



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

---

Tuesday, May 21, 2024

1:30 PM

Municipal Center, 300 S. Church

---

### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

#### MIN-24:040

BZA Minutes - 04.16.2024

Attachments: [BZA Minutes - 04.16.24](#)

### 4. Appeal Cases

#### VR-24-17

VARIANCE REQUEST: The Reserves at Sage Meadows

Gulley Plumbing & Construction Co., LLC is requesting a variance from the landscaping ordinance. During construction, two tree islands located near buildings 5107 and 5207 were omitted to provide additional parking spaces for the development. The subject property is zoned R-3.

Attachments: [VR-24-17 - Adjoining Property Owner Notification](#)  
[VR-24-17 - Adjoining Property Owner Notifications \(Signed\)](#)  
[VR-24-17 - Certified Mail Receipts](#)  
[VR-24-17 - Site Plan](#)  
[VR-24-17 - Application \(Signed\)](#)

#### VR-24-23

VARIANCE REQUEST: 1720 S Caraway

Simmons Bank is requesting a variance from the fence ordinance to construct an 8' tall fence. The subject property is zoned C-3, General Commercial District.

Attachments: [VR-24-23 - Application \(Signed\)](#)  
[VR-24-23 - Adjoining Property Owner Notification](#)  
[VR-24-23 - Mail Receipt](#)  
[VR-24-23 - Site Plan \(Revised\)](#)  
[VR-24-23 - Trex Fencing Picture](#)

#### VR-24-24

VARIANCE REQUEST: 4207 E Johnson

Waffle House is requesting a variance from the side setback from 10' to 5' as well as

eliminating the cross access connection requirement with the neighbor to their West. The subject property is zoned C-3 LUO, General Commercial District in the Limited Use Overlay.

**Attachments:**    [VR-24-24 - Application \(Signed\)](#)  
                              [VR-24-24 - Site Plan](#)  
                              [VR-24-24 - Adjoining Neighbor Notification \(Signed\)](#)  
                              [VR-24-24 - Adjoining Neighbor Notification Letters](#)

**VR-24-25**

VARIANCE REQUEST: 3562 Dover St

Angelina Holt is requesting a variance from the fence ordinance to construct a fence 15' from the curb. The subject property is zoned R-1, Single-Family Medium Density District.

**Attachments:**    [VR-24-25 - Application \(Signed\)](#)  
                              [VR-24-25 - Certified Mail Receipts](#)  
                              [VR-24-25 - Site Plan](#)

**VR-24-26**

VARIANCE REQUEST: 1411 Southern Ridge Blvd.

Fisher Arnold is requesting a variance from the parking requirements including having the private driveway be less than 100' from nearest side lot line, accessory parking structures to be able to infringe on side yard setbacks, and the number of parking stalls to be reduced from zoning district requirements. The subject property is zoned PD-M, Mixed Use Planned Development.

**Attachments:**    [VR-24-26 - Adjoining Property Owner Notification](#)  
                              [VR-24-26 - Adjoining Property Owner Notifications \(Signed\)](#)  
                              [VR-24-26 - Application \(Signed\)](#)  
                              [VR-24-26 - Narrative Letter](#)  
                              [VR-24-26 - Site Plan](#)

**VR-24-10**

VARIANCE REQUEST: 516 GEE

Troutt Law Firm 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](#)  
                              [516 GEE- CODE RESOLUTIONS](#)

**Legislative History**

3/19/24	Board of Zoning Adjustments	Tabled
---------	--------------------------------	--------

4/2/24	Board of Zoning Adjustments	Tabled
4/16/24	Board of Zoning Adjustments	Tabled

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