



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, August 18, 2026

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-26:076](#) Minutes from August 11, 2026 meeting

Attachments: [BZA Minutes 08.11.26](#)

4. Appeal Cases

[VR-26-24](#) Walter Jackson is requesting a variance to build a duplex without having doors facing the street & parking in the rear.

Attachments: [Variance Application](#)
[Narrative Letter](#)
[Map](#)
[Plans](#)
[Site Plan](#)
[Mall](#)

[VR-26-25](#) Moss Fencing is requesting a variance to extending the height of the fence to 6ft along the front Northwest property line. Also, facing the pickets in towards the subject property.

Attachments: [Application](#)
[Variance Request Letter](#)
[5435 E Nettleton Site Plan](#)
[Gis Map](#)
[Property line pic](#)
[Certified Mail](#)
[Pics](#)
[pic 2](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:076

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

Minutes from August 11, 2026 meeting

BZA Meeting Tuesday August 11th, 2026

1. Call to order

2. Roll Call

Present (4): Rick Miles, Kevin Bailey, Doug Gilmore, Matthew Millerd

Absent (1): Casey Caples

3. Approval of minutes

MIN-26:071 BZA MINUTES July 21st, 2026 BZA

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

Aye (3): Rick Miles, Kevin Bailey, Matthew Millerd

Nay (0)

Absent (1): Casey Caples

4. Appeal Cases

VR-26-23 **VARIANCE: 2308 S Caraway Rd**

The applicant William Walker is requesting a variance to remove cross access at 2308 S Caraway Rd

Doug Gilmore (Chair): Welcome back, what's changed besides the letter?

Unable to Transcribe

Jake Butler (Proponent): Put us in a hard place where neither party wants it, both parties think it hurts their property. Both parties think that it's a safety issue.

Doug Gilmore: At the last meeting, we tried to make a point, you just show a turn out, you can park in front of it, we as the city cannot force your traffic to go on to the neighbor. You gotta have an agreement between them, if that's gonna happen. All you gotta do is show a turn out. Just show it on the plan. You don't have to finish it, just show it on the plan.

Jake Butler: And we spoke to the city attorney and staff, we are under the impression if we show it on the plan, it could at some point have to be built, if Cooper does redevelop. That's what we were told, and even if we show it on the plan and we don't build it now, Tractor doesn't really

change locations, they've been where they're at since the 60's. And they're looking at this in 10 or 15 years if he does redevelop, if he does redevelop and a high traffic QSR goes in right there, they're gonna have to build it. And it's a major safety issue, talking to the adjoining landowner and they said somebody almost got hit. They've had to put up signs.

Doug Gilmore: I'm not saying that Tractor Supply's traffic has to use the cross access, just to get through the ordinance it has to show it on the plan. And if Cooper wants it, then you have to agree back. They can't force you either.

Jake Butler: So, we can show it and we would never have to agree to building it? Forever?

Doug Gilmore: No, now forever is a long time and I'm not going to be here for much longer, I'm just saying.

Jake Butler: Right. We did look at that, but we were told by city attorney and city staff that it would possibly have to be built.

Doug Gilmore: So, we know the issue. What kind of questions do we got? From the members?

Rick Miles (Board): I just need to make a comment, from what we talked about last time and we talked about showing that extra exit, I thought it was pretty much understood, that's all we're asking. Show it on the plan.

Jake Butler: Mr. Miles, we did ask the staff if that would be something that is acceptable, showing the other entrance, and they said if we do show that it would just trigger two variances. One for the cross access and one for the extra entrance. We did explore that, that was Tractor's preferred route to go about this, and we did explore that. And they told use that if we do, do that, we'd just have to have the two variances. I think Derrel may be able to tell us, both access management related.

Derrel Smith (City Planner): They don't have enough frontage to have two entrances. According to the access management.

Jake Butler: We did explore that.

Derrel Smith: If they were to have two, they would need to have a variance for the second entrance.

Rick Miles: You're talking about on Caraway?

Derrel Smith: Yeah, they only have the frontage for one entrance.

Doug Gilmore: So, the one entrance you got is for obviously Tractor Trailer rigs to get in there and deliver product.

Jake Butler: That's right.

Doug Gilmore: Where are they gonna turn around at?

Jake Butler: They've got the truck turn. It's tight but it does work.

Doug Gilmore: Where? I'm looking for it.

Jake Butler: Derrel, you've seen the truck turn or should have. It's not on this submission but the truck does functionally turn. I don't know if you can see the hatch concrete on the very top but that's where they're going to do heavy-duty pavement to facilitate the truck. So, the truck will turn. And you can see the hammerhead on what would be my right side, it will be the fenced outdoor display, on the other side if you'll scroll the opposite way, I believe they're going to hammerhead into that and turn around. So, they'll pull into it and then back in.

Doug Gilmore: Okay.

Kevin Bailey (Board): Can I ask for a couple clarifications please? So, the cross access management ordinance that is in place, that is engaged by this redevelopment. Caraway Road is a collector?

Derrel Smith: Arterial.

Kevin Bailey: Arterial, and as an arterial roadway, the cross access management orders that was enacted was to, as properties redevelop, and I'm just wanting verification. As properties redevelop, you're wanting to keep traffic off of Caraway and let it go as much as possible, business to business. Is that the long and the short of it?

Derrel Smith: Yes, sir.

Kevin Bailey: And if we grant this variance, not to do the cross access, are we setting a precedent for future businesses to come in here and ask the same thing?

Derrel Smith: There has been one variance granted prior, for not allowing cross access. It was on Caraway Road. On the other side of the interstate.

Doug Gilmore: Kevin, I wanna talk to that point. Every time we grant a variance or disapprove one, we set a precedent. But it does every time we do a variance.

Kevin Bailey: I'm trying very hard not to disappoint TSC and the redevelopment and the owner of the property and everything else.

Jake Butler: No, and I really appreciate that, and something I hope tractor has considered is that they're doing a lot of stuff they aren't doing anywhere else. You know, they're covering the ditches, they're adding the sidewalks, they're doing a lot to meet all the city ordinances. So, I don't, but I hope you guys don't see this as just us coming in with a hand full of (explicit). They're meeting a laundry list of other items to make this work, and to make this happen to the tune of hundreds of thousands of dollars and these were just a few things that were sticking points for everybody.

Kevin Bailey: So, we granted one other cross access variance on the south side.

Doug Gilmore: There is one on the north.

Kevin Bailey: So, on the north side.

Derrel Smith: Yes, it was on the northside where that convenience store, and the chicken place going in, right now.

Doug Gilmore: Right there on Caraway and Parker?

Derrel Smith: Yes.

Kevin Bailey: That's all the questions I had.

Matthew Millerd (Board): Derrel, I wasn't here last time. I just, where are y'all wanting to do this at? Can you zoom out on that? Show me where it's at?

Derrel Smith: That building, there on Caraway.

Matthew Millerd: Yeah, I got that. I'm just trying to see on the map, where they're saying they needed to put that in there.

Derrel Smith: It's not shown on there.

Matthew Millerd: It's not shown on there, so, it's wherever they wanted to do it, they could put it, just somewhere on that side. Sorry, I'm just trying to catch up a little bit.

Jake Butler: Part of the problem is that Tractor does what they call an outdoor trailer display area. And you can see that on the hatched concrete on the bottom left. So, that runs all the way up to nearly the drive in front of the building.

Matthew Millerd: And the cross access to the north onto Subway is going to stay in place. That turn out is going to stay in place?

(Board): That's right.

Matthew Millerd: So, we have it on the north and basically, we're talking about the south. Is there anyway y'all would entertain just sharing the entrance there? With Cooper's property, that entrance, I'm looking at?

Kevin Bailey: According to that letter, Matt, Tim doesn't want it. Tim don't want the-

Matthew Millerd: That's what I'm saying is instead of having it up there, oh, okay, I see what you're saying. Y'all could share the cross access there, but it doesn't really-

Doug Gilmore: Their property is so far away. I mean, it's next door obviously but it's really not a way to have a shared access from Caraway.

Derrel Smith: You could redo that and make that you're main entrance but, they'd lose their entrance showing to the north end.

Kevin Bailey: And I think they would lose their trucking in the back.

Unable to transcribe

Jake Butler: We spent a lot of time with Tractor.

Matthew Millerd: I've had to deal with this in the real world, and we had to build our cut out.

Doug Gilmore: If it was a new building, there'd be a different deal.

Matthew Millerd: Right.

Doug Gilmore: That's the issue.

Kevin Bailey: Did we talk about the widening of your entrance to have a left turn and a right turn. Did we talk about that last time?

Doug Gilmore: I asked them about that and they didn't seem to-

Jake Butler: We would be thrilled to, but I don't think a wider entrance is going to be allowed off Caraway. But Tractor would be obliged for a wider entrance.

Rick Miles: Derrel is there a reason why that would not be acceptable?

Derrel Smith: They can build up to a 40 foot wide entrance.

Doug Gilmore: What's that one now sir?

Jake Butler: I'm not sure it may say it on there.

Doug Gilmore: I didn't bring my scale with me.

Jake Butler: A lot of them are thirty-six.

Doug Gilmore: So, that's pretty wide.

Jake Butler: Yeha, they want the widest possible for the cattle trailers and things.

Doug Gilmore: 30 feet if you look at the plan, did y'all see thirty?

Board: Yeah it's the lowest point of radius, It's wider at the street.

Doug Gilmore: Is there anybody here who would like to speak against this? Or would like to speak for it?

Patti Lak (Public): Patti Lak, 4108 Forest Hill Road. So, I listened to the last meeting, and I've seen how it's just been postponed for a couple of weeks on here. So, I think knowing that there has been already a variance approved for the gasoline station and the chicken place. I think you guys need to look back and see why you approved that variance on that, and I think Doug where you said that it has to just be noted. I think the thing is, is that there's so many other business locations out on Johnson that don't have a cross access. I Googled, or I went on Legistar to find

out how many variances that you've had through the BZA with the cross access and there's been none that I've seen, when I went through it really quick. So, I did not see that one. But my point there is that, how come all these businesses that have been built, if on their plans do they have noted that they have cross access for the future use.

Doug Gilmore: That's a pretty broad question that we're not going to be able to answer that specifically, Patty, because there's so many.

Patti Lak: Right.

Doug Gilmore: But if you look at the new developments that are at Greensboro Village, and other places like that, there is plenty of cross access, for a lot of them. Now, it's not everywhere, and the cross access ordinance, when did that come in about?

Derrel Smith: 2000.

Doug Gilmore: 2000, if it was developed before 2000 it didn't have to one. It'd be anything developed after that.

Patti Lak: Well, I think that the point is, is that if they have been given that waiver and they don't have it, what is the reason why they don't have one? And was it written on the building plans and all that? Is that seen on the building plans for future use? Because it needs to be, because if it's not, then, they need to come back and have the variance. So, I hope you guys look at this, seeing as that you've done one already. I think that, they're willing to give a lot back to the community and you've already done it one time. So, I hope you grant this variance for this company. Thank you.

Doug Gilmore: Thank you. Anybody else?

Kevin Bailey: Mr. Chair, I make a motion that we place the variance request VR 26-23, on the floor for vote.

Doug Gilmore: Okay, is there a second?

Matthew Millerd: Second.

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

Aye (1): Matthew Millerd

Nay (2): Rick Miles, Kevin Bailey

Absent (1): Casey Caples

5. Staff Comments

6. Adjournment

Meeting was Adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-24

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Walter Jackson is requesting a variance to build a duplex without having doors facing the street & parking in the rear.



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: WALTER JACKSON Applicant: WALTER JACKSON
Address: 323 N. BRIDGE ST Address: 2500 ALEXANDER DR SUITE C #300
Phone: _____ Phone: 870-926-0846
Email: _____ Email: kjackson1817@gmail.com
Signature: [Signature] Signature: [Signature]

Description of Requested Variance:

TO BUILD A DUPLEX WITHOUT HAVING DOORS FACING
THE STREET & PARKING IN THE REAR

Circumstances Necessitating Variance Request:

THE LOT AT 323 N. BRIDGE ST IS ZONED FOR MULTIFAMILY BUT
THE DIMENSIONS OF THE LOT IS 50 FT X 204 FT, THE WIDTH
OF 50 FT WOULD NOT ALLOW FOR PARKING ON THE SIDE OR FOR DRIVEWAY
TO THE REAR

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: August 18

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

Jackson Rentals and Investments LLC

2500 Alexander Dr. Ste.C #300

Jonesboro, AR 72401

Ph. 870-926-0846

Fax. 870-275-7016

7-27-2026

TO WHO IT MAY CONCERN:

I am seeking a variance for 323 N. Bridge St. Jonesboro, AR. I own the existing old house and will be tearing it down to build a new duplex. The property is zoned for multifamily and I have already built and own several properties in the 3 block area of N. Bridge, Miller, Belt, and Drake St..

The variance is for building a duplex without doors facing the street and with parking in the front. The reason for the variance is that this lot and most of them in this part of town are fifty feet wide. This does not allow for parking to the side or rear of the building that is 32.5 feet wide x 70 ft long. I have included pictures of a duplex I built at 408 N. Bridge to show how I would build at 323 N. Bridge. I have also included pictures of my apartments next door to 323 N. Bridge and of several of the houses on that block to show their condition and how this new construction would help the neighborhood. Feel free to call if you have any questions.

Regards,

Walter Jackson



ARCountyData.com



Satellite

Streets

JACKSON
JACKSON

JACKSON
JACKSON

Allen Ave

Hoover Ave

DANCE

DANCE

JONESBORO
HOUSING
AUTHORITY

BARTISTA

323

JACKSON

JACKSON

JACKSON

N Bridge St

JACKSON

Miller St



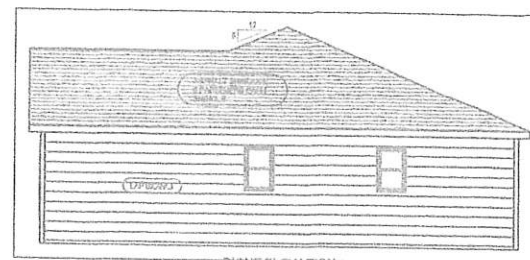
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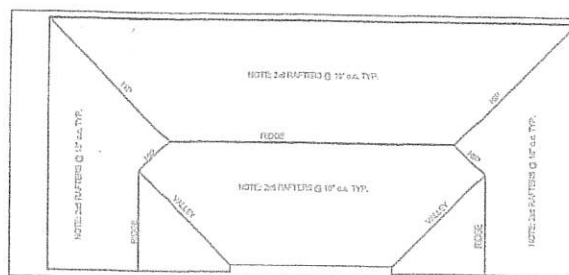
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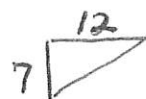
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN



Roof will be steeper
Exterior will be all Brick

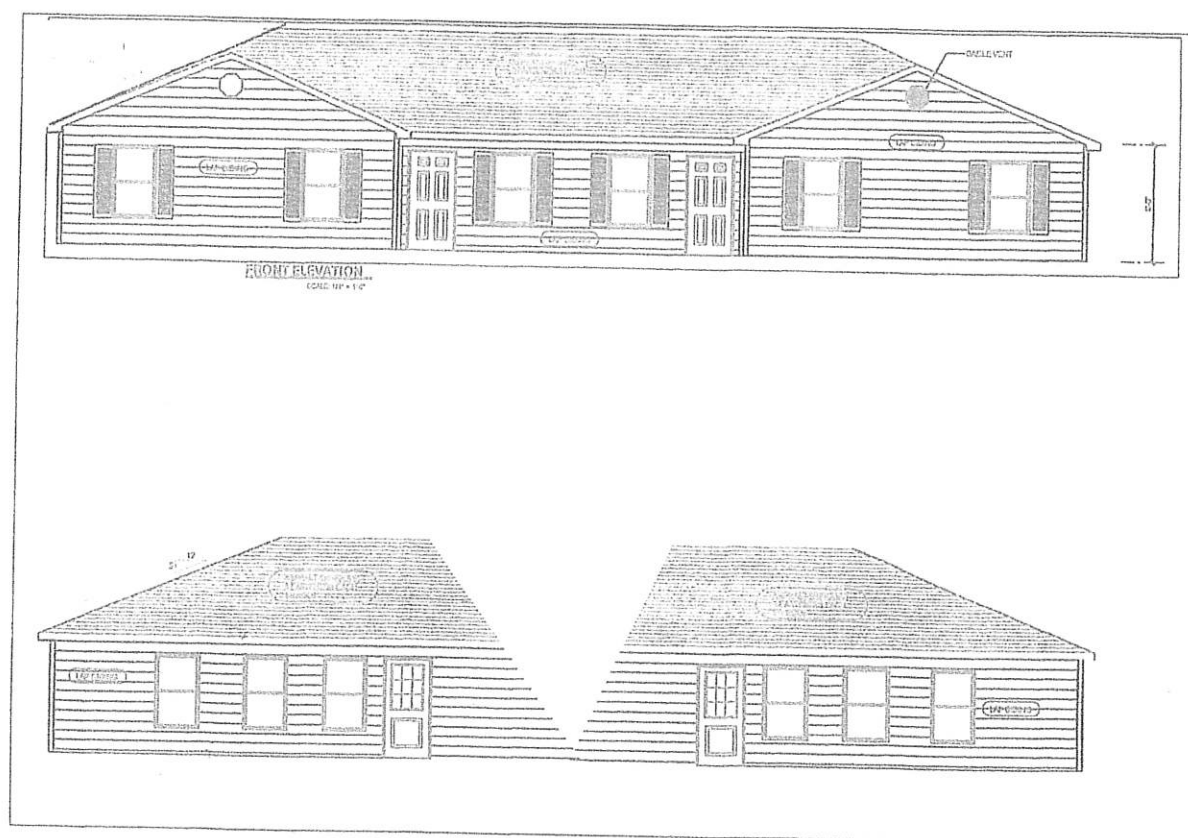
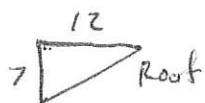
Elevation and Roof
Kenny Jackson

323 N. BAIDGE

NO.	REVISION	DATE	BY

Plansource, Inc.
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Small Space Plans
www.plansourceinc.com
2000 LACONIA ROAD SUITE 100, TROY, MI 48063

PROJECT PLAN #	J10317-12
AUTHOR	
APPROVED BY	
SCALE	AS SHOWN
FILE	
SHEET	
ELEVATIONS	



Elevation Velw
Kenny Jackson

~~323 N BRIDGE~~

323 N BRIDGE

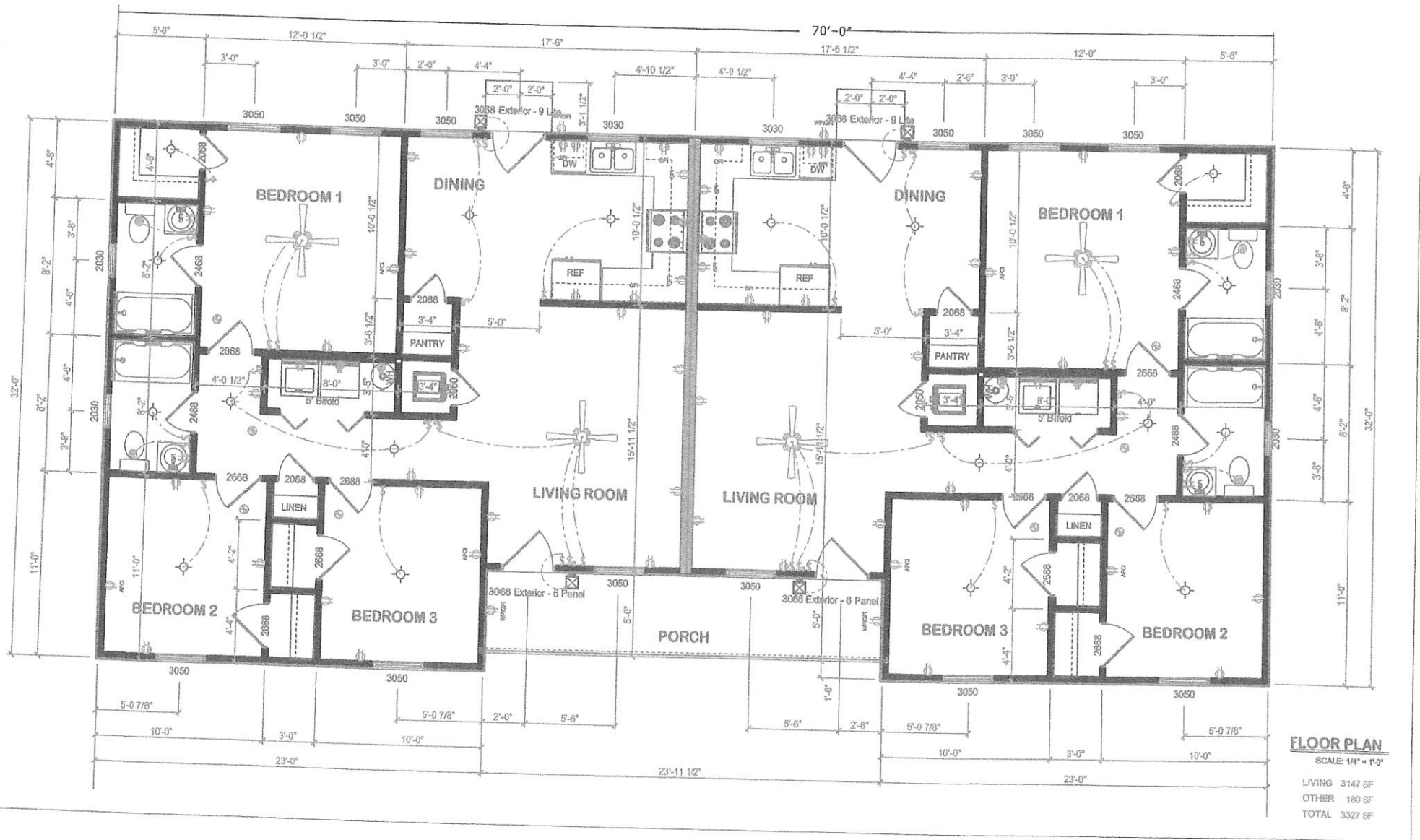
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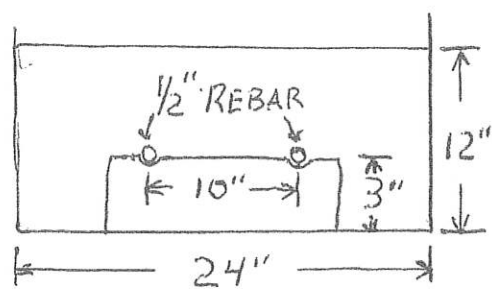
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PROJECT NAME
J1031T-12
PROJECT TYPE
RESIDENTIAL
DATE
AS SHOWN
FILE
ELEVATIONS

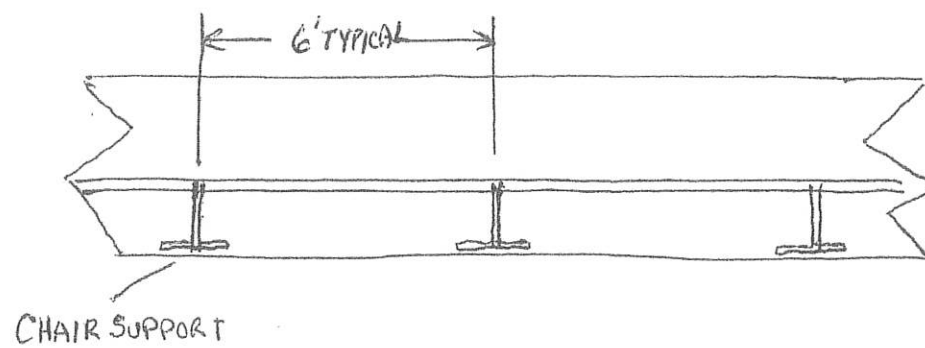


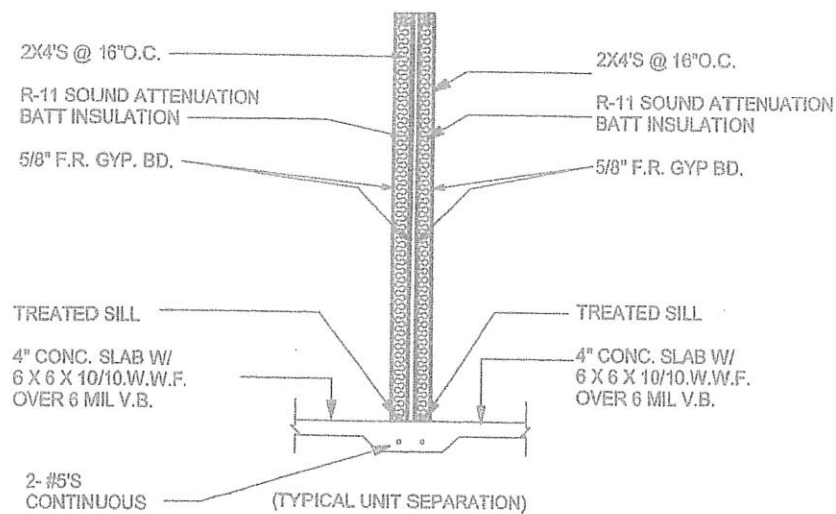
Floor Plan
 Kenny Jackson

2140 Square Feet Heat and Cool
 1070 Square Feet Per Unit
 96 Square Feet Under Porches



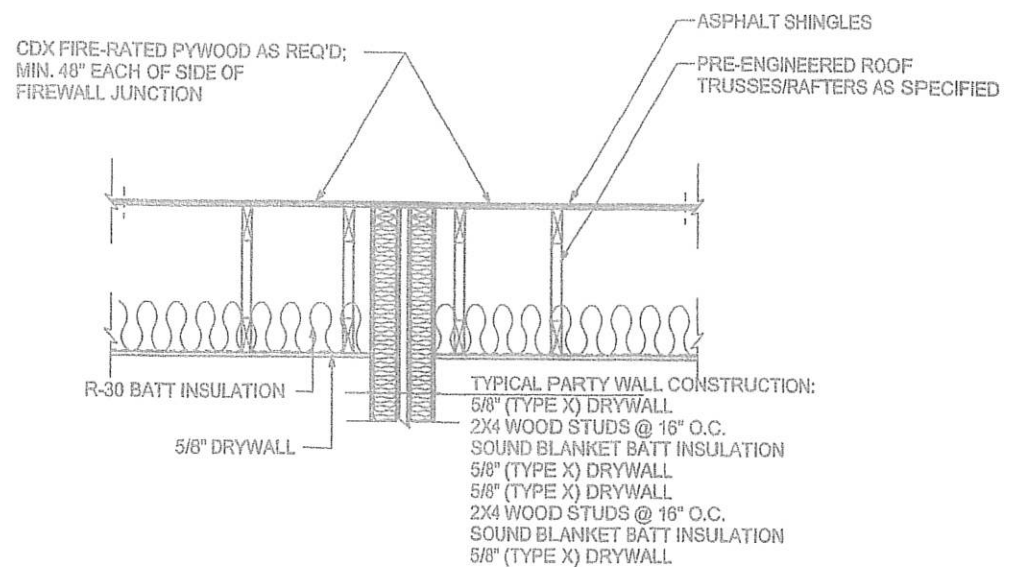
FOOTING CROSS SECTION
TYPICAL



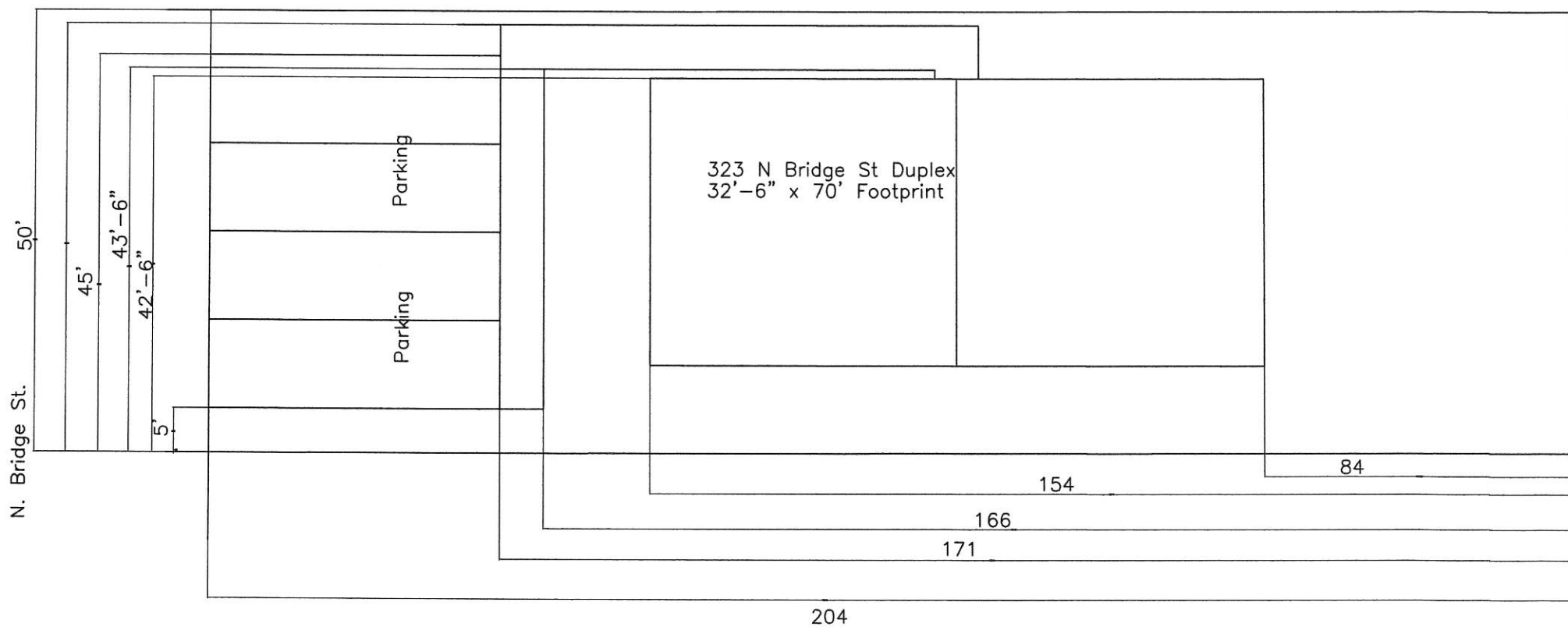


2HR FIRE WALL - SEPARATION (DOUBLE)

NOTE: PROVIDE FIRESTOPPING AND DRAFTSTOPPING IN ALL REQUIRED AREAS. WHETHER INDICATED ON THE DRAWINGS OR NOT.



FIRE WALL AT ROOF (DOUBLE)



SITE PLAN
Walter Jackson
323 N Bridge St

9589 0710 5270 4376 2601 64

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0408 26

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Estimated Delivery Date			
Thu 07/30/2026			
Certified Mail®			\$5.55
Tracking #:			
9589 0710 5270 4376 2601 64			
Total			\$6.37
First-Class Mail® Letter	1		\$0.82
Jonesboro, AR 72401			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 07/30/2026			
Certified Mail®			\$5.55
Tracking #:			
9589 0710 5270 4376 2601 57			
Total			\$6.37
First-Class Mail® Letter	1		\$0.82
Jonesboro, AR 72401			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 07/30/2026			
Certified Mail®			\$5.55
Tracking #:			
9589 0710 5270 4376 2601 40			
Total			\$6.37
Grand Total:			\$19.11
Credit Card Remit			\$19.11
Card Name: MasterCard			
Account #: XXXXXXXXXXXXX5483			
Approval #: 04958Q			
Transaction #: 466			
AID: A0000000041010 Chip			
AL: MASTERCARD			
PIN: Not Required CAPITAL ONE			

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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-25

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Moss Fencing is requesting a variance to extending the height of the fence to 6ft along the front Northwest property line. Also, facing the pickets in towards the subject property.



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

Case Number	BZA Deadline
Date Submitted	BZA Meeting Date
<u>7-22-26</u>	<u>7-25-26</u>
	<u>8-18-26</u>

OWNER/APPLICANT INFORMATION

Property Owner	Applicant
Address	Address
Phone	Phone
Signature	Signature
<u>Lisa Mardis</u>	<u>Moss Fencing</u>
<u>5435 E Nettleton</u>	<u>PO Box 16505</u>
<u>870-219-0271</u>	<u>870-910-6677</u>
<u>Lisa Mardis</u>	<u>[Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

Extending the height of the fence to 6' along the front
NW property line.
Facing the pickets in towards the subject property.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The subject property is a Restaurant adjacent another commercial property.
The restaurant's outdoor areas are negatively exposed to the adjacent
properties existing visual conditions and commercial activities.
This fence is necessary to establish an effective buffer between
the two properties.

GENERAL SUBMITTAL INFORMATION

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

Circumstances Necessitating the Variance Request

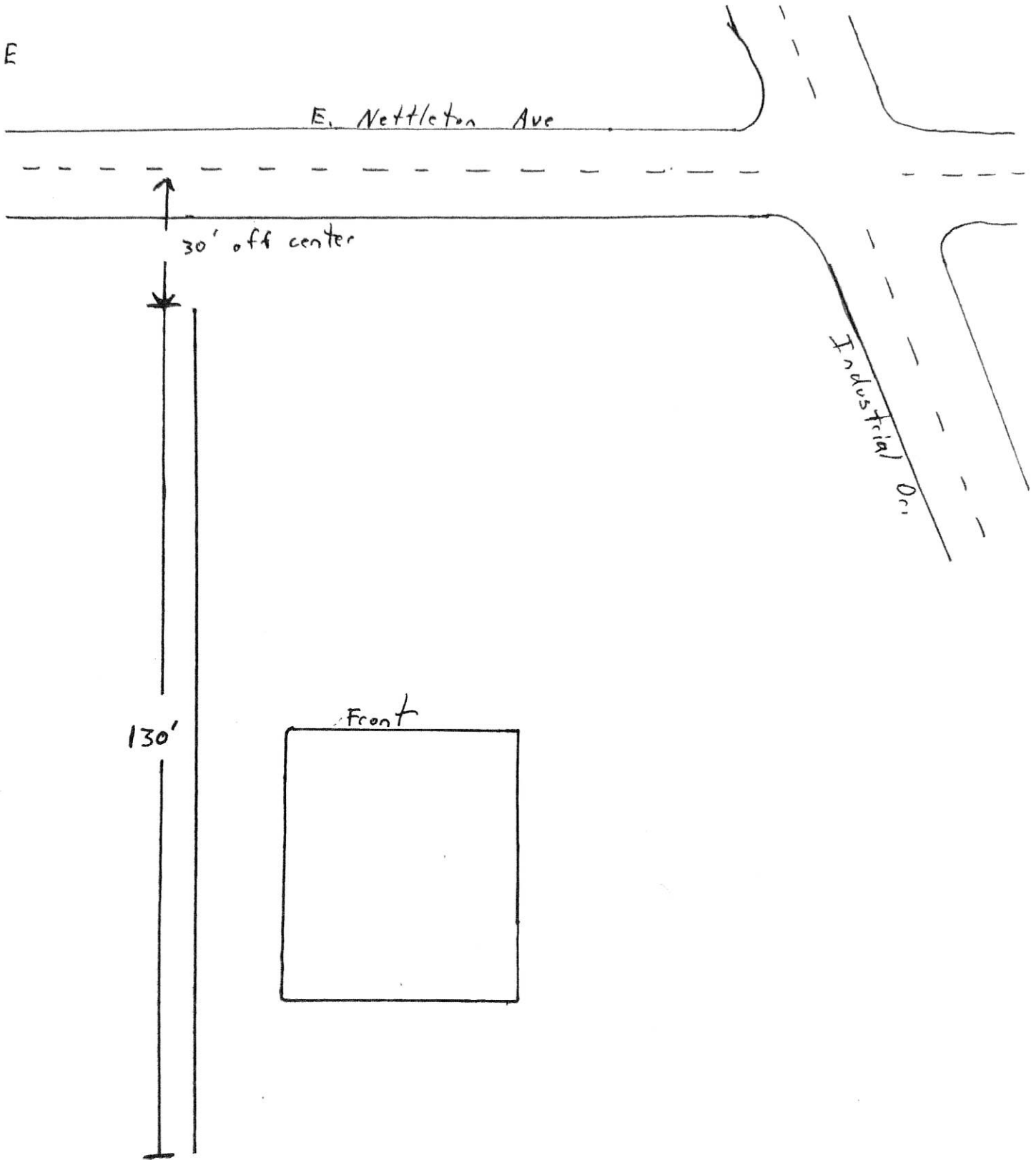
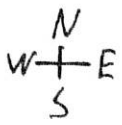
The requested variances are necessary due to the unique characteristics and commercial nature of the subject property and its relationship to the adjoining commercial property.

The subject property is an operating restaurant located on a corner lot immediately adjacent to another commercially zoned property. Because of the property's location and visibility, the restaurant's outdoor areas, customer parking, and primary street frontage are directly exposed to the adjacent property's existing visual conditions and commercial activity. A uniform six-foot privacy fence is necessary to establish an effective buffer between the two commercial uses, improve the overall appearance of the site, and create a more attractive and comfortable environment for customers and employees.

Reducing the fence height to four feet along the front portion of the property would substantially diminish the fence's ability to provide continuous screening, security, and visual buffering. Maintaining a consistent six-foot height for the full length of the property line will create a cohesive appearance, enhance security, and provide an appropriate separation between the adjoining commercial properties while remaining compatible with surrounding commercial development.

We are also requesting approval to orient the finished side of the fence toward our property. As the property owner is making the full investment in the construction and long-term maintenance of the fence, having the finished side face inward is a reasonable request that does not negatively impact adjacent properties or the public. The fence will be professionally constructed, maintained in good condition, and present an attractive appearance from both sides.

Approval of these variances would not create a detriment to the public or neighboring properties. Instead, the proposed fence will improve the visual character of the site, provide an appropriate buffer between adjacent commercial uses, enhance security and privacy, and further the orderly development and appearance of this commercial corridor. The requested relief is limited in scope, is appropriate for this specific property, and is consistent with the overall intent of the City's zoning regulations while addressing the unique circumstances of this site.



CRAIGHEAD COUNTY
ARKANSAS

Craighead County GIS

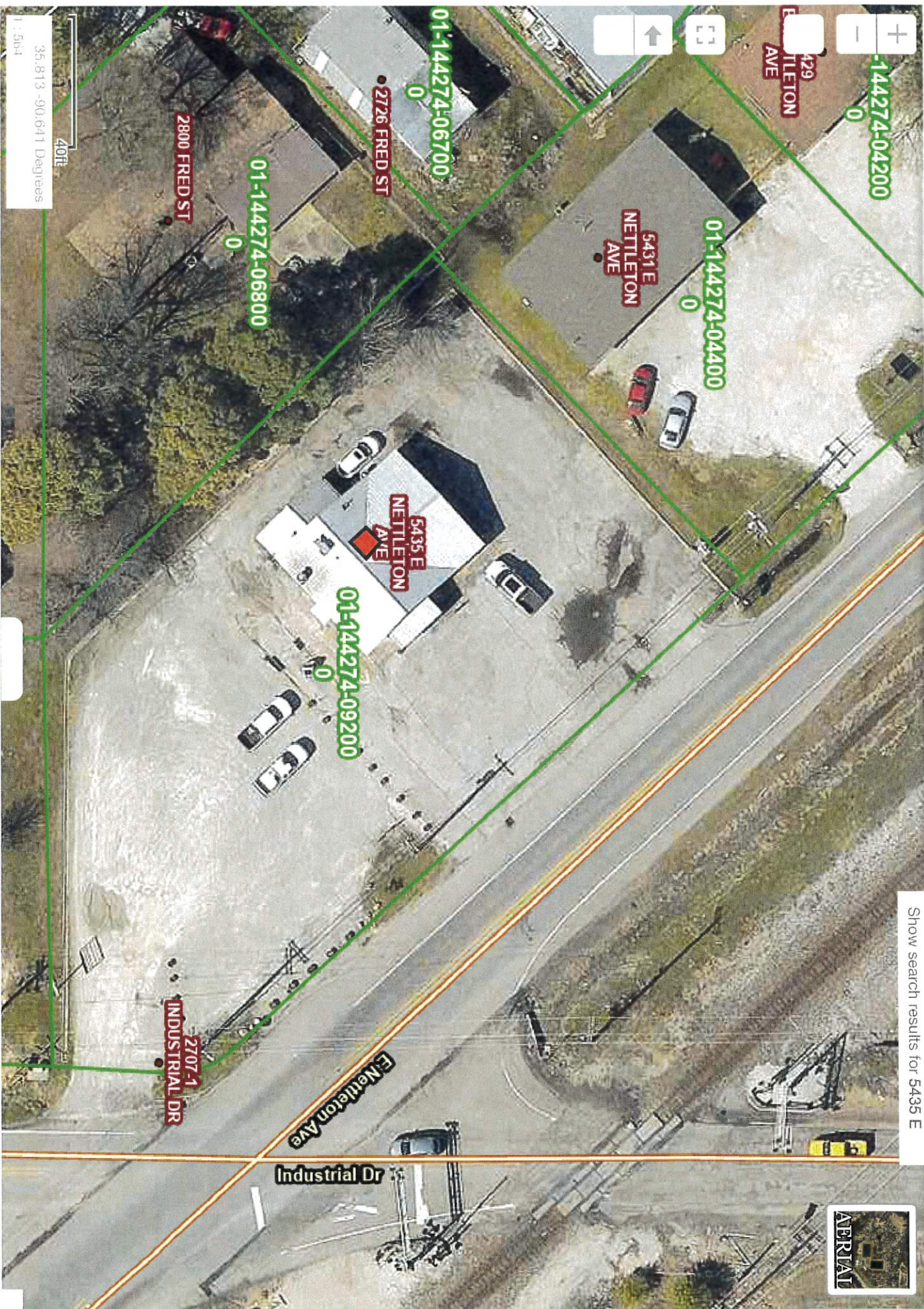


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