



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, July 21, 2026

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-26:066

Minutes from June 16, 2026 meeting

Attachments: [BZA Minutes 06.16.26](#)

4. Appeal Cases

VR-26-17

William Walker is requesting variance from code that states 6 ft fence height and requires 10 ft interior sideback at 2308 S Caraway Rd

Attachments: [25-126 TSC Jonesboro-ALTA](#)

[Cert mail](#)

[Narrative Letter - TSC](#)

[Narrative Letter 2 - TSC](#)

[Narrative Letter 3- TSC](#)

[TSC - Site Plan](#)

[Variance Application_1](#)

VR-26-18

Summit Utilities is requesting variance to allow storage lot to remain a limestone surface at 3013 Ole Feed House Rd

Attachments: [Certified Mail Receipts](#)

[Roy Cooper Replat of Lot 4](#)

[Variance Application](#)

VR-26-20

Chris Moore is requesting variance for square footage of proposed storage at 910 Strawfloor Dr

Attachments: [App](#)

[mail](#)

[pIn1039620260706_164227](#)

VR-26-19

Janis S Farley is requesting fence variance at 906 Oakland Dr

Attachments: [App](#)
[mail](#)
[plat r](#)

VR-26-21

George Hamman is requesting variance for building setback at 218 and 220 Labaume St

Attachments: [218 and 220 Labaume Letter of Intent](#)
[Labaume Certified Letter Receipt](#)
[VARIANCE PLAT](#)

VR-26-22

George hamman is requesting variance of building setback at 317 Southwest Dr

Attachments: [317 Southwest Letter of Intent](#)
[26029 VaraiancePlat](#)
[Southwest Certified Letter Receipt](#)

5. Staff Comments**6. Adjournment**



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:066

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

Minutes from June 16, 2026 meeting

BZA Meeting Tuesday June 16th, 2026

1. Call to order

2. Roll Call

Present (3): Matthew Millerd, Doug Gilmore, Casey Caples

Absent (2): Rick Miles, Kevin Bailey

3. Approval of minutes

MIN-26:052 BZA MINUTES June 2nd, 2026 BZA

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

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (1): Rick Miles, Kevin Bailey

4. Appeal Cases

VR-26-13 **VARIANCE: 822 N Church St**

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

Doug Gilmore (Chair): Tell me what's going on.

Carlos Wood (Proponent): Shannon Key, owns this lot. It was an existing building and it's been there since prior to '94, so several years. And it was built with the narrower street. The city was is requesting extra right-a-way, and then the building initially was built too close to the property line on multiple lots. So, we replatted that into one lot to solve the problem of it being on multiple lots. So, we were asking for a variance to have smaller setbacks on the north and east side. And he bought the building, he's cleaning up the inside but he's not changing the structural or the bathroom aspect of it.

Doug Gilmore: Is he adding anything else to the lot itself?

Carlos Wood: Nope.

Doug Gilmore: Okay. He just wants to get in compliance if he goes to sell it or something like that.

Carlos Wood: Yeah. But if something happens to it, I think Derrel will tell you, if something happens to it and its over, what is it, 50 percent, Derrel? You'd have to meet the new requirements. So, it would have to be torn down and put on a position on the lot. By somebody else. And he's using it for office space.

Doug Gilmore: Are you going to put a parking lot on it and that kind of stuff?

Carlos Wood: Yeah, the city required up to put in some curb and gutter, and asphalt.

Casey Caples (Board): What are the required setbacks again?

Derrel Smith: It's C-3, so it's 25 feet off the front, and it's about a foot off the property line probably. Course that's just the way it was built.

Casey Caples: Yeah, it was just there.

Derrel Smith: We're just trying to get it where if they decide to sell sometime, title insurance doesn't flag it and stop the sale and make us go through this process again.

Casey Caples: So, the city is comfortable with what we got?

Derrel Smith: Yeah.

Casey Caples: Okay.

Doug Gilmore: It's not too close on the 141 side.

Carlos Wood: Yeah, it's okay on the main road there.

Doug Gilmore: Any other questions for Mr. Carlos?

Casey Caples: Mr. Chair I would like to make a motion to approve the variance.

Matthew Millerd: Second.

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

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (2): Rick Miles, Kevin Bailey

VR-26-15 VARIANCE: 914 Canera Dr

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

Doug Gilmore (Chair): Stonebridge Construction?

Rob Hester (Proponent): Rob Hester, with Stonebridge Construction representing Brian Claraday, for a Pizza Inn Project at Greensboro Village. We have two variances and we've met with Derrel and the city, there's just a couple things to bring this into compliance. It becomes a city ordinance issue because of the pod, is that right Derrel?

Derrel Smith (City Planner): The Planning Book for Greensboro Village was adopted by code. So, that pattern was adopted and that becomes city code for that area out there. So, that's what we're doing is, it's not regular city code, it's varying from the pattern book. And we do have a letter from the owner of the development saying that they were okay with the changes to Greensboro.

Rob Hester: In essence what we're doing is requesting a variance, there's two things that we're not in compliance on, is the amount of glass storefront. We're at a 4% difference, between 36 and 40 percent. One of the reasons for that is, we didn't want to take the glass all the way down to the floor. It's a restaurant with tables upfront. So, that's one of the reasons for not taking the glass, other than that we wouldn't have had an issue with adding the extra glass, and the other is the parking. Where this building is being built, there's not a lot of additional parking around it, like there is in other areas of Greensboro Village, where there is more street parking. There's only a little bit of street parking, this is right next to Arvest Bank and across the street from Shadrach's. And I know that there's gotta be some other variance other than that, because at Abe's Place, there's 200 foot of parking field between the front of that building and the street. We're just doing two row, it's a really narrow lot. So, that's the two variances that we needed to ask for to be in compliance. To be able to move forward.

Unable to Transcribe

Derrel Smith: It is, it's more strict and as far as the parking, all parking out there, is common parking. So, you can park anywhere and go to any facility out there. It's all meant to be shared use parking but this building doesn't have enough to stand alone, it would have to use some of the neighbor parking.

Doug Gilmore: But it's only, two spaces correct?

Derrel Smith: That is correct.

Casey Caples (Board): Can I see that site plan again? Thank you.

Rob Hester: And the front is obviously to the left there, Casey.

Casey Caples: You got the two islands still in there, in that front parking lot, correct?

Rob Hester: Yes, sir.

Casey Caples: I mean, that place is landscaped to the hill.

Unable to Transcribe

Derrel Smith: Yeah, he's two spaces off, but he can make those two spaces up, they can walk over from Shadrach's or over from Arvest.

Rob Hester: There's four spaces directly in front of the building and the street. So, we have the required physically there, it's just a lot of the other areas in Greensboro Village there's other parking fields by the Malco and over by The Social. But where this is, the bank parking is all on the front side around the side, there's nothing towards the rear. So, there's not a lot of other shared parking fields that we felt comfortable by pushing the building up and only having a couple spaces there around it.

Matthew Millerd (Board): Mr. Chair I move that we accept the motion.

Casey Caples: Second.

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

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (2): Rick Miles, Kevin Bailey

VR-26-16 VARIANCE: 1423 Angelus St

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

Doug Gilmore (Chair): Okay, Turner Real Estate. What's your name, address, and whatcha gonna do?

Unable to Transcribe

Turner Real Estate (Proponent): That bottom house there at 1421, I built in 2018 and I got a variance for that one. It's on a 50-foot lot and 1423 is really, I could put a lot of money in it, but I don't want to. I think it'd be better off to tear it down and build the same as I did at 1421 there on 1423. But I still have 20 foot on each side, I still got room, I just don't make the 60-foot requirement.

Doug Gilmore: You're going to have this as a rental home?

Turner Real Estate: Yes, sure more than likely, everything is for sale, then rented at the last minute.

Doug Gilmore: I understand that. The one next to it looks good.

Turner Real Estate: Yes, sir. I still own it, it's a rental.

Matthew Millerd (Board): You own the 1421 and the 1423?

Turner Real Estate: Yes, sir. The 1421, I built in 2018 with a variance and I'm just kind of repeating it to the house next door.

Casey Caples (Board): So, that's that lot 1 that you're wanting to build a residence on?

Turner Real Estate: Yes, sir.

Casey Caples: Okay, got you.

Turner Real Estate: It's old wiring and old plumbing. The only thing good in there is the heat and air, and water heater.

Matthew Millerd: Derrel, is there something he could rezone to from this R-1 that would make it a 50-foot lot acceptable?

Derrel Smith (City Planner): RS-8 would allow a 50-foot lot but it would be a spot in all the R-1. So, since everything out there is already R-1.

Turner Real Estate: I did get it re-platted. It was 3 lots and I got it down to one. Got it conforming with the all the cities.

Doug Gilmore: MAPC is really not good about spot zoning.

Derrel Smith: They're not crazy about spot zoning, no.

Matthew Millerd: What about lots 4 and 5 do you own those lots as well?

Turner Real Estate: No, sir. Just the one to the right there, 1421. I think 7 and a half foot is the minimum, but we're gonna be at 10ft.

Unable to Transcribe

Doug Gilmore: Questions for Mr. Turner? It is good to see new construction in that area. Yeah I still owe money on it, I don't want to tear it down, I spent 40,000 on it but that's the best thing for it.

Casey Caples: Mr. Chair I would like to make a motion to approve the variance.

Matthew Millerd: Second.

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

Aye (3): Matthew Millerd, Casey Caples, Doug Gilmore

Nay (0)

Absent (2): Rick Miles, Kevin Bailey

5. Staff Comments

6. Adjournment

Meeting was Adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-17

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

William Walker is requesting variance from code that states 6 ft fence height and requires 10 ft interior sideback at 2308 S Caraway Rd

SCHEDULE B EXCEPTIONS

Referenced in Title Commitment 26-3408R-750 with an effective date of March 19th, 2026 (updated April 4, 2026), issued by Lenders Title Company of Arkansas, as agent for Old Republic National Title Insurance Company.

1. *Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. - NOT A SURVEY MATTER*

2. **Standard Exceptions:**

(a) **Rights or claims of parties in possession not shown by the public records. - NOT PLOT-ABLE**

(b) **Easements or claims of easements, not shown by the public records. - NOT PLOT-ABLE**

(c) **Any encroachments, encumbrances, overlaps, boundary line disputes, violations, variations, or adverse circumstances and any matters which would be disclosed by an accurate survey and inspection of the premises. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. - AS SHOWN ON SURVEY**

(d) **Any right or title to a land, or services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. - NOT A SURVEY MATTER**

3. **Taxes and special assessments for the current and future years which are not yet due and payable or taxes not shown as existing liens in the public records and any supplemental real estate taxes or special assessments not previously assessed against the land for any period before the Date of Sale, plus any penalties and interest which may accrue. - NOT A SURVEY MATTER**

4. **Loss arising from any Oil, Gas or Mineral interests, conveyed, retained, assigned or any activity on or damage to the insured land caused by the exercise of sub-surface rights or ownership, including but not limited to the right of ingress and egress for said sub-surface purposes. - NOT A SURVEY MATTER**

5. **Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located. - NOT A SURVEY MATTER**

6. **Property 1: 30 foot easement along the East side of the Land referenced in Warranty Deed recorded in Deed Book 267 at Page 75 in the records of Craighead County, Arkansas. Said easement as assigned to Cordelia Capital Partners, LLC by Assignment of Easement recorded as Document No. 2019R-01174 in the records of Craighead County, Arkansas. *Note: Said Assignment erroneously lists the recording information as Book 257. - AS SHOWN ON SURVEY**

7. **Property 1: Easement for Utility Lines in favor of City Water and Light Plant of Jonesboro, Arkansas, recorded in Deed Book 280 Page 698 in the records of Craighead County, Arkansas. - AS SHOWN ON SURVEY**

8. **Property 2: Building setback lines and easements as shown on plot of record in Plot Cabinet "C" Page 178 at Jonesboro, Arkansas County, Arkansas. - NOT PLOT-ABLE (no setbacks were shown on recorded plot)**

9. **Property 1 & 2: Title to, and easements in, any portion of the land lying within right-of-way of any alleys, highways, roads, streets, or other ways. - AS SHOWN ON SURVEY**

10. **Property 3: Building setback lines and easements as shown on plot of record in Plot Cabinet "A" Pages 167 and 168 in the records of Jonesboro, Craighead County, Arkansas. - AS SHOWN ON SURVEY**

11. **Property 3: Easement-Utility Lines to City Water and Light Plant of Jonesboro, Arkansas recorded in Deed Book 280 Page 698 in the records of Jonesboro, Craighead County, Arkansas. - AS SHOWN ON SURVEY**

12. **Property 3: An Unrecorded Lease Agreement executed by and between Phillips Investments, Inc., Lessor and D.D.M. Management, Lessee, dated November 15, 1995, which Lessor's rights were assigned to Trivesto Limited Partnership (by an Assignment recorded in Miscellaneous Record 33 Page 540 in the records of Jonesboro, Craighead County, Arkansas. - NOT A SURVEY MATTER**

13. **Property 3: Easement for Underground Facilities to Ritter Communications recorded in Deed Record 725 Page 461 in the records of Jonesboro, Craighead County, Arkansas. - AS SHOWN ON SURVEY**

14. **Property 3: Memorandum of Lease by and between Subway Real Estate, LLC and Phillips Investments & Construction, Inc. filed January 14, 2013 and recorded as Document No. JB2013R-000782 in the records of Jonesboro, Craighead County, Arkansas. - NOT A SURVEY MATTER**

15. **Property 3: Lack of a right of access to and from the land. - AS SHOWN ON SURVEY**

16. **All public and private roads and easements. - AS SHOWN ON SURVEY**

17. **Rights of others in and to the use of any lands and/or fixtures located over, across, in or under the insured premises, and rights to enter upon said premises to maintain the same. - NOT A SURVEY MATTER**

18. **All unrecorded leases and assignments/amendments thereto. - NOT A SURVEY MATTER**

19. **Loss arising from any security interests evidenced by financing statements filed of record with the Circuit Clerk of Craighead County, Arkansas or the Secretary of State of Arkansas as of the effective date hereof under the Uniform Commercial Code. - NOT A SURVEY MATTER**

QUATTLEBAUM
SURVEYING, LLC
BOUNDARY • TOPO • CONSTRUCTION

DRAWN BY	DATE	APPROVED	DATE
JDC	4/08/26	AWW	4/08/26
PROJECT	SCALE		SHEET
25-126 Jonesboro TSC	1" = 30'		1 of 1

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Postage \$0.75

Total Postage and Fees \$6.05

Sent To UNIK Group
2300 S Caraway Rd
Jonesboro, AR 72401

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

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$6.05

Sent To Phillips Investments + Construction
PO Box 19298
Jonesboro, AR 72403

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

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

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Postage \$0.75

Total Postage and Fees \$6.05

Sent To Kohls Department Store 1029
PO Box 3208
Milwaukee, WI 53201

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

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☐ Adult Signature Required \$0.00

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Postage \$0.75

Total Postage and Fees \$6.05

Sent To Cooper Land + Development
1600 Cooper Ln
Jonesboro, AR 72401

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

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$6.05

Sent To Stone Partners LLC
1419 E Nettleton Ave
Jonesboro, AR 72401

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

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$6.05

Sent To Cooper Land + Development
1600 Cooper Ln
Jonesboro, AR 72401

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

Date: 06/25/26

To: City of Jonesboro

Project Name: Tractor Supply Company Remodel

A variance request for the proposed Tractor Supply Company located at 2308 S Caraway Road, Jonesboro, Arkansas 72401. One of the variances pertains to the code requirements in Jonesboro Arkansas – Municode Codification / Part II – Land Development Ordinances / Chapter 117 – Zoning / Article VIII – Other Standards and Requirements / Sec. 117-329. Fences (permit required) / (1).

The code states for number 1 “*Maximum height*. Fences shall not exceed six feet in height, unless approved by the planning commission.”

The variance request modifies this code to read as follows:

1. “*Maximum height*. Fences shall not exceed *twelve feet* in height, unless approved by the planning commission.”
 - A. An integral component of Tractor Supply Company’s (TSC) operations is the Fenced Outdoor Display (FOD). As part of this project, TSC proposes to retrofit an existing building and provide an approximately 20,000 SF outdoor display area. The FOD will be enclosed by a screening wall for security purposes.

Depending on the market and location, the outdoor display area is used to showcase a variety of merchandise, including gates, corrals, stock tanks, fencing, bagged rocks, soil, barbed wire, and other outdoor materials such as salt softener, posts, and bale feeders. A substantial portion of these products are stored on racking located along the perimeter of the FOD to support efficient customer access and store operations. TSC’s standard design utilizes racking up to 16 feet in height. To adequately secure this inventory and ensure safe forklift handling around the racking, as well as to deter theft, a 16-foot chain-link screening wall is typically required. However, due to the City of Jonesboro’s maximum fence height restriction of 6 feet, TSC has proposed a reduced configuration. **Specifically, TSC is requesting approval for a 12-foot-high chain-link screening wall as a reasonable alternative that maintains both functionality and security.**

As part of this request, we have included photographs of another store location where black vinyl slats have been inserted into the chain-link mesh to screen operations and merchandise from public view. TSC is willing to incorporate similar vinyl slat screening at the proposed location as part of the variance approval.



**EXAMPLE
BLACK CHAINLINK FENCE
WITH FABRIC SCREEN**

Date: 06/25/26

To: City of Jonesboro

Project Name: Tractor Supply Company Remodel

A variance request for the proposed Tractor Supply Company located at 2308 S Caraway Road, Jonesboro, Arkansas 72401. The other variance pertains to the code requirements in Jonesboro Arkansas – Municode Codification / Part II – Land Development Ordinances / Chapter 117 – Zoning / Article IV – District Regulations / Division 1 – Generally / Sec. 117-139 Commercial and Industrial Districts / Dimension Requirements Commercial and Industrial Districts Table

The code for setbacks is displayed in the chart under section “e” in which our building is subject to the requirements zone C-3.

Dimension	CR-1	C-4	C-3	C-2	C-1	I-1	I-2
<i>Minimum lot size</i>							
Single-family (sq. ft.)	6,500	NP	NP	6,000	NS	NP	NP
Duplex (sq. ft.)	7,200	NP	NP	7,200	NS	NP	NP
Multifamily (area/family)	NP	NP	NP	3,600	NS	NP	NP
Nonresidential uses (sq. ft.)	6,500	6,500	6,500	6,500	NS	6,500	10,000
Minimum lot width (all uses)	50'	50'	50'	50'	25'	50'	100'
Minimum lot depth (all uses)	100'	100'	100'	100'	NS	100'	100'
<i>Street setback</i>							
Residential uses	25'	NP	NP	25'	NS	25'	NP
Nonresidential uses	25'	25'	25'	25'	NS	25'	100'
<i>Interior side setback</i>							
Residential uses	7.5'	10'	NP	10'	NS	10'	NP
Nonresidential uses	10'	10'	10'	10'	NS	10'	25'
<i>Rear setback</i>							
Residential uses	20'	20'	NP	20'	NS	20'	NP
Nonresidential uses	20'	20'	20'	20'	NS	20'	25'
Maximum lot coverage (all uses)	50%	50%	60%	50%	100%	60%	60%
Percent of total lot area (building floor area)	20	20	NS	20	NS	NS	NS

The variance request will exempt us from the current interior side setbacks:

1. This request is to vary from the 10' interior side setback for zone C-3.

A. Developer is retrofitting an existing building into a Tractor Supply Store. The building as it stands today is existing non-conforming as it encroaches into the 10' interior side setback for Zone C-3. Developer is not proposing any additional encroachment into the setback with this development.

Date: 07/15/26

To: City of Jonesboro

Project Name: Tractor Supply Company Remodel

A variance request for the proposed Tractor Supply Company located at 2308 S Caraway Road, Jonesboro, Arkansas 72401. This variance pertains to the code requirements in Jonesboro Arkansas – Municode Codification / Part II – Land Development Ordinances / Chapter 117 – Zoning / Article VIII – Other Standards and Requirements / Sec. 117-325. Driveways and access; multifamily and nonresidential.

The request is to vary this code by adding an additional section number three (3)

a.3; “Existed developments with existed parking areas shall not be required to provide cross access to the adjacent property owners if the existing parking layout and plat does not provide a cross-access drive and easement.”

Tractor Supply Company is proposing to retrofit an existing building and will keep the existing parking area parameters from the original design. The existing cross access to the north will remain. A requirement to provide cross-access to the south will create geometric problems within the parking arrangement and drive aisles. Also, there is not an easement to make a connection to the south adjacent property.



DESIGNED BY: WJW	C2 OF 10 SHEETS
CHECKED BY: MAG	

Variance Checklist

- ☒ Application
- ☒ Neighbor Notification sent by certified mail
- ☒ Certified mail receipt(s)
- ☒ Site plan or aerial view
- ☒ Narrative letter stating need for variance

Fees

- Residential Appeal - Compatible Non-Conforming Use - \$200
- Commercial Appeal - Compatible Non-Conforming Use - \$400

RES-17:091

- (a) *Administrative Review.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the administrative official in the enforcement of this ordinance. The board may affirm or reverse, in whole or in part, said decision of the administrative official.
- (b) *Variances.* To authorize upon appeal in specific cases such variance from the terms of the zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved.
- (c) *Special exceptions.* In addition to the powers and duties specified above, the board shall also have the following powers and duties to hold public hearings and decide on special exceptions...

Chapter 14.40

Board of Zoning Adjustment

Sections:

14.40.01 Creation and Appointment

14.40.02 Organization

14.40.03 Powers and Duties

14.40.04 Procedure for Applications and Appeals

14.40.01 Creation and Appointment. There is hereby created a board of zoning adjustment consisting of five (5) members to be appointed for three-year terms, with at least one member being a planning commissioner. All members shall be qualified electors and residents of the City of Jonesboro. The members of the board of zoning adjustment that was legally in existence immediately prior to the effective date of this chapter shall be constituted as members and continue serving their present term as member of the board of zoning adjustment hereby created; provided the member with the least time remaining on his term shall be replaced by a member of the planning commission.

14.40.02 Organization. The board of zoning adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this ordinance. Meetings shall be held on a regular schedule and at such other times as the board may determine. All meetings shall be open to the public. The board of zoning adjustment shall keep minutes of its vote, indicating such fact; it shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the city planner. A quorum of the board shall consist of three (3) members. The concurring vote of a majority of the total board members shall be necessary to revise any order or decision of the enforcement officer or to decide on any matter upon which it is required to pass under this ordinance. The city planner or his representative shall attend each meeting of the board and shall bring with him all plans, specifications, plats, and papers relating to any case before the board for determination.

14.40.03 Powers and Duties. The board of zoning adjustment shall have all the powers and duties prescribed by law and by this ordinance, which are more particularly described as follows:

(a) Administrative review. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the administrative official in the enforcement of this ordinance. The board may affirm or reverse, in whole or in part, said decision of the administrative official.

(b) Variances. To authorize upon appeal in specific cases such variance from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved. A variance from the terms of this zoning ordinance shall not be granted by the board of zoning adjustment unless and until:

(1) The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district; that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance; that special conditions and circumstances do not result from the actions of the applicant; and that granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning ordinance to other lands, structures, or buildings in the same district.

Zoning Appeals Process

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this zoning ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) In granting any variance, the board of zoning adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance.

(6) Under no circumstances shall the board of zoning adjustment grant a variance to allow a use not permissible under the terms of this zoning ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.

(c) Special exceptions. In addition to the powers and duties specified above, the board shall also have the following powers and duties to hold public hearings and decide the following special exceptions:

(1) Interpret zoning district boundaries where uncertainty exists as to the boundaries of the zoning districts or when the street or property lines existing on the ground are at variance with those shown on the zoning district map.

(2) Determine the amount of parking required for a use not listed herein.

(3) Vary the parking regulations by not more than twenty-five percent (25%) where it is conclusively shown that the specific use of a building would make unnecessary the parking spaces otherwise required by this ordinance.

(4) Permit an addition to a nonconforming structure provided that said addition conforms to all building code requirements, and further provided that the current use of the structure conforms to the zoning district in which it is located.

14.40.04. Procedure for Applications and Appeals.

(a) Application. Appeals to the board may be taken by any person aggrieved or by any officer, department, or board of the city affected by any decision of the administrative official. All appeals and applications made to the board shall be made in writing on forms prescribed by the board within fifteen (15) days after the decision has been rendered by the administrative official. Every appeal or application shall refer to the specific provision of the code involved and shall exactly set forth:

(1) The interpretation that is claimed;

(2) The use for which the permit is sought; or

(3) The details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be.



Zoning Appeals Process

The appeal or application shall be filed with the officer from whom appeal is taken and with the board. The officer from whom appeal is taken shall forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken.

(b) Public Hearing and Notice. The board shall fix a reasonable time for the public hearing of an application or appeal, give public notice of the time and place thereof, as well as due notice to the parties in interest, and decide same within a reasonable time. Said public notice shall be published at least once not less than seven (7) days preceding the date of such hearing in a newspaper of general circulation in Jonesboro. The public notice shall give the particular location of the property on which the application or appeal is requested, as well as a brief statement of what the application or appeal consists. Evidence of notification of all adjoining property owners shall accompany all applications for variances. Such notification shall include the above described public notice information, as well as the time and place where the public hearing will be conducted. Public hearings may be adjourned from time to time, and, if the time and place of the adjourned meeting be publicly announced when the adjournment is made, no further notice of such adjourned meeting need be published. At a public hearing any party may appear in person, by agent, or by attorney.

(c) Effect of Appeal. An appeal shall stay all proceedings of the action appealed from, unless the person affected by such appeal certifies to the board, that, by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board or a court of record on application, and notice to the person from whom the appeal was taken.

(d) Time Limit on Permits. No order permitting the use of a building or premises, or the alteration or erection of a building shall be valid for a period longer than sixty (60) days unless such use is established or the erection or alteration is started within such period and proceeds to completion in accordance with the terms of a building permit.

(e) Appeals from Board of Zoning Adjustment. Any person or persons, or any board, taxpayer, department, board or bureau of the city aggrieved by any decision of the board of zoning adjustment may seek review by a court of record of such decision, in the manner provided by the laws of the State of Arkansas.



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Stacey Blaxton

Address: 1800 Macarthur Park, Jonesboro Arkansas 72041

Phone: (870) 919-4191

Email: stacey@hijinx4fun.com

Signature: Signed by:
Stacey Blaxton
133AE91DCFD4EC...

Applicant: William Walker

Address: 13747 Montfort Drive, Suite 275, Dallas, Teaxs 75240

Phone: (318) 617-4626

Email: wwalker@se3.us

Signature: _____

Description of Requested Variance:

1. Requesting variance from code that states fences shall not exceed 6 feet in height
2. Requesting variance from code that requires a 10' interior side setback for zone C-3.

Circumstances Necessitating Variance Request:

1. Developer is requesting 12-foot tall screening wall for their outdoor display area for security purposes.
2. Developer is retrofitting an existing building for the proposed development. The building was constructed prior to the current C-3 zoning code was established.
3. Requesting no cross access

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, June 25th, 2026 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: Tractor Supply Company

DATE: 06/25/2026

SUBJECT PROPERTY ADDRESS: 2308 S Caraway Road, Jonesboro, Arkansas 72401

DESCRIPTION OF VARIANCE REQUESTED:

The developer is requesting to increase the maximum fence height allowed from 6' to 12' for outdoor display area for security purposes and to vary the side yard setback to the existing building.

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.

Cooper Land and Development Co Inc.

Printed Name of Property Adjacent Owner

(Signature)

Date

1600 Cooper Lane, Jonesboro, Arkansas 72401

(2400 S Caraway Road, Jonesboro, AR 72401)
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.



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Cooper Land and Development Co Inc.

Printed Name of Property Adjacent Owner

(Signature)

Date

1600 Cooper Lane, Jonesboro, Arkansas 72401

(2406 S Caraway Road, Jonesboro, AR 72401)
Address

Phone

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Phillips Investment Inc.

Printed Name of Property Adjacent Owner

(Signature)

Date

PO Box 19298, Jonesboro, Arkansas 72403

(2304 S Caraway Road, Jonesboro, AR 72401)

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.



Zoning Appeals Process

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UNIK Group LLC.

Printed Name of Property Adjacent Owner

(Signature)

Date

2300 S Caraway Road, Jonesboro, Arkansas 72401

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.



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Stone Partners LLC.

Printed Name of Property Adjacent Owner

(Signature)

Date

1419 E Nettleton Avenue, Jonesboro, Arkansas 72401

Address

Phone

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KOHLS Department Stores INC.

Kohls Department Store #1029

Printed Name of Property Adjacent Owner

PO Box 3208, Milwaukee, Wisconsin 53201

Address

(Signature)

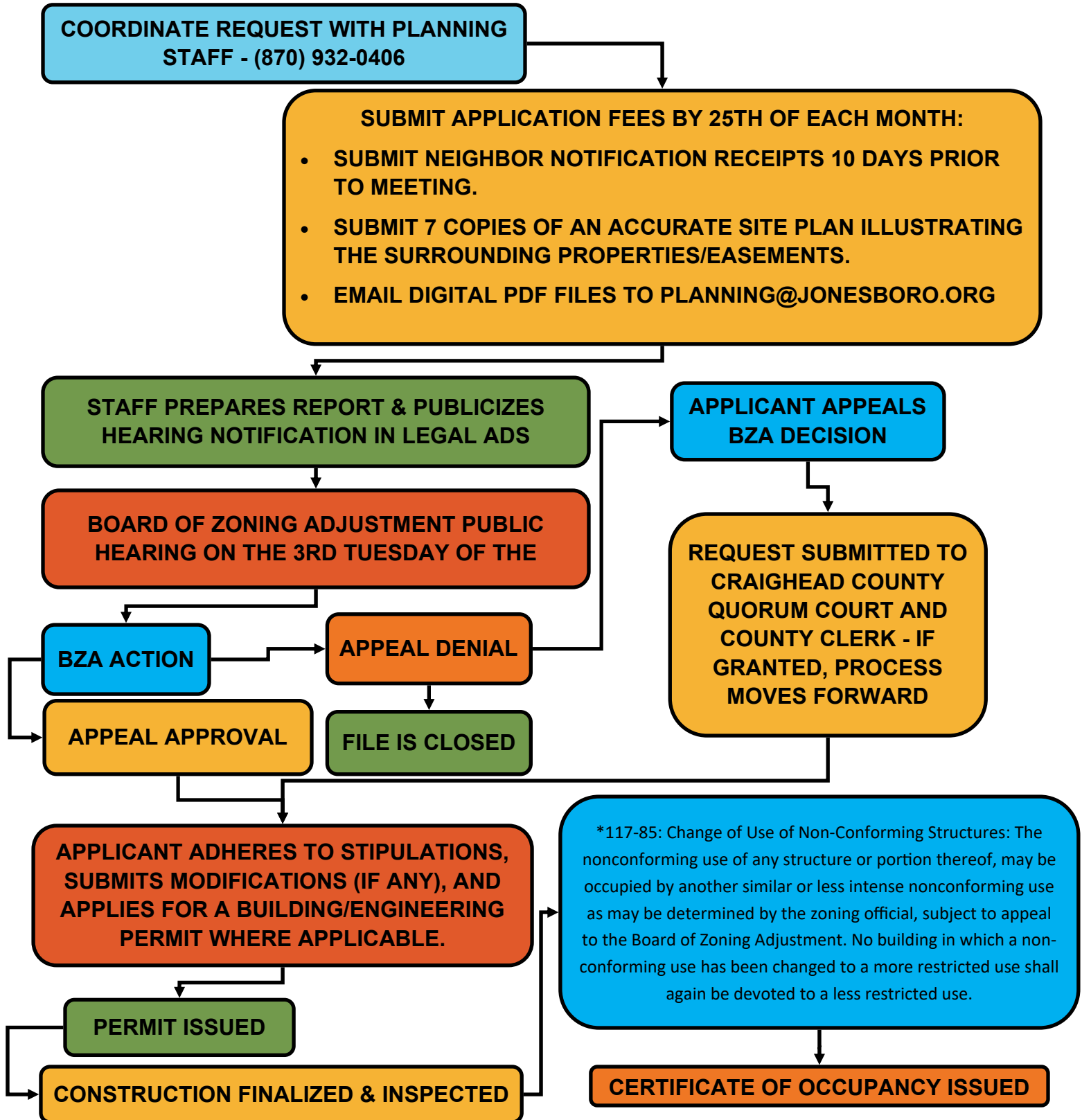
Date

Phone

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BZA Variance Process





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-18

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Summit Utilities is requesting variance to allow storage lot to remain a limestone surface at
3013 Ole Feed House Rd

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

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

Little Rock, AR 72231

Certified Mail Fee	\$5.30	0405
		15
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ 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	\$6.08	06/25/2026

Sent To
Keeling Company
Street and Apt. No., or PO Box No.
PO Box 15310
City, State, ZIP+4®
Little Rock, AR, 72231

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

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

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

Conway, AR 72033

Certified Mail Fee	\$5.30	0405
		15
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ 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	\$6.08	06/25/2026

Sent To
Frank and Mary Jane Maix, LLC
Street and Apt. No., or PO Box No.
PO Box 321
City, State, ZIP+4®
Conway, AR, 72033

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

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

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

Jonesboro, AR 72404

Certified Mail Fee	\$5.30	0405
		15
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ 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	\$6.08	06/25/2026

Sent To
Consolidated Youth Services
Street and Apt. No., or PO Box No.
4220 Stadium Blvd
City, State, ZIP+4®
Jonesboro, AR, 72404

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

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

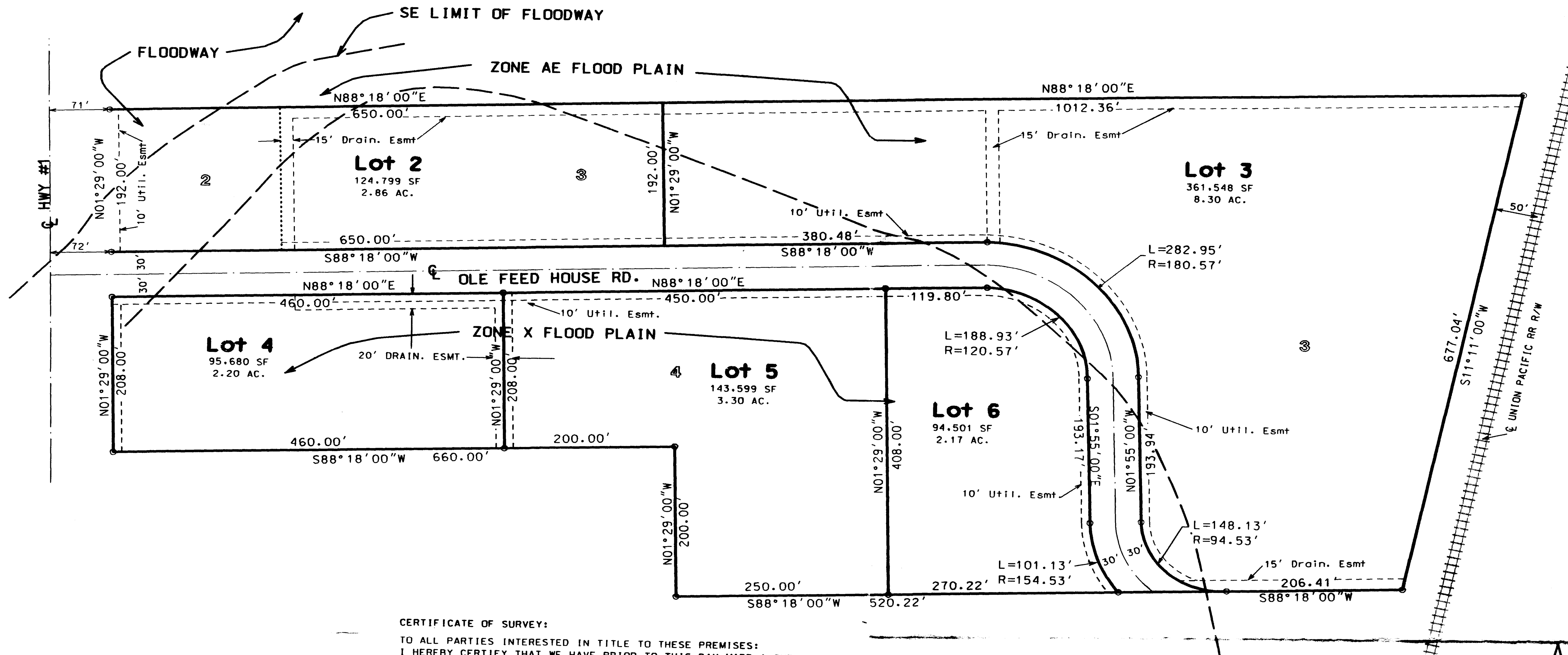
For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee	\$5.30	0405
		15
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ 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	\$6.08	06/25/2026

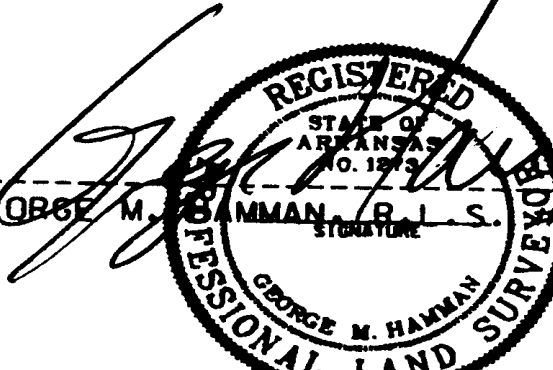
Sent To
Cooper Land and Development Co
Street and Apt. No., or PO Box No.
1600 Cooper Ln
City, State, ZIP+4®
Jonesboro, AR, 72401

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



CERTIFICATE OF SURVEY:

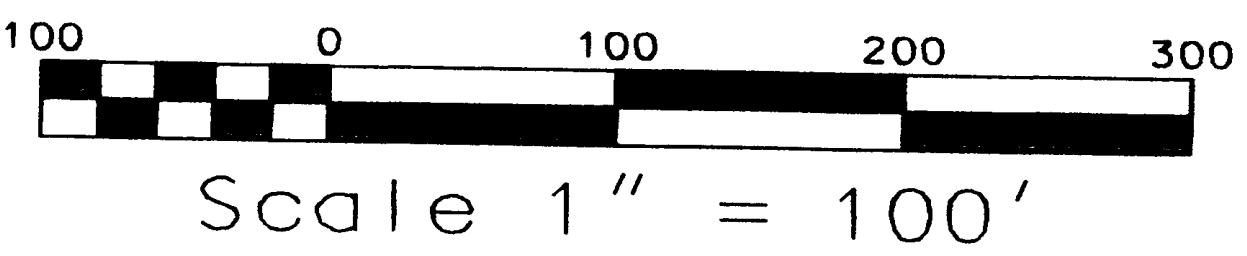
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES:
I HEREBY CERTIFY THAT WE HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

BY  *George M. Hamman* 07/29/99 DATE

**A REPLAT OF LOT 4
ROY COOPER SUBDIVISION
Jonesboro, Arkansas**

RECORDED 77
BOOK C PAGE 47
DATE 8-12-99 TIME 1:03 PM
CRAIGHEAD COUNTY
ANN HUDSON, CLERK
BY *Deborah Weaver*

FILED
AUG 12 1999 11:03 AM
ANN HUDSON
CIRCUIT & CHANCERY COURT CLERK



OWNER'S CERTIFICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

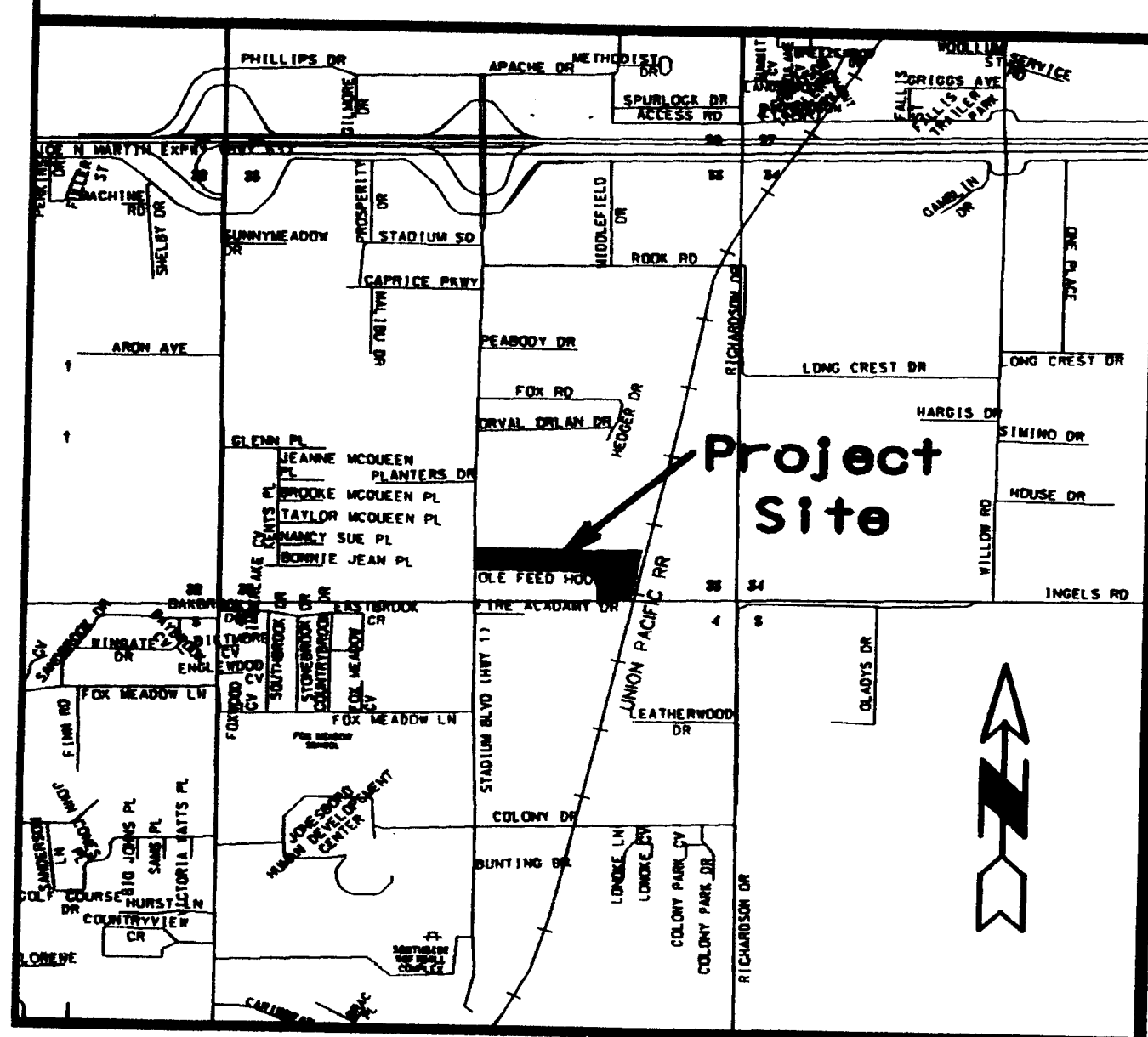
Loyle Cooper

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro - Craighead County

☐ PRELIMINARY APPROVAL
☒ FINAL APPROVAL
☒ AS NOTED
☐ DISAPPROVED
☐ TABLED

John L. Beasley Chairman
John L. Beasley Secretary
JULY 13 1999 Date

A PORTION OF THIS SITE LIES WITHIN THE 100 YR. FLOODWAY AND FLOOD PLAIN PER F.I.R.M. OF CRAIGHEAD CO., & INCORP. AREAS COMMUNITY PANEL NO. 05031C0134 C DATED 9-27-91.



REVISED 7-29-99: PER MAPC COMMENTS

HNE HAMMAN NEWELL ENGINEERING		ENGINEERS SURVEYORS PLANNERS		2311 East Nettleton Jonesboro, Arkansas 72401 Telephone: (870) 932-7880	
A REPLAT OF LOT 4 ROY COOPER SUBD. FOR COOPER CONSTRUCTION JONESBORO, ARKANSAS					
Date 6-16-99	Scale 1"=100'	Job No. 99120	Sheet No. 1 of 1		
Section 33	Township 14 NORTH	Range 4 EAST	County CRAIGHEAD		
© 1998, Hamman Newell Engineering			Index: DF2-0239		

RP 9/31



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner:	<u>Summit Utilities Arkansas, Inc.</u>	Applicant:	<u>Tralan Engineering, Inc.</u>
Address:	<u>3013 Ole Feed House Road</u>	Address:	<u>2916 Wood St., Jonesboro, AR 72404</u>
Phone:	<u>800-992-7552 / 479-806-0237</u>	Phone:	<u>870-203-9939</u>
Email:	<u>DMartin1@summitutilities.com</u>	Email:	<u>tfischer@tralaneng.com</u>
Signature:	<u><i>Darrell Martin</i></u>	Signature:	<u><i>Travis Fischer</i></u>

Description of Requested Variance:

The owner is requesting a variance to allow the storage lot to remain a limestone surface.

Circumstances Necessitating Variance Request:

The reason for requesting the variance to allow the storage lot to remain a limestone surface. This area is
enclosed with a chain link fence and is only utilized by the owner for equipment and material storage.

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: _____



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-20

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Chris Moore is requesting variance for square footage of proposed storage at 910 Strawfloor Dr



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Linda Gregg Applicant: Chris Moore
Address: 910 Strawberry Address: 1237 S. Madison
Phone: 870-919-5827 Phone: 870-316-0332
Email: _____ Email: ChrisMooreplumbing@yahoo.com
Signature: [Signature] Signature: [Signature]
Description of Requested Variance: _____

Proposed Res Storage with square footage
larger than existing house

Circumstances Necessitating Variance Request:

Store boat, camper, tractor

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: July 21st, 1:30 PM

Planning & Zoning Department - 300 S. Church St., Jonesboro, AR 72401 - (870) 932-0406 Office - (870) 336-3036 Fax

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)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0405 5
JUL 09 2026
Postmark Here

Postage \$0.78
Total Postage and Fees \$6.08

Sent To 1107 Streetcar Drive
Street and Apt. No., or PO Box No.
City, State, ZIP+4[®] 2580

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

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)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0405 5
JUL 09 2026
Postmark Here

Postage \$0.78
Total Postage and Fees \$6.08

Sent To 342 Streetcar Drive
Street and Apt. No., or PO Box No.
City, State, ZIP+4[®] 2580

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

9589 0710 5270 3727 2271 15

9589 0710 5270 3727 2271 08



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-19

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Janis S Farley is requesting fence variance at 906 Oakland Dr



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: _____ Applicant: Janis S Farley
Address: _____ Address: 906 Oakland Dr
Phone: _____ Phone: 815-501-5381
Email: _____ Email: Janis211@yahoo.com
Signature: _____ Signature: Janis S. Farley

Description of Requested Variance:

Fence Variance. I did not know I needed a permit.

We contacted by City I did apply & receive a permit.

Apparently the fence wasn't supposed to be over 4' tall in front.

Circumstances Necessitating Variance Request:

It is 6' tapering down to 4' closer to the road.

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: July 21, 1:30 PM

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

JOHNSBORO AR 72404

Postmark Here

07/10/2026

RAHWAY STATION

07/10/2026

JOHNSBORO AR 72404

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____
 Jonesboro, AR 72404

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

9589 0710 5270 4110 7408 84

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

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

OFFICIAL USE

JOHNSBORO AR 72404

Postmark Here

07/10/2026

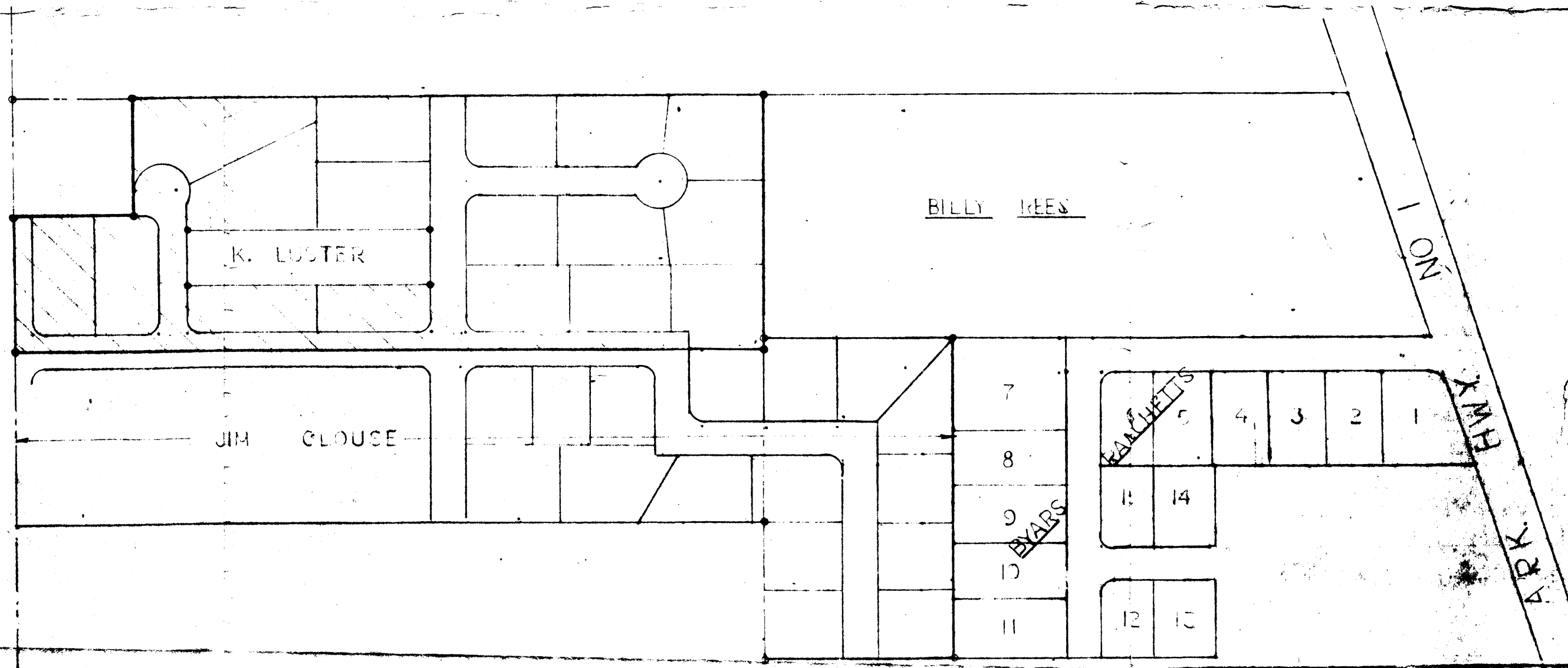
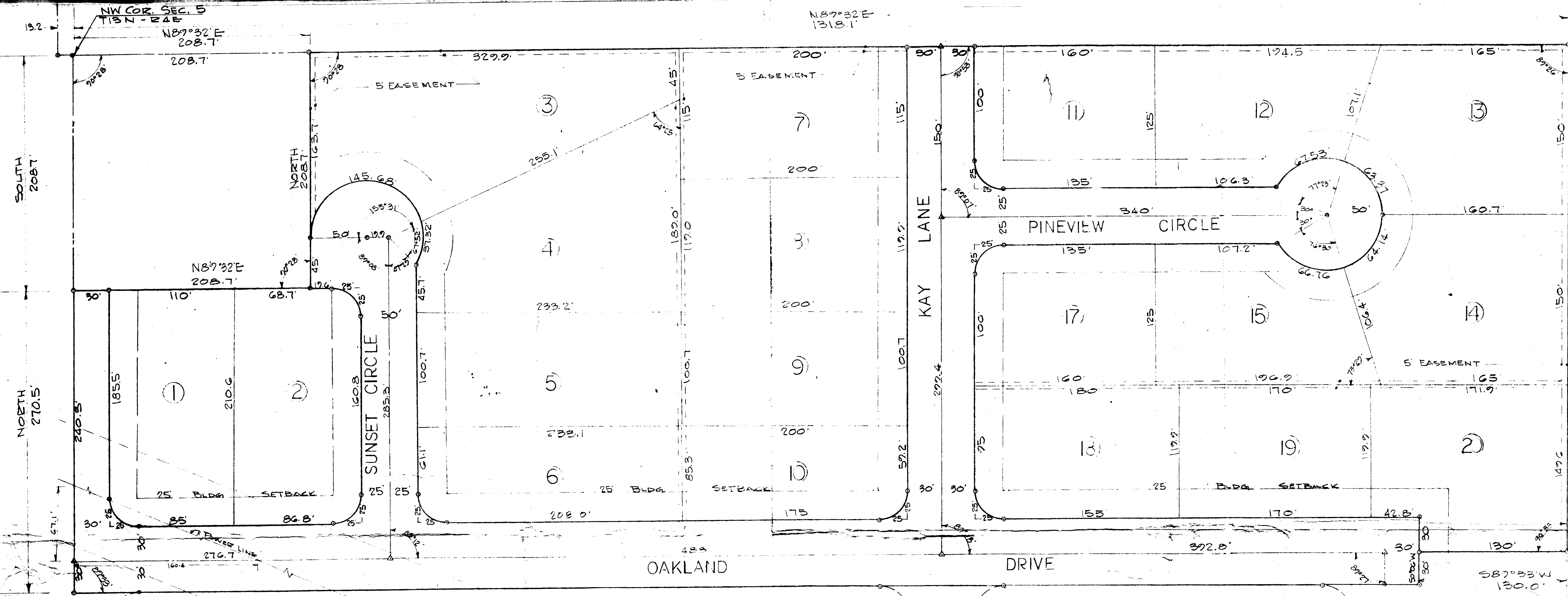
RAHWAY STATION

07/10/2026

JOHNSBORO AR 72404

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____
 Jonesboro, AR 72404

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



VICINITY MAP
1" = 200'

CERTIFICATE OF SURVEY:

This is to certify that Haywood, Kenward & Associates, Inc., Civil Engineers & Surveyors, have surveyed and plotted: A part of the NW¼ of the NW¼-Section 5-T13N-R4E, more particularly described as follows: Begin at the NW corner of said Sec. 5; thence N89° 32'E 208.7' to the point of beginning; thence N89° 32'E 1109.4' to the NE corner of said NW¼ NW¼; thence S0° 06'W 448.6'; thence S89° 33'W 150.0'; thence S0° 06'W 30.0'; thence S89° 33'W 1187.5' to the Sec. line; thence North on the Sec. line 270.5'; thence N89° 32'E 208.7'; thence North 208.7' to the point of beginning proper, containing 13.4 acres and being subject to an electric transmission line easement across the SW corner thereof.

DEDICATION OF PLAT:

We, being the owners of the above described tract of land, do hereby plat and layout the same into an addition composed of lots and streets, all as more particularly set out in detail on the survey and plat herein, which is made a part hereof as fully and effectually as though incorporated herein. Said Addition shall be known, designated and hereafter referred to as STINNETT SUB DIVISION TO CRAIGHEAD COUNTY, JONESBORO, ARKANSAS.

AND said owners do hereby dedicate to the public use forever all the streets of the width, length and location as set out in the plat herein. Furthermore, said owners do hereby dedicate all easements as shown on the plat for the purpose of drainage and utility services. The easements shall be used for the installation and maintenance of drainage ditches, storm sewers, sanitary sewers, water, gas and telephone lines. Said easements shall not be used for ingress or egress by the public.

SIGNED this _____ day of _____ in the year 1970.

APPROVED

Jonesboro City Planning Commission

Date 5.14.70

Chairman [Signature]

Secretary [Signature]

For Dedication with
Bill of Assurance
on 02.19.71 page 41.

BY: Gordon Stinnett
Kenneth Luster
Jim Clouse

PLAT OF A PART OF NW¼ SEC. 5 T13N, R4E CRAIGHEAD CO. ARK.		
HAYWOOD, KENWARD & ASSOCIATES, INC.	SCALE 1" = 80'	DATE 5-6-70
STINNETT SUBDIVISION		
DATE 2-20-70	APPROVED BY	RECORD NUMBER 2-19

Filed for record 12 day of October, 1970 at
2:30 P.M. and recorded in Plat Book No. 179
Book 179 Page 18
DEPT. OF REVENUE, CLERK
BY [Signature] D.C.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-21

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

George Hamman is requesting variance for building setback at 218 and 220 Labaume St



1920 Stillwater Drive
Jonesboro, AR 72404
e-mail: george@civilogic.net

Phone (870) 926-2316

June 23, 2026

Mr. Derrel Smith, Director of Planning and Zoning
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Variance Request / Letter of Intent
218 and 220 Labaume Street
Our File Number: 126004

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepare on behalf of the owners of the property located at 218 and 220 Labaume Street. The building actually faces their parking lot (to the north), and it is also placed along the frontage of Madison Street (to the east).

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is as follow:

West building setback:	10'
Interior Side building setback:	5'
East building setback:	15'
Word Street building setback:	5'
Right-of Way dedication:	5" (South side of Word Street)
Lot widths:	45'

Though these requested building setbacks are not exactly the same as the Downtown Jonesboro Redevelopment District (DJRD), they are very similar. The limits of the Commercial Mixed Use Redevelopment are located only one block south of this site, and the Limits of the Industrial Arts Redevelopment District is only two blocks south of this site.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST:

There are multiple hardships imposed upon this site. Initially, the original plat of this area was filed circa 1887. During the mid-1950's, the zoning codes were prepared and adopted by the City, however, the new codes did not address prior infractions nor offer any universal mechanism for remedy for parcels that had been conveyed with improper descriptions. These two parcels have been conveyed by verbal description (not platting). The current parcel maps show the parcels as conveyed, not as platted circa 1887.

Thank you for your time and attention.

Respectfully,

Civilogic,

George Hamman

Very Mail Receipt

From george civilogic.net <george@civilogic.net>
Date Wed 6/24/2026 4:02 PM
To Michelle Crawford <MCrawford@jonesboroAR.gov>

Get [Outlook for iOS](#)

From: PAK MAIL 0487 <mailserver@notify.postalmate.net>
Sent: Wednesday, 24 June 2026 15:21:18
To: george civilogic.net <george@civilogic.net>
Subject: Purchase Receipt

e-Receipt

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

Shipment-----
USPS First Class Mail Flat
Ship To:
ALISA M HAMILTON
2109 SWEET GUM DR
JONESBORO, AR 72401-3692
Package ID: 889277 11.84
Tracking #: 9407111899561322577324
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat
Ship To:
JERRY AND REEDA CLEMENTS
3132 HIGHWAY 115
IMBODEN, AR 72434-9309
Package ID: 889278 11.84
Tracking #: 9407111899561322576259
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat
Ship To:
MONTGOMERY INVESTMENTS, LLC
115 SAMANTHA DR
BROOKLAND, AR 72417-9115
Package ID: 889280 11.84
Tracking #: 9407111899561322576921
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat

Ship To:
WAGNER ENTERPRISES AND INVESTMENTS LLC
336 NATCHEZ DR
JONESBORO, AR 72404-9104
Package ID: 889281 11.84
Tracking #: 9407111899561322576136
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat
Ship To:
SERGIO OLVERA
214 E WORD AVE
JONESBORO, AR 72401-2060
Package ID: 889287 11.84
Tracking #: 9407111899561322576082
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat
Ship To:
SAMUEL AND ROSAURA LOPEZ
216 LABAUME ST
JONESBORO, AR 72401-2040
Package ID: 889308 11.84
Tracking #: 9407111899561322571643
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat
Ship To:
OSCAR CRUZ
214 LABAUME ST
JONESBORO, AR 72401-2040
Package ID: 889309 11.84
Tracking #: 9407111899561322571025
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Retail Sales 7 @ 0.49 3.43 TX
MANILLA ENVELOPES

SUBTOTAL	86.31
TAX	
State Tax on 3.43	0.22
County Tax on 3.43	0.03
City Tax on 3.43	0.03
TOTAL	86.59
TEND Visa	86.59

Total shipments: 7
GEORGE HAMMAN: CIVILOGIC
KENZIE 06/24/2026
#277225 03:20 PM
Workstation: 0 - MAINPC
CCTran# 6913337752

Signature_____

NOTICE

During Holiday Season all carriers discontinue their delivery quarantees.Expedited shipments still get higher priority but they do not offer money back quarantees if s

Thank you for your business

TRACK YOUR PACKAGE AT:

<https://www.pakmail.com/stores/pak-mail-jonesboro>



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-22

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

George hamman is requesting variance of building setback at 317 Southwest Dr



1920 Stillwater Drive
Jonesboro, AR 72404
e-mail: george@civilogic.net

Phone (870) 926-2316

June 22, 2026

Mr. Derrel Smith, Director of Planning and Zoning
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

RE: Variance Request / Letter of Intent
317 Southwest Drive
Our File Number: 126014

Dear Mr. Smith:

This letter is to serve as the narrative to accompany the variance request prepared on behalf of the owners of the property located at 317 Southwest Drive. The building actually faces their parking lot (to the north), and it is also placed along the frontage of Madison Street (to the east).

DESCRIPTION OF VARIANCE REQUESTED:

The variance requested is as follow:

West building setback changed to be 9.5';
South building setback changed to be 18.0'.

Both of these requested setbacks are to accommodate the existing building located at the above captioned address, and to correct the plat recorded in Plat Cabinet "C" at Page 181.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST:

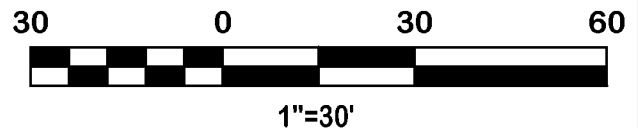
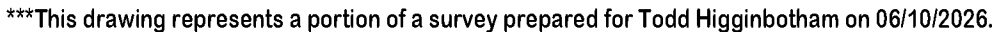
The hardship experienced by the owner occurred nearly twenty years ago as "Southwest Commons" was being developed. When the footings for this building were placed, they were inadvertently placed a slight bit too far west (approximately 2½") and a slight bit too far south (approximately 1.9'). Over time the building was completed and occupied without these shortcomings being detected. The current owner has elected to sell the building and the ensuing land survey revealed the disparity from the construction circa 2006. The buyer would like to assume the new ownership with the "title" being as clear as possible.

Thank you for your time and attention.

Respectfully,
Civilogic

George Hamman

PREPARED FOR: GEORGE HAMMAN - CIVILOGIC



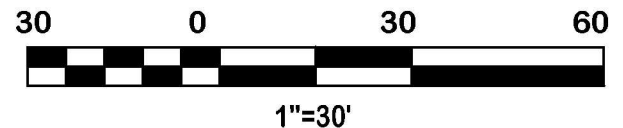
**2013 TIMBER TRAILS,
JONESBORO, AR
72404
870.335.6225**



**LOT 3 OF C & O ENTERPRISES REPLAT OF CRAIGHEAD ELECTRIC CO-OP FIRST
RE-SUBDIVISION, JONESBORO, ARKANSAS, AS SHOWN ON PLAT RECORDED IN
PLAT CABINET "C" PAGE 181 AT JONESBORO, ARKANSAS**

PREPARED FOR: GEORGE HAMMAN - CIVILOGIC

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE
SYSTEM NORTH ZONE (301)



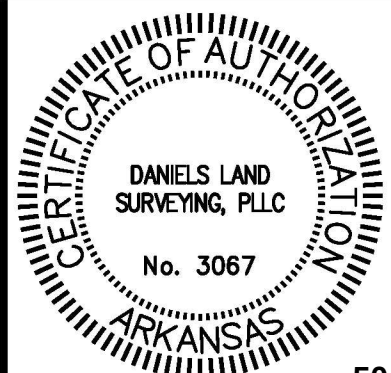
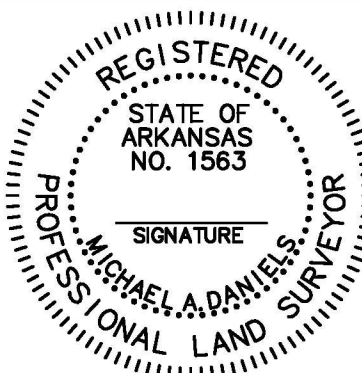
SETBACK VARIANCE REQUEST

317 SOUTHWEST DRIVE, JONESBORO, AR 72401
LOT 3 OF C & O ENTERPRISES REPLAT OF CRAIGHEAD ELECTRIC
CO-OP FIRST RE-SUBDIVISION, JONESBORO, ARKANSAS, AS
SHOWN ON PLAT RECORDED IN PLAT CABINET "C" PAGE 181 AT
JONESBORO, ARKANSAS



DANIELS
LAND SURVEYING PLLC

2013 TIMBER TRAILS,
JONESBORO, AR
72404
870.335.6225



Fw: Purchase Receipt

From george civilogic.net <george@civilogic.net>
Date Wed 6/24/2026 4:02 PM
To Michelle Crawford <MCrawford@jonesboroAR.gov>

Get [Outlook for iOS](#)

From: PAK MAIL 0487 <mailserver@notify.postalmate.net>
Sent: Wednesday, 24 June 2026 15:40:40
To: george civilogic.net <george@civilogic.net>
Subject: Purchase Receipt

e-Receipt

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

Shipment-----
USPS First Class Mail Flat
Ship To:
LOCAL MPACT
912 LOMBARDY CIR
JONESBORO, AR 72401-6245
Package ID: 889312 11.84
Tracking #: 9407111899561322599203
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat
Ship To:
JOESPH AND JEANNE BAILEY
888 BUFORD CUTOFF
GASSVILLE, AR 72635-8792
Package ID: 889314 11.84
Tracking #: 9407111899561322599982
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat
Ship To:
JEFF AND ALYCIA STROUD
1236 COUNTY ROAD 759
JONESBORO, AR 72405-7772
Package ID: 889316 11.84
Tracking #: 9407111899561322599395
Actual Wt: 0 lbs .6 ozs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Shipment-----
USPS First Class Mail Flat

Ship To:
 THREE SISTERS INVESTMENTS, LLC
 515 MELTON CIR
 JONESBORO, AR 72401-7185
 Package ID: 889318 11.84
 Tracking #: 9407111899561322599449
 Actual wt: 0 lbs .6 ozs
 Rating wt: 0.06 lbs
 Certified [\$8.30]
 Shipment-----
 USPS First Class Mail Flat
 Ship To:
 DG BROOKLAND, LLC
 2052 SLOAN LAKE DR
 JONESBORO, AR 72404-6894
 Package ID: 889319 11.84
 Tracking #: 9407111899561322593829
 Actual wt: 0 lbs .6 ozs
 Rating wt: 0.06 lbs
 Certified [\$8.30]
 VOIDShipment-----
 USPS First Class Mail Flat
 Ship To:
 W AND V INVESTMENTS
 PO BOX 1884
 JONESBORO, AR 72403-1884
 Package 0.00
 Actual wt: 0 lbs .6 ozs
 Rating wt: 0.06 lbs
 Shipment-----
 USPS First Class Mail Flat
 Ship To:
 W AND V INVESTMENTS
 PO BOX 1884
 JONESBORO, AR 72403-1884
 Package ID: 889321 11.84
 Tracking #: 9407111899561322593386
 Actual wt: 0 lbs .6 ozs
 Rating wt: 0.06 lbs
 Certified [\$8.30]
 Shipment-----
 USPS First Class Mail Flat
 Ship To:
 G MAN PROPERTIES, LLC
 3317 LACOSTE DR
 JONESBORO, AR 72404-6811
 Package ID: 889322 11.84
 Tracking #: 9407111899561322593553
 Actual wt: 0 lbs .6 ozs
 Rating wt: 0.06 lbs
 Certified [\$8.30]
 Shipment-----
 USPS First Class Mail Flat
 Ship To:
 S AND M REAL ESTATE, LLC
 2704 NEELY RD
 JONESBORO, AR 72404-9000
 Package ID: 889323 11.84
 Tracking #: 9407111899561322594291
 Actual wt: 0 lbs .6 ozs
 Rating wt: 0.06 lbs
 Certified [\$8.30]
 Shipment-----
 USPS First Class Mail Flat
 Ship To:
 FIRST SECURITY BANK
 314 N SPRING ST
 SEARCY, AR 72143-7703
 Package ID: 889325 11.84
 Tracking #: 9407111899561322594703
 Actual wt: 0 lbs .6 ozs
 Rating wt: 0.06 lbs
 Certified [\$8.30]
 Shipment-----
 USPS First Class Mail Flat
 Ship To:
 DJS HOLDINGS, LLC
 1820 COUNTY ROAD 766
 JONESBORO, AR 72405-7199

Package ID: 889326 11.84
Tracking #: 9407111899561322594123
Actual wt: 0 lbs .6 ozs
Rating wt: 0.06 lbs
Certified [\$8.30]
Retail Sales 10 @ 0.49 4.90 TX
MANILLA ENVELOPES

SUBTOTAL	123.30
TAX	
State Tax on 4.90	0.32
County Tax on 4.90	0.05
City Tax on 4.90	0.05
TOTAL	123.72
TEND Visa	123.72

Total shipments: 11
GEORGE HAMMAN: CIVILOGIC
KENZIE 06/24/2026
#277231 03:40 PM
Workstation: 0 - MAINPC
CCTran# 6913377402

Signature_____

NOTICE

During Holiday Season all carriers discontinue their delivery quarantees.Expedited shipments still get higher priority but they do not offer money back quarantees if s

Thank you for your business

TRACK YOUR PACKAGE AT:

<https://www.pakmail.com/stores/pak-mail-jonesboro>