ TITLE: _____

SHANNON KEE CONSTRUCTION RL HAYES REPLAT
A REPLAT OF THE WEST 100 FEET OF LOTS 1, 2, 3, & 4 OF BLOCK 5 OF RL HAYES 2ND ADDITION
822 N. CHURCH ST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: SHANNON KEE CONSTRUCTION

DATE: 01/09/2026
REV: 03/30/2026

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



SURVEYOR'S CERTIFICATION:
I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
BRANDON G. WOOD, P.S. # 1817

FOUND 1.5" IRON PIPE (SOUTHEAST CORNER OF LOT 10 BLOCK 5 OF RL HAYES 2ND ADD'N)

FOUND 1/2" REBAR W/ CAP MOORE #1293 (NORTHEAST CORNER OF LOT 1 BLOCK 5 OF RL HAYES 2ND ADD'N)



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-15

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The applicant Stonebridge Construction is requesting variance for reduction of required exterior glass percentage and allowance for two parking aisles at 914 Canera Dr

GIBSON VENTURES LLC

JONESBORO, AR

Basic Land Sales Valuation Taxes Receipts Parcel Boundary

Basic Info

Parcel Number: 01-144091-00900
 County Name: Craighead County
 Property Address: GIBSON VENTURES LLC
 JONESBORO, AR
 Mailing Address: GIBSON VENTURES LLC
 1811 COMMONS POINT DR
 KNOXVILLE TN 37932-1989
 Collector's Mailing Address: GIBSON VENTURES LLC
 1811 COMMONS POINT DR
 KNOXVILLE, TN 37932-1989
 Total Acres: 3.70
 Timber Acres: 0.00
 Sec-Twp-Rng: 09-14-04
 Lot/Block: 1/
 Subdivision: GREENSBOROUGH VILLAGE PHASES 1 & 1A
 Legal Description: GREENSBOROUGH VILLAGE PHASES 1 & 1A
 School District: NE JB NETTLETON CITY
 Homestead Parcel?: No

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Knoxville, TN 37932

67 Certified Mail Fee \$5.30
 68 Extra Services & Fees (check box, add fee as appropriate)
 69 Return Receipt (hardcopy) \$10.00
 70 Return Receipt (electronic) \$11.00
 71 Certified Mail Restricted Delivery \$11.00
 72 Adult Signature Required \$0.00
 73 Adult Signature Restricted Delivery \$0.00
 74 Postage \$0.78
 75 Total Postage and Fees \$10.48
 76 Sent To _____
 77 Street and Apt. No., or PO Box No. _____
 78 City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAIL CARRIAGE STATION
MAY 28 2026
 Postmark Here

ARVEST BANK

910 CANERA
JONESBORO, AR

Basic Land Sales Valuation Taxes Receipts Improvements Parcel Boundary

Basic Info

Parcel Number: 01-144091-01100

County Name: Craighead County

Property Address: ARVEST BANK
910 CANERA
JONESBORO, AR
[Map This Address](#)

Mailing Address: ARVEST BANK
500 BROADWAY ST
LITTLE ROCK AR 72201

Collector's Mailing Address: ARVEST BANK
500 BROADWAY ST
LITTLE ROCK, AR 72201

Total Acres: 2.00

Timber Acres: 0.00

Sec-Twp-Rng: 09-14-04

Lot/Block: 3/

Subdivision: GREENSBOROUGH VILLAGE PHASES 1 & 1A

Legal Description: GREENSBOROUGH VILLAGE PHASES 1 & 1A

School District: NE JB NETTLETON CITY

Homestead Parcel?: No

25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
09
08
07
06
05
04
03
02
01

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Little Rock, AR 72201

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$1.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.43

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0409
2822026
MATTIE CARAWAY STATION
JONESBORO, AR 72201
Postmark Here 05/28/2026

SEEMAN FAMILY INVESTMENTS LLC

JONESBORO, AR

Basic Land Sales Valuation Taxes Receipts Parcel Boundary

Basic Info

Parcel Number: 01-144091-01000
 County Name: Craighead County
 Property Address: SEEMAN FAMILY INVESTMENTS LLC
 JONESBORO, AR
 Mailing Address: Seeman Family Investments Llc
 2900 Browns Ln
 Jonesboro AR 72401-7237
 Collector's Mailing Address: Seeman Family Investments Llc
 2900 Browns Ln
 Jonesboro, AR 72401-7237
 Total Acres: 1.77
 Timber Acres: 0.00
 Sec-Twp-Rng: 09-14-04
 Lot/Block: 2B/
 Subdivision: CORRECTIVE REPLAT OF LT2 GREENSBOROUGH VILLAGE PH
 Legal Description: CORRECTIVE REPLAT OF LOT2 GREENSBOROUGH VILLAGE PH 1 & 1A
 School District: NE JB NETTLETON CITY
 Homestead Parcel?: No

50 1348 2888 5270 0710 5589

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

JONESBORO AR 72401

0528/2026
 MAY 28 2026
 HATTIE CAPRAWAY STATION
 Postmark Here

Certified Mail Fee \$5.30
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$17.00
 Return Receipt (electronic) \$12.00
 Certified Mail Restricted Delivery \$12.00
 Adult Signature Required \$1.00
 Adult Signature Restricted Delivery \$1.00
 Postage \$0.73
Total Postage and Fees \$10.43

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-16

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The applicant Turner Real State LLC is requesting to construct a new home on 50 ft wide lot at 1423 Angelus St



02

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Turner Real Estate, LLC
Turner, Lindsey Applicant: Turner, Lindsey
 Address: 1423 Angelus Address: 2037 Jamestown
 Phone: 8709265472 Phone: SAME
 Email: lindyturner@yahoo.com Email: _____
 Signature: [Signature] Signature: [Signature]

Description of Requested Variance:

construct new home on 50' wide lot / Tear Down old house.

Circumstances Necessitating Variance Request:

I would like to tear down the existing home and replace it with new, existing lot is 50' wide supposed to be 60'. However I have a plan conforming to SET BACKS

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 the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____

BZA Deadline: _____ BZA Meeting Date: 06/02/2026

18

9589 0710 5270 3786 0017 25

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **R L W Properties**
 Street and Apt. No., or PO Box No. **1003 W. Washington**
 City, State, ZIP+4® **Jonesboro Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3786 0017 01

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **10X Rentals**
 Street and Apt. No., or PO Box No. **2408 Philips Dr**
 City, State, ZIP+4® **Jonesboro, Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3786 0016 95

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Paragould, AR 72450

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **Sloan Charles**
 Street and Apt. No., or PO Box No. **2407 South Wind Dr**
 City, State, ZIP+4® **Paragould, Ar 72450**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

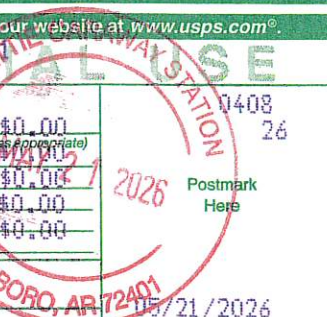
9589 0710 5270 3786 0017 18

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **Dime Management**
 Street and Apt. No., or PO Box No. **1419 Angeles**
 City, State, ZIP+4® **Jonesboro Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3786 0017 32

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

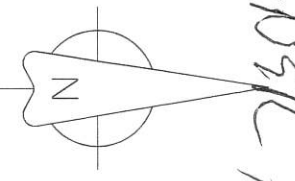
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **12 Stones Holdings**
 Street and Apt. No., or PO Box No. **1415 Angeles St**
 City, State, ZIP+4® **Jonesboro Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

1423 Angelus
To Ross & Linda L
Vernon Leubke



LEGEND

These standard symbols will be found in the drawing.

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- FD COTTON PICKER SPINDLE
- ▲ HIGHWAY RIGHT OF WAY MARKER
- △ FOUND REBAR
- △ CALCULATED CORNER
- FENCE LINE
- ELECTRIC
- SET PK NAIL
- POWER POLE
- WATER METER
- WATER
- MANHOLE
- SEWER

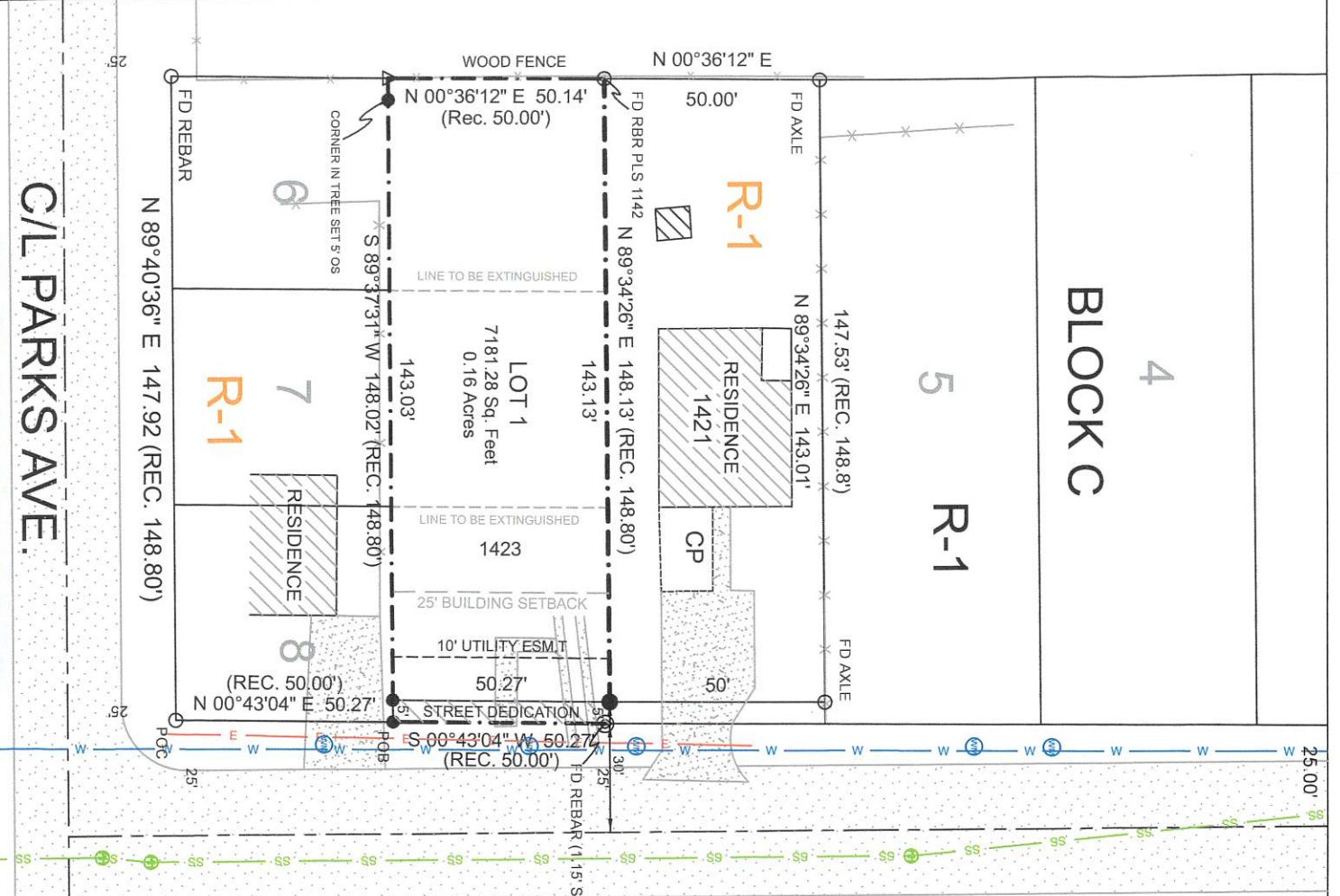
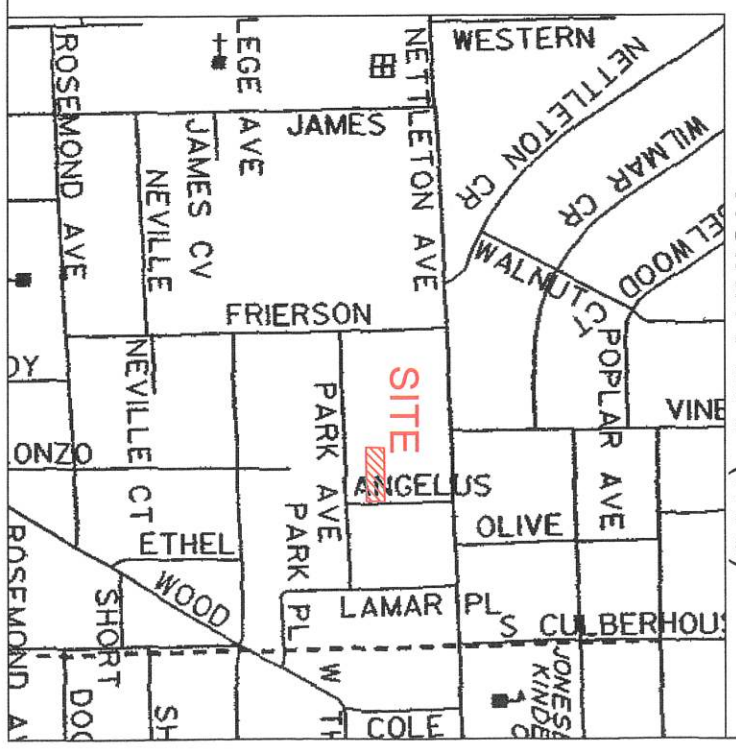
DESCRIPTION:
A PART OF LOTS 6, 7, AND 8 IN BLOCK "C" OF HOLLYWOOD ADDITION, JONESBORO, ARKANSAS AS SHOWN BY PLAT IN PLAT BOOK 48 AT PAGE 101 IN THE OFFICE OF CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER, CRAIGHHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Southeast Corner of said Lot 8; Thence North 00°43'04" East 50.27 feet (Rec. 50.00 feet) to the Point of Beginning of Proper; Thence South 89°37'31" West 148.02 feet (Rec. 148.80 feet); Thence North 00°36'12" East 50.14 feet (Rec. 50.00 feet); Thence North 89°34'26" East 148.13 feet (Rec. 148.80 feet); Thence South 00°43'04" West 50.27 feet (Rec. 50.00 feet) to the Point of Beginning of Proper, containing 7432.78 Sq. Feet, 0.17 Acres, more or less and being subject to all public and private roads and easements.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 05031C0150 effective date of 9/27/1991
Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

OVERALL ACREAGE
7432.78 Sq. Feet
0.17 Acres

PROPERTY IS ZONED R-1
BUILDING SETBACKS
25' FRONT & REAR
7.5' SIDEYARD

VICINITY MAP (NTS)



C/L ANGELUS ST.
(ANGELUG PLACE AS PER PLAT)

C/L PARKS AVE.
NOTE: EXISTING STRUCTURE TO BE REMOVED

SURVEYORS NOTES:

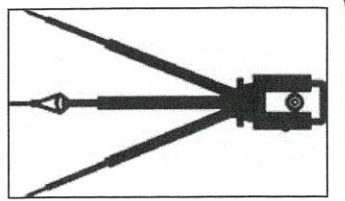
1. BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USE TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
4. ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF APPURTENANCES, MARKINGS, AND/ OR UTILITY COMPANY MAPS. THE SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT. IT SHALL BE CLIENT/ CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/ OR DEPTHS BEFORE EXCAVATION.

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

LYNN TURNER _____ DATE: _____

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD STE. "F"
JONESBORO, ARKANSAS 72401



H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. - STE. "F"
JONESBORO, ARKANSAS 72401
PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com

ANGELUS STREET REPLAT
drawn: _____
S. HIME
date: 5-5-2026
scale: 1"=40'
client: LYNN TURNER

OF A PART OF LOTS 6, 7, AND 8 IN BLOCK "C" OF HOLLYWOOD ADDITION, JONESBORO, ARKANSAS. (1423 ANGELUS STREET)

9589 0710 5270 3786 0017 25

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.
Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **R L W PROPERTIES**
 Street and Apt. No., or PO Box No. **1003 W. Washington**
 City, State, ZIP+4® **Jonesboro Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3786 0017 01

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.
Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **10X Rentals**
 Street and Apt. No., or PO Box No. **2408 Phillips Dr**
 City, State, ZIP+4® **Jonesboro, Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3786 0016 95

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.
Paragould, AR 72450

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **Sloan Charles**
 Street and Apt. No., or PO Box No. **2407 South Wind Dr**
 City, State, ZIP+4® **Paragould, Ar 72450**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3786 0017 16

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.
Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **Dime Management**
 Street and Apt. No., or PO Box No. **1419 Angels**
 City, State, ZIP+4® **Jonesboro Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3786 0017 32

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.
Jonesboro, AR 72401

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$6.08



Sent To **12 Stones Holdings**
 Street and Apt. No., or PO Box No. **1415 Angels St**
 City, State, ZIP+4® **Jonesboro Ar 72401**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions