



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, July 16, 2024

1:30 PM

Municipal Center, 300 S. Church

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

#### MIN-24:067

BZA Minutes 05.21.2024

Attachments: [Meeting Minutes BZA May](#)

### 4. Appeal Cases

#### VR-24-27

VARIANCE REQUEST: 501 N Miller

Weston Wagner is requesting a variance from the rear setback from 20' to 7.5'. The subject property is located in the R-3, Multi-Family High Density District.

Attachments: [VR-24-27 - Application \(Signed\), Site Plan, & Narrative Letter](#)

[VR-24-27 - Mail Receipts](#)

[VR-24-27 - Post Office Receipt](#)

#### VR-24-28

VARIANCE REQUEST: 500 E Allen

Weston Wagner is requesting a variance from the rear setback from 20' to 7.5'. The subject property is located in the R-3, Multi-Family High Density District.

Attachments: [VR-24-28 - Application \(Signed\), Site Plan, & Narrative Letter](#)

[VR-24-28 - Mail Receipts](#)

[VR-24-28 - Post Office Receipt](#)

#### VR-24-29

VARIANCE REQUEST: Savannah Hills Phase 4

SSP Investments, LLC is requesting a variance to omit doors and windows on the end of buildings. The property is zoned R-2, Multi-Family Low Density District.

Attachments: [VR-24-29 - Application \(Signed\)](#)

[VR-24-29 - Elevations \(1\)](#)

[VR-24-29 - Elevations \(2\)](#)

[VR-24-29 - Elevations \(3\)](#)

**VR-24-30**

VARIANCE REQUEST: Savannah Hills Phase 5

SSP Investments, LLC is requesting a variance to substitute vinyl siding for fiber cement siding on the side and back of the buildings above the brick ledge and to substitute closed shutters in place of windows on the end of the buildings. The property is zoned PD-RM, Planned Development Residential Multi-Family District.

**Attachments:** [VR-24-30 - Application \(Signed\)](#)  
[VR-24-30 - Elevations](#)  
[VR-24-30 - Picture](#)

**VR-24-31**

VARIANCE REQUEST: McKnight Falls - 1504 Kathleen

McKnight Falls, LLC is requesting a variance to substitute vinyl siding for fiber cement siding for the remaining buildings at McKnight Falls, as well as buildings 3300, 3100, and 3200 which already have vinyl siding installed and to omit windows on the end of the buildings and to substitute closed shutters for windows on single story triplexes. The subject property is zoned RM-6 LUO, residential multifamily classification; six units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher and is located in the Limited Use Overlay district.

**Attachments:** [Certified Mail Receipt 1](#)  
[Certified Mail Receipt 2](#)  
[Return Receipt 1](#)  
[Return Receipt 2](#)  
[VR-24-31 - Application \(Signed\)](#)  
[VR-24-31 - Elevations \(1\)](#)  
[VR-24-31 - Elevations \(2\)](#)  
[VR-24-31 - Elevations \(3\)](#)  
[VR-24-31 - Plans](#)

**VR-24-32**

VARIANCE REQUEST: 6211 Southwest Dr

John Yates is requesting a variance on behalf of Poinsett Rice & Grain from the height requirements on fences to for an 8' tall fence in the rear of the office to separate from the residences. The subject property is located in the C-4 LUO, Neighborhood Commercial District in the Limited Use Overlay.

**Attachments:** [VR-24-32 - Adjoining Property Owner Notification \(insufficient\)](#)  
[VR-24-32 - Application \(Signed\)](#)  
[VR-24-32 - Picture](#)  
[VR-24-32 - Site Plan](#)  
[VR-24-32 - Certified Mail Receipts](#)

**VR-24-33**

VARIANCE REQUEST: 2307 Circle Dr

Mike Crump is requesting a variance to install a privacy fence with the pickets facing inside. The subject property is zoned R-1, Single-Family Medium Density District.

**Attachments:** [VR-24-33 - Application \(Signed\)](#)  
[VR-24-33 - Mail Receipts](#)  
[VR-24-33 - Narrative Letter](#)  
[VR-24-33 - Site Plan](#)  
[VR-24-33 - Adjoining Property Owner Notifications](#)

**VR-24-34** VARIANCE REQUEST: 402 S Church St

Mike Ebbert is requesting a variance from the requirement of three parking spaces for a food truck. The subject property is located in the Commercial Mixed Use District.

**Attachments:** [VR-24-34 - Adjoining Property Owner Notification](#)  
[VR-24-34 - Application \(Signed\)](#)  
[VR-24-34 - Certified Mail Receipt](#)  
[VR-24-34 - Site Plan](#)

**VR-24-35** VARIANCE REQUEST: 5312 Richardson Dr

Jeff Andrews is requesting a variance from the size limitations for a shop. The shop will be 1600 sq. ft. and the house is 1800 sq. ft. The subject property is located in the R-1, Single-Family Medium Density District.

**Attachments:** [VR-24-35 - Adjoining Property Owner Notifications & Mail Receipts](#)  
[VR-24-35 - Application](#)  
[VR-24-35 - Design Specifications](#)  
[VR-24-35 - Narrative Letter](#)  
[VR-24-35 - Plat](#)  
[VR-24-35 - Site Plan](#)

**VR-24-36** VARIANCE REQUEST: 1109 Robin Rd

Paul Hoelscher on behalf of Julia Robinson is requesting a reduction in the building setback from 7.5' to 1.5' along the North property line. The subject property is located in the R-1, Single-Family Medium Density District.

**Attachments:** [VR-24-36 - Adjoining Property Owner Notification](#)  
[VR-24-36 - Application \(Signed\)](#)  
[VR-24-36 - Certified Mail Receipts](#)  
[VR-24-36 - Signed Notification Letter](#)  
[VR-24-36 - Site Plan](#)

**VR-24-37** VARIANCE REQUEST: Honda of Jonesboro - 3003 E Parker

White-Daters and Associates on behalf of Riverside Properties is requesting a variance to omit or substitute nine street landscaping trees along E. Parker. The subject property is located in the C-3 General Commercial District as well as the Overlay District.

**Attachments:** [VR-24-37 - Adjoining Property Owner Notification](#)  
[VR-24-37 - Application \(Signed\)](#)  
[VR-24-37 - Certified Mail Receipts](#)  
[VR-24-37 - Narrative Letter](#)  
[VR-24-37 - Site Plan](#)

**VR-24-38**

VARIANCE REQUEST: Nettleton Public School - 300 Bowling Ln

Fisher Arnold on behalf of Nettleton Public Schools is requesting a variance from the access requirements to have a driveway located closer than 100' to the property line. The property is zoned in the R-1, Single-Family Medium Density District.

**Attachments:** [VR-24-38 - Application \(Signed\)](#)  
[VR-24-38 - Certified Mail Receipts](#)  
[VR-24-38 - Narrative Letter & Site Plan](#)  
[VR-24-38 -Adjoining Property Owner Notification](#)

**VR-24-39**

VARIANCE REQUEST: 5439 Southwest Dr

Pruett Properties, LLC is requesting a time extension for a previously granted building material variance for 5439 Southwest Drive. This property is in the C-3, general commercial district, and the overlay district.

The original variance was approved on 12/19/2023 for a six-month time extension for the building's brick endcaps. Original documents attached (VR-26-65).

**Attachments:** [Application](#)  
[Mailing List](#)  
[Notification Letter](#)  
[Site Plan](#)  
[21121 - Pruett BZA Mail Receipts](#)  
[Application Letter](#)

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