



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, February 20, 2024

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-24:014](#) MINUTES FROM JANUARY 16, 2024

Attachments: [BZA MINUTES - JANUARY 2024](#)

4. Appeal Cases

[VR-24-07](#) VARIANCE REQUEST: 210 E JOHNSON

Jonesboro Public Schools is requesting a variance for the total number of shrubs required by the landscaping ordinance. This site is located in the C-3 LUO, general commercial district with a limited-use overlay.

Attachments: [AS101 - ARCHITECTURAL SITE PLAN](#)

[C-001 - CIVIL PLAN](#)

[Signed Application](#)

[VR-24-08](#) VARIANCE REQUEST: 220 PURNELL

Craig and Sarah O'Brien are requesting a variance from the street improvement standards for Purnell Lane. The site is located in the R-1, single-family medium-density district.

Attachments: [OBrien - BZA Variance App](#)

VR-24-09

VARIANCE REQUEST: 2200 RED WOLF BLVD

Tralan Engineering, Inc. Is requesting a variance for the overlay district's greenspace, landscaping, and signage requirements and increased lot coverage of 60% to 78%. This site is located in the C-3 LUO, general commercial district with a limited-use overlay and within the overlay district.

Attachments: [24-001 2200 Red Wolf Expansion-BZA Site Plan](#)
[BZA Application](#)
[BZA application-signed by owner](#)
[certified mail receipts](#)

5. Staff Comments**6. Adjournment**



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:014

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

MINUTES FROM JANUARY 16, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, January 16, 2024

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 4 - Doug Gilmore; Rick Miles; Casey Caples and Kevin Bailey

Absent 1 - Max Dacus Jr.

3. Approval of Minutes

[MIN-24:005](#) MINUTES FROM DECEMBER 19, 2023

Attachments: [December 19, 2023 BZA Minutes](#)

A motion was made by Rick Miles, seconded by Casey Caples, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Rick Miles; Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

4. Appeal Cases

[VR-23-64](#) VARIANCE REQUEST: 4105 E. Johnson Ave

4105 E. Johnson Ave.: CEI Engineering is requesting a variance for the reduction of the required 25' wide landscape buffer. This property is located in the C-3, general commercial district, and the overlay district.

Attachments: [Application Letter](#)
[Application](#)
[certified receipts 11-30](#)
[Notification Letter](#)
[Site Plan](#)
[Transmittal Letter](#)
[CSP 2024-01-08-COMPOSITE SITE PLAN](#)
[Project Narrative](#)
[Variance Application Landscape Buffer Application SIGNED](#)

CEI Engineering (Proponent): Last month we requested a variance for the required buffer on the development on Airport Rd and Johnson Blvd. We got

tabled because the request was to shrink the buffer down to three feet wide, after being tabled we went back to our clients, and we shrunk down that aisle as much as we could to still provide safe access for our clients and as I said, I updated the request along with a sketch and I want to thank you for sharing that, it shows you that even with the requested 10 foot buffer, we're still going to get close to 30 feet even over 30 feet, to 25 in some areas, to the existing curb. Also, if you look at the properties to the north and the one across the street which I would assume they still have to comply with the 25 foot buffer they actually have zero buffer and they are basically paved up to the property line on their developments. The reason for that request is mainly to be able to fit that oversized detention point on the back and keep distance from the neighbors as well as preserving the existing trees. I think it's a reasonable request, for what's at stake and we have been in touch with, one of the neighbors who I believe is actually in audience if you let him speak, he can probably share his experience with my understanding, the drainage issues that they started having right after that development to the north, appeared. After we did the survey, we found out that there is a pipe, that daylights water from the street and I believe some of the developments across the street onto our sit which eventually makes it down to the neighbors. So with this proposal we'll be able to fit a significantly large detention point and slow down that drainage significantly and manage it to where it doesn't affect the neighbors and it provides a better experience for everyone around us. That's the request, we shrunk it down as much as we could to 3 feet was initially requested and it's now 10/ So, I hope you would consider and approve it. But I know JR is in the audience if you let him speak. I'm sure he would share more.

JR Hankins (Public): I'm JR Hankins, I live at 4114 Hickory Circle. I've lived there since 2000 and this property is adjacent or west of me. We've had a drainage problem since this went commercial up on Johnson and there's a barbecue place behind if that'll help you acclimate to where I'm at, that didn't really cause me problems, it was when the pharmacy came in up there that we started having problems and it originally ran off into Randy's garage and it flooded his garage, so he called the city and they cut a relief ditch, but it just cut it over on me, so then it began flooding me real bad. So, I called the city and they come out and dug me a ditch but now, all I've done is flooded my neighbors, and there is a culvert down there that my neighbor uses in her driveway and it gets to that and that's where it stops and jumps across. I've actually had a neighbor move at least in part because it's flooded. They lived there for about 30 years and it never flooded before. I was here last month and when I heard them say that they would help with the flooding it excited me, because if could fix this thing and fix it right, it looks like it could be a win-win situation for the city because we finally get it fixed right and it wouldn't cause the taxpayers any money. So, that's the reason I'm here supporting this thing.

Doug Gilmore (Chair): Alright thank you much. Alright any questions?

Kevin Bailey (Board): I do, Derrel this layout that's proposed right now that's on the screen, they said they've squeezed it down to a 10 foot buffer and I see that but, is that relative to ARDOT's widening project that's going on up there now is that coming in? Is it going to come to the south any or is that sidewalk going to stay where it's at there? Is this shown buffer, going to be that dimension when it's all said and done?

Derrel Smith (City Planner): Yeah, but I don't know if they show the future ARDOT right of way.

CEI Engineering: I can answer the question, we have been discussing the widening with ARDOT. My understanding and from what I have seen of their drawings, that widening will happen on airport road. Where we don't need that,

well we'll need the variance for that angled portion but it will still be more than 10 feet, they're adding a lane. That's what's going on in Airport. It won't affect the North right of way. And what you're looking at here the light green basically is what's left in our site and the blue green is the right of way owned by ARDOT. That was recently taken out from the property and as a corner lot it's really kind of a disadvantage to give so much right of way over to ARDOT but that's obviously for the widening of the sidewalk. But your question the widening will happen on Airport road throughout north Johnson, from what I understand.

Doug Gilmore: Did that answer your question Kevin?

Kevin Bailey: So, ARDOT is widening 49, there at the light and this is that corner lot. So, my question is once ARDOT is done widening is the blue area going to be reduced by 12 feet and so, are we looking at a setback in a right of way that's not accurate, what's going to happen?

Derrel Smith: If you look at that green Kevin, it shows from the edge I guess that will be the future right of way. It shows a 10 foot signage set back, a 25 foot setback and then I think that's a 10 foot buffer is what that's supposed to be but it's listed as a signage setback.

CEI Engineering: That is a sign setback which we show but the required buffer is 25 from the overlay district and the green, is what we can provide you with at the moment. That buffer counts to the lot line. So, even if ARDOT builds that lane this setback, the 10 feet would be the very minimum that will remain. However I think, because I don't know how deep they're going to cut it, if it's a one lane we will have at least 20 to 22 feet at that column on Airport.

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion FAILED with the following vote.

Aye: 1 - Kevin Bailey

Nay: 3 - Doug Gilmore;Rick Miles and Casey Caples

Absent: 1 - Max Dacus Jr.

[VR-24-01](#)

VARIANCE REQUEST: 811 Sherwood Oaks

Marty and Deanna Bennett are requesting a variance to build an attached garage within the side setback.

Attachments: [Application](#)
 [Signed Notifications](#)
 [Site Plan & Layout](#)
 [Site](#)

Deanna Bennett (Proponent): I'm Dee Bennett and this is my husband, Marty. We want to build a garage but with the way our house is positioned to our neighbor's property, we really need to build within that set back.

Doug Gilmore (Chair): But you're going to be 12 inches from the property line.

Deanna Bennett: We're going to go about a foot and a half just to give us a little and that's for about 3 feet or so, and then it gets more off the property line as it goes back.

Doug Gilmore: Is this addition, is it living space, bedroom?

Deanna Bennett: The original garage on the house, we turned it into a master bed and bath for my mom and so that was like 5 years ago. So now we're trying to add on a garage, because we don't have a garage. And the property that's

closest to our garage is owned by Jeff and Cindy Vanhorn, and Cindy is here in support if y'all have any questions for her.

Board: Ms. Dee does it have any drainage problems back there? Marty?

Marty Bennett (Proponent): No

Board: And there is no fence between y'all either right?

Marty Bennett: No

Unable to transcribe

Board: Are y'all just coming in on your existing driveway that you have now and it'll dead end?

Marty Bennett: Yeah

Board: Pretty much right there where it-

Marty Bennett: It goes a little further back.

Rick Miles (Board): So, you'll have to put a little extension on it to get into the garage itself? Got it.

Cindy Vanhorn (Neighbor): My daughter-in-law who's an attorney wanted to make sure that the record showed, if anything gets built on our property, that if anything was portrayed as on our property in the future, when we're gone, that, that portion would still be stated as our property. Basically that we're not giving up our property. But we don't have any problem with any moving over.

Doug Gilmore: Thank you.

A motion was made by Rick Miles, seconded by Kevin Bailey, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Rick Miles;Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

VR-24-02

VARIANCE REQUEST: 3384 Moore Rd

EquipmentShare.com Inc is requesting a variance to allow their storage yard to not be hard surfaced and to use gravel pavement instead.

Attachments: [EquipmentShare - Site Plan](#)
 [Variance Application - Signed](#)
 [Variance Narrative](#)
 [Vicinity Map](#)

Amy Miles (Proponent): My name is Amy Miles, I'm with PB2 Architecture and Engineering. I'm here representing Equipment Share in their new construction project. What we are proposing is in lieu of paving the equipment yard that they're proposing at this sight, we would like to provide a crushed concrete finish for that property. Equipment Share is a construction equipment rental company, so they are renting small and large scale construction equipment to local contractors and private citizens, so the main function of this yard is to store equipment that is being held for either maintenance, and wash or to be rented. The equipment is moving around frequently on the yard so any kind of pavement would be destroyed very quickly, if the material is required to be concrete or asphalt pavement. We generally try to use this crushed concrete material. It's a very solid service its very low dust especially once it gets rained on and driven over a couple times. It's pretty solid and dust free at that point. But it's just much more durable and easier to maintain with that equipment moving back and forth on it all day long.

Doug Gilmore (Chair): Will you be putting a curb in?

Amy Miles: Around the yard? I don't believe so, I'm looking at the site plan

right now and it doesn't like it there is a curb around the yard itself. But we can if that's required.

Derrel Smith (City Planner): Curbs and gutters are required around the parking.

Amy Miles: For sure on the page parking where the customer parking is, that is curved and guttered, absolutely. Just not around the yard as it stands right now.

Doug Gilmore: And at this point, if there is any parking curb and guttering is required. Are you asking for a variance for that as well?

Amy Miles: No, sir.

Doug Gilmore: So, you will put a curb and gutter around the entirety of the lot?

Amy Miles: Correct.

Doug Gilmore: Including the lay down yard?

Amy Miles: Yes

Doug Gilmore: Gotcha, any other questions?

Kevin Bailey (Board): Is it fenced?

Amy Miles: Yes, sir.

Kevin Bailey: 6 foot fence?

Amy Miles: Let me double check on the height, but yes generally 6 foot is the lowest we typically go. It's either 6 or 8.

Board: We don't do 8. Yet

Casey Caples (Board): Are we doing a chain-link fence where it's noticeable or can we do something kind of protect where people don't, I guess have to look at a gravel parking lot.

Amy Miles (Proponent): We can certainly if it's needed provide some additional screening in the way of slats in the chain-link fence or any different kind of materials. We have a couple of different options that we like to use. We try to stay away from wood picket just because of the maintenance required. So, we have a couple of options. We've used Trex fencing in other locations. It's a very durable nice looking commercial fencing product but right now, I believe it is chain-link so slats would be preferred, but if we need to go above and beyond that we can.

Doug Gilmore (Chair): Questions or comments

Kevin Bailey: Just one more, Mr. Derrel if this was granted is there landscape buffering required along any of the side lots or I find us giving variances for chat parking lot quite often and I want to make sure we stay the same. Did we require landscape buffers on the last one that y'all did just a couple weeks ago? I know the fence was there but I wasn't here.

Derrel Smith (City Planner): The only reason there would have been a landscape buffer if it was in the overlay district and this is not.

Kevin Bailey (Board): Okay, I just want to make sure we're consistent with what we're doing.

Doug Gilmore: Casey, do you want to address that fence?

Casey Caples (Board): We did this last month, we had a couple come to us with the gravel parking lot. You know, I think one of the main requirements is, if you're going to put up a fence you want to do a gravel parking lot, it needs to be covered up if it's in the back, which most likely they do some sort of fence but with open chain-link you're still sitting there looking at kind of an ugly parking lot. So, just keep in the mind the request to cover it, conceal it. You know what they're doing back there which I mean also builds to their security as well, which is part of what they're worried about because they got equipment back there. So, that's what I like to if someone is asking for a gravel parking lot.

Amy Miles: Certainly that's something we can add easily.

Kevin Bailey: I move that we grant the variance for a chat parking lot with curb

and gutter with a 6 foot fence with screening within the fence on all four sides.

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Rick Miles; Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

[VR-24-03](#)

VARIANCE REQUEST: 2807 Red Wolf

G&P Development LLC is requesting a variance from the design requirements that all new buildings within the Overlay District shall be required to have exterior features of at least 80% brick, wood, or stone.

Attachments: [ADJACENT ADDRESSES](#)
[Narrative](#)
[Smalls Sliders General Rendering](#)
[Smalls Sliders Jonesboro adjacent mail](#)
[Smalls Sliders Jonesboro preliminary site plan 122023](#)
[Variance Application Adjoining Notification](#)
[Variance Application Form](#)

Matt Abrams (Proponent): Hi, I'm Matt Abrams. I'm the architect representing the project. We're just asking for a variance on the exterior materials for this building. This is a very brand specific Smalls Sliders project that we're working on. It's a drive-thru hamburger restaurant and we're working on these and everywhere from Georgia across to Texas and this is just a national brand and we're asking for variance to use our branding standard.

Kevin Bailey (Board): My question, Mr. Chair, since this is in the overlay district, we've talked about giving variances and we have given variances for veneers to be metal panels and ACM panel or not out of brick or stone but what I see here is storage containers.

Rick Miles (Board): Or at least something that looks like storage containers.

Kevin Bailey (Board): Let's just ask them. Are they storage containers?

Matt Abrams: The building on top is a shipping container, the building below is a modular building, it's built in a factory in Florida and it's meant to look like one, it's not actually a storage container. It's a commercial standard building that meets the International Building Code, National Life Safety Code requirements but-

Rick Miles (Board): You know, Shadrach's did that on caraway.

Kevin Bailey: Before we had, it's right next door. That was before we had the overlay district in place, wasn't it Derrel?

Derrel Smith (City Planner): Yes.

Doug Gilmore (Chair): Any other questions?

Rick Miles: Derrel, what's the feelings of the city on this?

Derrel Smith: We've worked really hard to keep just metal buildings out, we've allowed some architectural metals as Kevin had talked about, but I think some type of veneer on this would definitely be better and more in line with what the ordinance requires.

Doug Gilmore: Gentlemen that's representing GNP, have you all looked at the possibility of another way to address the outside skin of this particular building?

Matt Abrams: Yes, sir. We have, we've actually done this in different jurisdictions, and we've actually used a hardy board rain screen over portions

of the metal to screen it off so to speak. On the top and bottom container. Using that in different jurisdictions so that's an option that's possible.

Rick Miles: Is that, do you have a picture of it that you could forward to us where we could literally see it? To see how it blends in with the policies of the city here?

Matt Abram: Yes, I could.

Rick Miles: Mr. Chairman I'd like to move that we table this until we can have the ability to see the additional drawings before this is actually approved. Or to come to a vote.

Doug Gilmore: Can you get it to us immediately or?

Matt Abram: I could email it to you or I could screen share it. I'm not sure how we would go forward with it.

Monica Percy (Planner): Would you just want to email that to me directly?

Matt Abram: Yeah, let me email it to you real quick. I got your email earlier when you sent-

Rick Miles: I mean, I'm not trying to slow up your project but even-

Doug Gilmore: Monica can show it to us in moments here.

Rick Miles: Okay never mind.

Matt Abram: Okay, I just emailed it you should be getting it here shortly.

Nate (Proponent): Okay, so in that first picture we have the hardy board covering. This one was 80% or 75%. Essentially it's still the same color and everything else. It just has the hardy board covering it and the top container there. It's actually a fiber cement. Similar to hardy board, it has the same kind of reveals that mimic the corrugation on the metal. So it's a similar look but it's a solid panel. It's a fiber cement panel system. So a smoother looking panel than just regular metal.

Kevin Bailey: Can you go all the way around the three sides with that vertical niche panel? Is part of your branding, seeing the container doors on the end, sitting there? We're really not a fan of the container.

Derrel Smith: I think the containers are fine. Don't speak for everybody.

Kevin Bailey: I speak for myself, I'm not a fan of the container.

Matt Abram: Right, it's an industrial style kind of look, but I understand where you're coming from, but yeah, Nate was speaking just a minute ago. He's with Smalls Corporate. And typically the smallest corporate likes to see is at least the shipping container doors on each end just so they don't totally lose the brand look, so to speak. But the panels go on the bottom as well as the shipping container up top.

Nate: Yeah we have over 11 locations open today and have sold over 155 franchise agreements now and expanding in markets. This is the third out of 50 deals that we're working on. This is the compromise that we have come up with, with the variance in front of us. Unfortunately, this is our brand and this is how we will continue to grow and this is the best compromise that we can provide. We don't do anything with non-traditional, meaning with going into shopping centers and such. This is what we're building throughout as of right now, actually from Phoenix all the way over to North Carolina with another 40 being planned to open this year. So, if it's not the (unable to translate) board, we do have the hardy board cement covers, but looks very similar to this that we have compromised with cities and unfortunately we do have a couple cities that are strictly brick only and that's the way it is. But that's why we're here today to ask for that variance because this is our branding when you look at McDonald's and you see the golden arches, this is our version, when you look at Smalls this is how you're going to know Smalls cause of our branding here.

Doug Gilmore (Chair): Alright thank you any other questions please?

Rick Miles (Board): Derrel how would the city feel if the panel could come to

the end even though it's showing the exposed doors?

Derrel Smith (City Planner): I mean, the panels if they're hardy board they're going to be cement, I think the city would rather see that than the metal, and it's only gotta be 80% so I think the exposed doors probably would be fine.

Rick Miles (Board): Now Mr. Chairman I would be willing to ask for approval if the panels themselves could come face to face. Only leaving the exposed end of the swing doors themselves.

A motion was made by Rick Miles, seconded by Casey Caples, that this matter be Approved . The motion **FAILED** with the following vote.

Aye: 2 - Doug Gilmore and Rick Miles

Nay: 2 - Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

[VR-24-04](#)

VARIANCE REQUEST: 4200 Woodsprings

Jake & Rachel French are requesting a variance for the North wall of their shop which is in the rear setback by 6ft.

Attachments: [Application](#)
 [Signed Notification 2](#)
 [Signed Notification](#)
 [Updated Plan](#)

Jake French (Proponent): I am applying for a variance to build a garage on the side of my house. The variance on the backside there is 25 foot, I think I'm at 19 foot so there's 6 foot exposed. I'm just looking to see if that will work. The deal is the master bedroom is upstairs in my house and so I'm going to convert the current garage to a master suite once the new garage is there hopefully. The way the lot is it's pie shaped, I was trying to go the north as much as possible to make it match it is going to match the house. It's kind of a painted hardy board look with a metal roof. So, it's going to match and look identical to it. That's the deal. There's going to be 3 garage doors. The wall facing to the east will have a double and then the wall facing to the south, will have one large door. I got both neighbors to sign off on it. Jared Woodard to the east, and then Brandon Brown to the north. So, I talked to them and they were fine with it and they signed a document and that's it. It is going to have a 4 foot walkway on the south side of the proposed shop to the current garage. Once that's all up, I don't know when, we're going to end up converting that current garage into a master bedroom to try and get it downstairs.

Doug Gilmore (Board): Any questions for Mr. French?

Kevin Bailey (Board): Same questions I had earlier for the other one is there any drainage that have been disclosed?

Jake French: There is not if you look at where it says six ten forty-eight, everything falls towards that away. So, there's no drainage issues. The yard kind of bowls to where it looks like the grass is kind of funny under the 48 that's the low spot there and it drains out into the woods.

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion **PASSED** with the following vote.

Aye: 3 - Rick Miles;Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

[VR-24-05](#)

VARIANCE REQUEST: 2800 Great Dane Dr

Great Dane is requesting a variance from installing curb and pavement surface on a proposed area of outdoor open-air storage of manufactured products.

Attachments: [2800 Great Dane BZA Application](#)
 [2800 Great Dane-SP-1](#)

Carlos Wood (Proponent): I'm Carlos Wood and I'm representing Great Dane and we're requesting a class7, SB2 to go on the storage area that they're needing to expand for their manufacturing of their trailers. And we're asking for a variance of asphalt or concrete and curb. We're trying to use this as a sheet flow. We have drainage on all 4 sides of it.

Board: How is it going to flow through your fence?

Carlos Wood: Well, the fence can be up above that. But the drainage is on the interior of the fence. It goes to a detention on the east side.

Board: So, you can't put a ribbon curb around this Carlos, with that fence line, so the fence is contained with the ribbon curb?

Carlos Wood: I guess a curb could be put there but it creates concentrated flow where we drop it off into the ditches and causes erosion more so than without it.

Board: Properties that are boundaries to Carlos are they open property?

Carlos Wood: There is vacant on the east and the drainage ditch on the east and then on the west side we have the street and there is a manufacturing company on the west, I don't remember who is on the north. The property to the north has a chain-link fence around it, I do know that.

Board: Is this going to be something that is going to be permanent on the premises?

Carlos Wood: Yes, as long they're in business.

Board: The area is fenced? The area that we're requesting today, it's all fenced?

Carlos Wood: It has a fence on the west side of it along the street and then there's an existing fence by the other tenant on the north they have a fence on their side, between them. And there is a drainage ditch on the east side and then the south side of this area that we're wanting to develop, there's an existing SB2 parking lot and then their building manufacturing plant is south of that and they do have an entrance gate that keeps the public from entering that area.

Board: So, Derrel does the ordinance state that six-foot fencing is required around parking lots or chat parking lot and curb and gutter. I know what we just did previous just a few minutes ago requesting them. So, I want to make sure that

Derrel Smith (City Planner): It says all parking lots should be hard surfaced with curb and gutter.

Board: Okay

Carlos Wood: I think that's FedEx on the north.

Board: That existing SB2 parking lot that they have it has fencing around it, already.

Kevin Bailey (Board): Okay so, if we were to grant the variance and require the fencing around this proposed new parking lot, then, they could just move that fence out?

Derrel Smith: That's correct.

Board: And do you really have heartburn about a ribbon curb? Not a curb and gutter but a curb around the perimeter at the fence location is that going to impede you? I'd like to see it captured like we did in the last one.

Board: Casey what's y'all's thought on that?

Casey Caples (Board): I agree, it would be nice to capture that SB2 gravel from spilling over or whatever it may be. A little cleaner look, do it at the fence location.

Board: I wouldn't want the fence to be transparent some sort of screen, anything we can put on.

Carlos Wood: They can put a screening in the fence.

Board: Just to help hide what we're looking at.

Kevin Bailey: Mr. Chair I move that we grant the variance for the aggregate-based parking lot but not for curb and gutter and require a six foot privacy fence with screening.

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Rick Miles;Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

[VR-24-06](#)

VARIANCE REQUEST: Jake Dr

Sugg Construction Inc is requesting a variance to not install pavement surface and curb on lot 10 of the Harmon Industrial Park subdivision.

Attachments: [SUGG LOT 10 & 15B-Variance Application-COMBINED](#)

Carlos Wood (Proponent): It's an asphalt, concrete plant contractor and he's using this for his equipment storage area and it's the same situation. We can fence it around the perimeter, but we want the SB2 paving and not curb. We're using the south side of this property as a detention and we're going to have a detention pond over on the southwest corner. And it's an existing street north of us there on the north side and we'll have it fence with an emergency gate where fire and emergency services could enter that northeast corner of the property from Jake Street. But we're not going to use Jake Street for our entrance. We're going to use Nestle road.

Doug Gilmore (Chair): Any questions?

Board: Can I look at that other drawing? Those office buildings us here

Carlos Wood: That's on another lot, it's called 15A.

Board: That's not existing that's the new one correct?

Carlos Wood: Correct. That's the new one.

Board: So it's going to have an asphalt curved parking lot there.

Carlos Wood: That is correct.

Board: Then you got a drive that's also asphalted that goes to this chat.

Carlos Wood: Correct.

Board: With a set of gates there?

Carlos Wood: Yes, it will also have the emergency capability.

Casey Caples: I move that we grant the motion with the assumption that we will have a curb and fence with a screen. To hide the gravel aggregate base.

A motion was made by Casey Caples, seconded by Rick Miles, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Rick Miles;Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-24-07

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE REQUEST: 210 E JOHNSON



Jonesboro Public Schools is requesting a variance for the total number of shrubs required by the landscaping ordinance. This site is located in the C-3 LUO, general commercial district with a limited-use overlay.



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

Case Number _____ BZA Deadline January 25, 2024
Date Submitted _____ BZA Meeting Date Tuesday, January 16, 2024, 1:30 P
February 20, 2024

OWNER/APPLICANT INFORMATION

Property Owner	<u>Monroe Pointer, JPS</u>	Applicant	<u>John Mixon, Cooper Mixon Architects</u>
Address	<u>2506 SW Square, Jonesboro, AR 72401</u>	Address	<u>505 Union Street, Jonesboro, AR 72401</u>
Phone	<u>(870) 933-5800</u>	Phone	<u>(870) 275-8228</u>
Signature	<u></u>	Signature	<u></u>

DESCRIPTION OF REQUESTED VARIANCE

Jonesboro Public Schools requests a reduction in the total number of shrubs required on the site by the landscaping ordinance.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The existing PreK North facility is located on a small lot of 1.28 acres. A large portion of the available green space is a retention area for not only the lot owned by Jonesboro Public Schools but also the adjacent neighboring lots on the block. This reduces the available locations for plants. There is not enough level ground on the west side of the retention area to plant trees, and planting shrubs in this location (as shown on the approved site plan) would reduce car driver visibility creating a potentially dangerous situation involving very small children.

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 • (870) 932-0406 • Fax (870) 336-3036



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

Case Number _____	BZA Deadline _____
Date Submitted _____	BZA Meeting Date _____

OWNER/APPLICANT INFORMATION

Property Owner _____	Applicant _____
Address _____	Address _____
Phone _____	Phone _____
Signature _____	Signature _____

DESCRIPTION OF REQUESTED VARIANCE

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 300 S. Church St. Jonesboro, AR 72403, on:

TUESDAY, _____, 200_ 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: _____

DATE: _____

SUBJECT PROPERTY ADDRESS: _____

DESCRIPTION OF VARIANCE REQUESTED: _____

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St. Jonesboro, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-24-08

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE REQUEST: 220 PURNELL

Craig and Sarah O'Brien are requesting a variance from the street improvement standards for Purnell Lane. The site is located in the R-1, single-family medium-density district.



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

Case Number _____ BZA Deadline _____
Date Submitted 1/22/24 BZA Meeting Date 2/20/24

OWNER/APPLICANT INFORMATION

Property Owner	<u>Craig & Sarah OBnein</u>	Applicant	<u>Same</u>
Address	<u>220 Purnell - Bond, AR</u>	Address	_____
Phone	<u>870-897-4783</u>	Phone	_____
Signature	<u>Sarah OBnein</u>	Signature	_____

DESCRIPTION OF REQUESTED VARIANCE

Requesting to not have to put in a city street.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Narrative letter attached:

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.

Planning Department, 300 S. Church Street, Jonesboro, AR 72403-1845 • (870) 932-0406 • Fax (870) 336-3036

Sarah O'Brien

2114 Fox Meadow Ln
Jonesboro, AR 72404
(870)897-4783
sarahobrien346@msn.com

January 20, 2024

City of Jonesboro BZA

% Planning Department
300 S Church St
Jonesboro, AR 72403

To whom it may concern,

Craig and I are requesting a variance to not have to put in a city street where our property is at 220 Purnell Ln. - Bono, AR 72416

1. In March of 2022, we purchased the property at 220 Purnell Ln in which our deed states is a part of Hank Wentworth's Minor Plat.
2. In July of 2023, we went before the council and was approved for a conditional use to put a manufactured home on our property and no one ever stated that there was no plat on file and/or we would be required to put in a city street before this could take place.
3. In October of 2023, we purchased our manufactured home which is set to be completed on February 20, 2024.
4. On October 27, 2023, the City of Jonesboro issued us a Water Meter permit (attached).
5. On November 20, 2023, the City of Jonesboro issued us an Electrical permit (attached)
6. We paid thousands of dollars to have our electric conduit ran. There was a previous water meter placed by the prior owner and we ran the piping for it - our water is already on with City Water and Light.
7. We then went to the City of Jonesboro to get the electric inspected for our temp power and that is when they asked if we had a building permit on file which we did not because we hadn't been told to get one prior.
8. We applied that day, December 20, 2023, for the building permit BLD-4419
9. We were then told that there was no plat on file for this property and we would have to have one before a building permit would be approved.

10. I called a surveyor - to see about getting it platted and he is the one that told me that the survey from our purchase of the property stated that Dale Adamson did a replat in 2016. He is also the one that told me he talked to an engineer friend and that he told him we would probably have to put in a city street first.
11. I called Monica at Planning & Zoning immediately and asked about the city street and she said she just did not see that we would be required to put in a city street. That is when I told her I could not have an I don't think situation - I needed to know for sure because I have a \$300,000.00 home to be here at the end of February and have nowhere to put it. That is when she said that she would check with Michael Morris (who is the engineer that told my surveyor this).
12. I need it noted that up until now during this entire process no one from the City told us personally that we would be required to put in a city street.
13. I got my hands on the plat from Dale Adamson, called the county assessor's office on what I needed to do to get it recorded; They told me to take it to Circuit Clerk. They told me that the City of Jonesboro would have to have their stamp of approval on it before it could be recorded.
14. I submitted the Plat PLN-4454 on January 4, 2024
15. Monica was out of the office and I called Planning to get a direct answer about the city street and they got me to Michael Morris which said we would be required to put in a city street unless we got a variance. I asked him where exactly the city street would even go and he said he had no idea that it would look weird and that I needed to get in touch with Monica about a variance.

Purnell Street is paved all the way up to almost where our driveway would be. We already plan to pave our drive-way; we propose to pave the driveway to meet the street where it's already paved. (Image 2)

We are not from Jonesboro.

Our families are not from Jonesboro.

We chose Jonesboro.

We chose to raise our family in Jonesboro.

We chose to start businesses in Jonesboro.

We have loved and defended this city.

We understand that there are rules, codes and ordinances in place and we are not demeaning the importance of those at all.

We are just also firm believers in the code of ethics and we strongly believe that the process and systems has been extremely unethical.

We would have never gone out and spent \$300,000.00 on a home knowing it may not even be a possibility for us to ever use it. We don't have the extra thousands of dollars to spend on a city street, and would greatly appreciate your acceptance of the variance.

Sincerely,

Sarah O'Brien

Sarah O'Brien

SURVEY FOR: Craig O'Brien

OF: 220 Purnell Lane Jonesboro, Arkansas

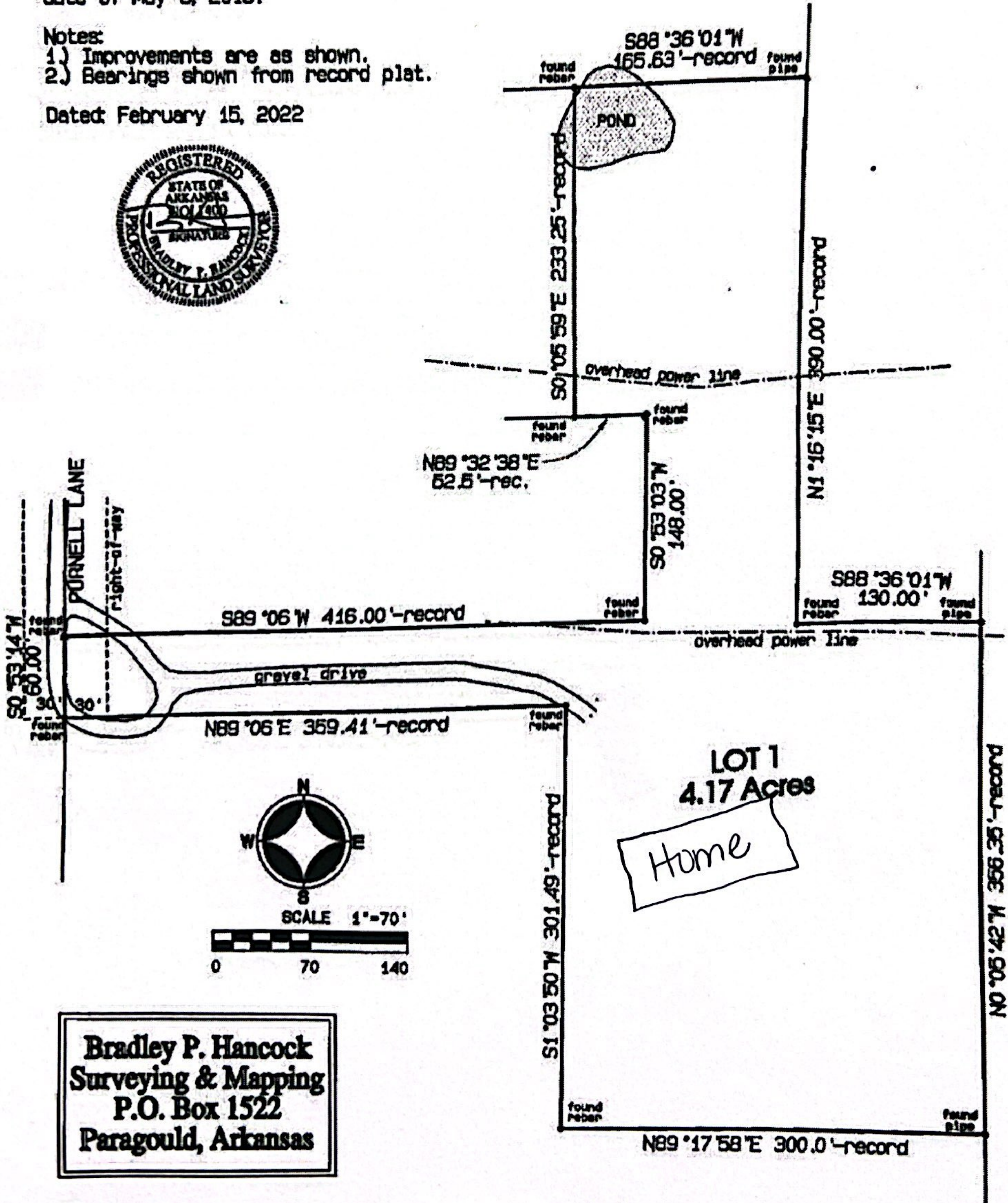
The following described lands in Craighead County, Arkansas, to-wit:

Part of the West Half of the Northwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 3 East, more particularly described as follows: Beginning at the Southwest corner of the NW1/4 SW1/4 said Section 9, run thence N0°53'14"E 303.00 feet to the point of beginning, run thence N89°06'00"E 359.41 feet, run thence S1°03'50"W 301.49 feet, run thence N89°17'58"E 300.00 feet, run thence N0°05'42"W 356.35 feet, run thence S88°36'01"W 130.00 feet, run thence N1°16'15"E 390.00 feet, run thence S88°36'01"W 165.63 feet, run thence S0°05'59"E 233.25 feet, run thence N89°32'38"E 52.50 feet, run thence S0°53'03"W 148.00 feet, run thence S89°06'00"W 416.00 feet, run thence S0°53'14"W 60.00 feet to the point of beginning, containing 4.17 acres, more or less, ALSO BEING DESCRIBED AS Lot 1 of Hank Wentworth's Minor Plat prepared by Dale Adamson bearing a date of May 5, 2016.

Notes:

- 1) Improvements are as shown.
- 2) Bearings shown from record plat.

Dated: February 15, 2022



Bradley P. Hancock
Surveying & Mapping
P.O. Box 1522
Paragould, Arkansas

Image 1: Where home will be placed.

SURVEY FOR: Craig O'Brien

OF: 220 Purnell Lane Jonesboro, Arkansas

The following described lands in Craighead County, Arkansas, to-wit:



Part of the West Half of the Northwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 3 East, more particularly described as follows: Beginning at the Southwest corner of the NW1/4 SW1/4 said Section 9, run thence N0°53'14"E 303.00 feet to the point of beginning, run thence N89°06'00"E 359.41 feet, run thence S1°03'50"W 301.49 feet, run thence N89°17'58"E 300.00 feet, run thence N0°05'42"W 356.35 feet, run thence S88°36'01"W 130.00 feet, run thence N1°16'15"E 390.00 feet, run thence S88°36'01"W 165.63 feet, run thence S0°05'59"E 233.25 feet, run thence N89°32'38"E 52.50 feet, run thence S0°53'03"W 148.00 feet, run thence S89°06'00"W 416.00 feet, run thence S0°53'14"W 60.00 feet to the point of beginning, containing 4.17 acres, more or less, ALSO BEING DESCRIBED AS Lot 1 of Hank Wentworth's Minor Plat prepared by Dale Adamson bearing a date of May 5, 2016.

Notes:

- 1) Improvements are as shown.
- 2) Bearings shown from record plat.

Dated: February 15, 2022



 Already paved Purnell.
 Driveway to be paved.

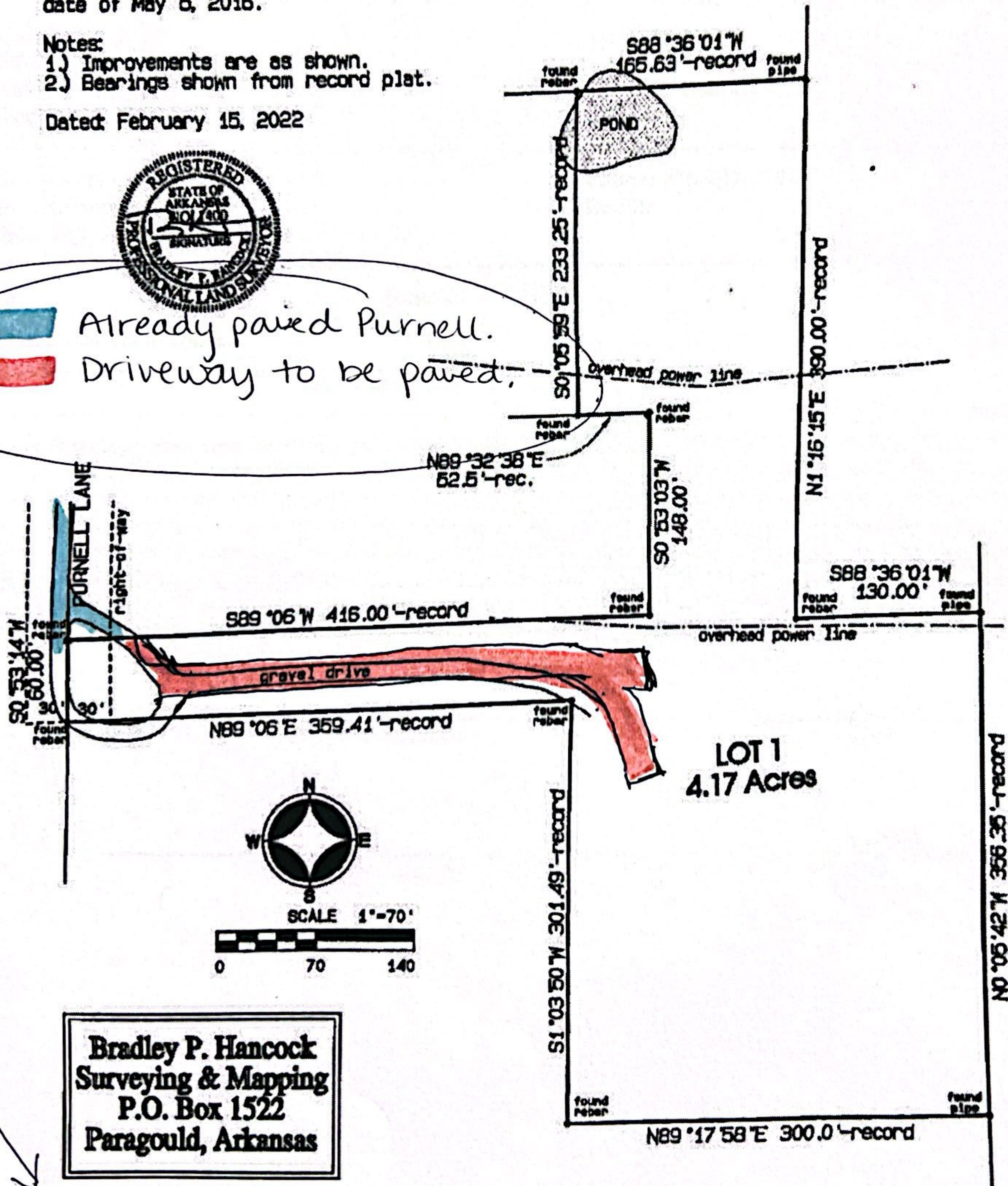


Image 2: Proposed paved driveway.

R - Water Meter Per Permit

City of Jonesboro

300 South Church

Jonesboro, AR 72401

(870) 933-4602 (870) 932-0540

Inspection Hotline (870) 336-7103

Permit Number: 13829

Customer #:

cnct 10/30/23
3401065



Service Address: 220 Purnell

City, State, Zip: ,

Date Issued: 10/27/2023

Date Expires:

Local License #:

State License #:

Project Cost: .00

Customer Name: Craig O'Brien

Address: 220 Purnell

City, State, Zip: Jonesboro, AR 72401

Phone: 870-897-4787

Email:

Fee

Amount

Residential Water Meter Permit

\$40.00

Total Fee: \$40.00

Federal law mandates ADA compliance for public accommodations and commercial facilities. Compliance is the responsibility of the legal authority of the construction project. I do hereby release and agree to indemnify, save, and hold harmless the City of Jonesboro and its employees and City Water and Light (CWL) from any and all liability due to or arising from the temporary electrical connection or disconnection to the referenced premises. Temporary service is issued solely as a courtesy to aid in the construction. All setback requirements are the responsibility of the contractor; the inspection Department inspects the footings for code adherence. The contractor holds all responsibility to ensure these setbacks are in place. All windows will be installed according to plans and by egress code requirements (bathrooms and kitchens are exempt), with no exceptions. I have read, understand, and agree to the specific terms of this agreement.

Contractor Signature

10/27/2023

Date

Permit Technician

10/27/2023

Date

R - Electrical Reconnect Permit

City of Jonesboro

300 South Church

Jonesboro, AR 72401

(870) 933-4602 (870) 932-0540

Inspection Hotline (870) 336-7103

Permit Number: 14289

Customer #:



Service Address: 220 Purnell

City, State, Zip: ,

Date Issued: 11/20/2023

Date Expires:

Local License #:

State License #:

Project Cost: .00

Customer Name: Craig O'Brien

Address: 220 Purnell

City, State, Zip: Jonesboro, AR 72401

Phone: 870-897-4787

Email:

Fee	Amount
Residential Electrical Reconnect	\$50.00
Total Fee: \$50.00	

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Contractor Signature

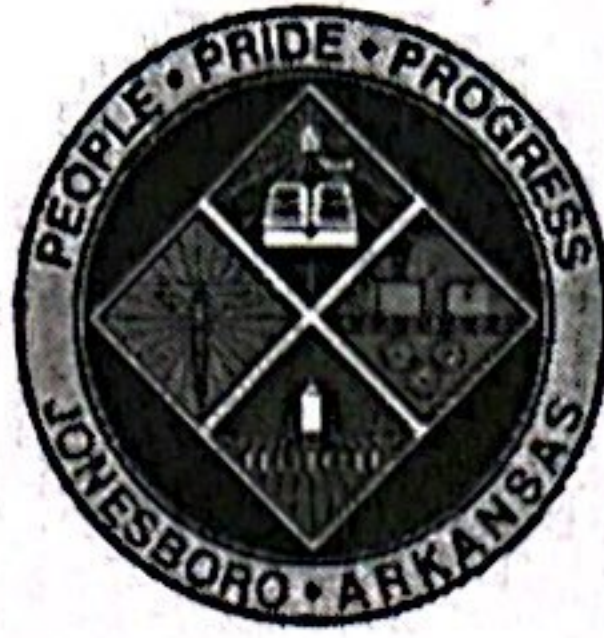
11/20/2023

Date

Permit Technician

11/20/2023

Date



CITY OF JONESBORO
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, 2/20, 2024 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: Craig & Sarah O'Brien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell - Bono, AR
DESCRIPTION OF VARIANCE REQUESTED: city is wanting us to put in a city street and we are requesting not to have to do that.

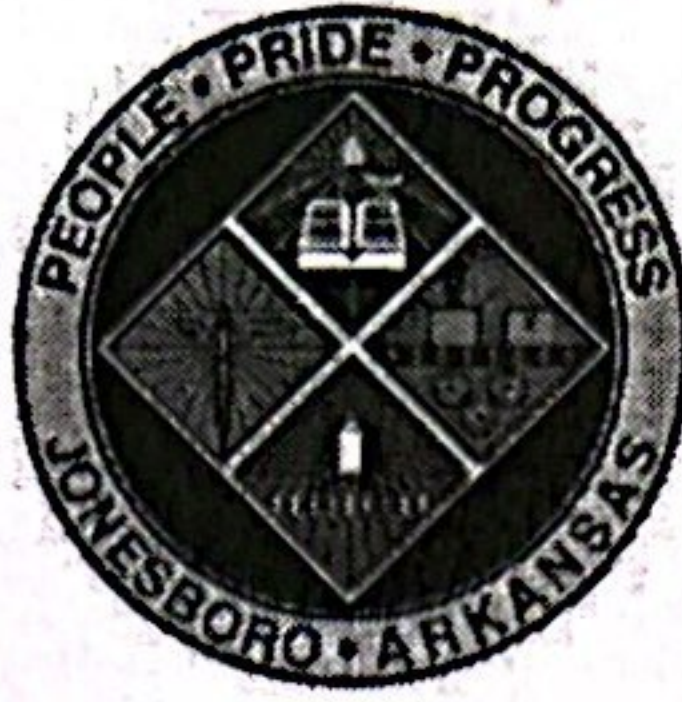
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Lisa Bearden
Printed Name of Property Adjacent Owner
210 Purnell Ln. -
Address

(Signature) Date

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.



CITY OF JONESBORO
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VARIANCE REQUESTED BY: Craig & Sarah O'Brien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell-Bono, AR
DESCRIPTION OF VARIANCE REQUESTED: city is wanting us to put
in a city street and we are requesting not to have
to do that.

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Donna Sullins
Printed Name of Property Adjacent Owner
214 Purnell Ln.
Address

(Signature) Date

Phone

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CITY OF JONESBORO
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VARIANCE REQUESTED BY: Craig & Sarah OBrien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell - Bono, AR
DESCRIPTION OF VARIANCE REQUESTED: city is wanting us to put
in a city street and we are requesting not to have
to do that.

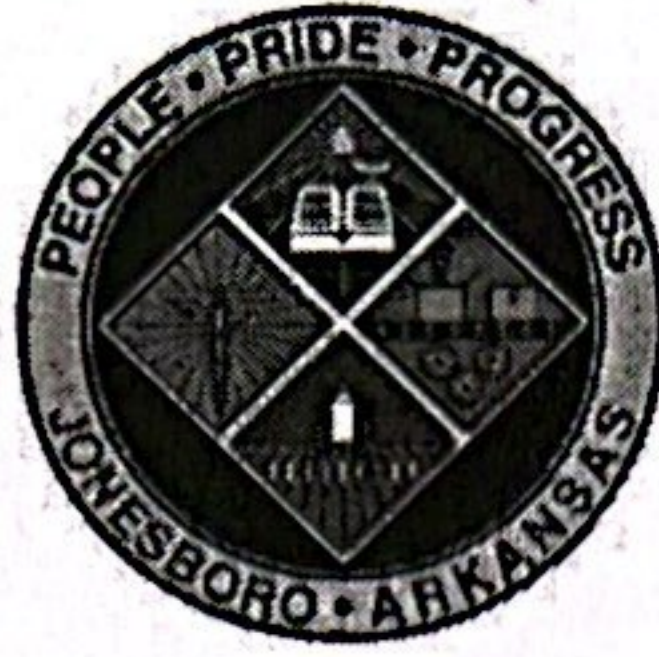
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Lois Purnell
Printed Name of Property Adjacent Owner
219 Purnell Ln.
Address

(Signature) Date

Phone

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CITY OF JONESBORO
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DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell - Bono, AR
DESCRIPTION OF VARIANCE REQUESTED: city is wanting us to put
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Loyal Bratten
Printed Name of Property Adjacent Owner

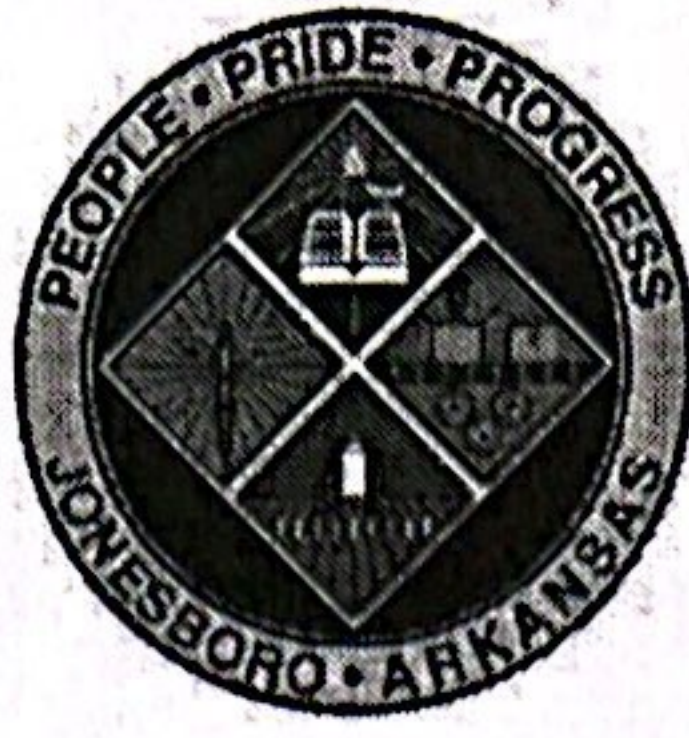
(Signature)

Date

209 Shady Ln.
Address

Phone

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VARIANCE REQUESTED BY: Craig & Sarah O'Brien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell - Bono, AR
DESCRIPTION OF VARIANCE REQUESTED: city is wanting us to put
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Brad & Suzanne Cline
Printed Name of Property Adjacent Owner

(Signature) Date

213 Shady Ln.
Address

Phone

mailing address: 216 Shady Ln.

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VARIANCE REQUESTED BY: Craig & Sarah O'Brien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell - Bono, AR
DESCRIPTION OF VARIANCE REQUESTED: city is wanting us to put
in a city street and we are requesting not to
have to do that.

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Brooks Hall
Printed Name of Property Adjacent Owner
215 Shady Ln.
Address

(Signature) Date

Phone

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CITY OF JONESBORO
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VARIANCE REQUESTED BY: Craig & Sarah O'Brien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell-Bung, AR
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Erica Whitaker
Printed Name of Property Adjacent Owner

(Signature) Date

211 Shady Ln.
Address

Phone

Mailing address: 400 cl 729-72405

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Bono, AR 72416 OFFICIAL USE

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Lois Purnett

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219 Purnell Ln.

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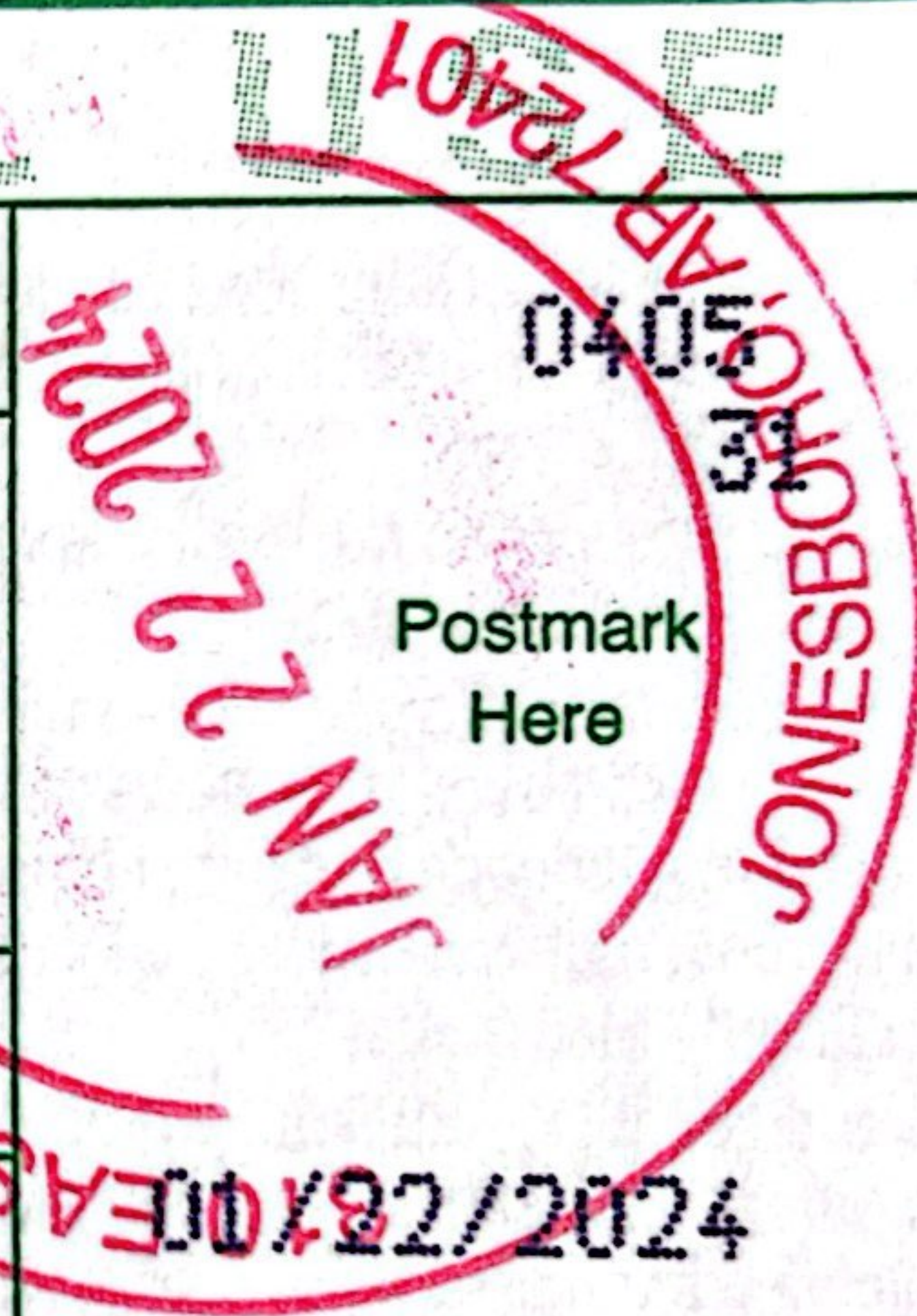
Loyal Bratten

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

209 Shady Ln.

City, State, ZIP+4®

Bono, AR 72416



9589 0710 5270 0989 9791 10

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Lisa Bearden

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210 Purnell Ln.

City, State, ZIP+4®

Bono, AR 72416

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Brooks ~~Hand~~

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City, State, ZIP+4®

Bono, AL 36116

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Brada Suzanne Cline

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216 Shady Ln.

City, State, ZIP+4®

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Postage

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Erica Whitaker

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

400 CR 729

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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-24-09

Agenda Date:

Version: 1

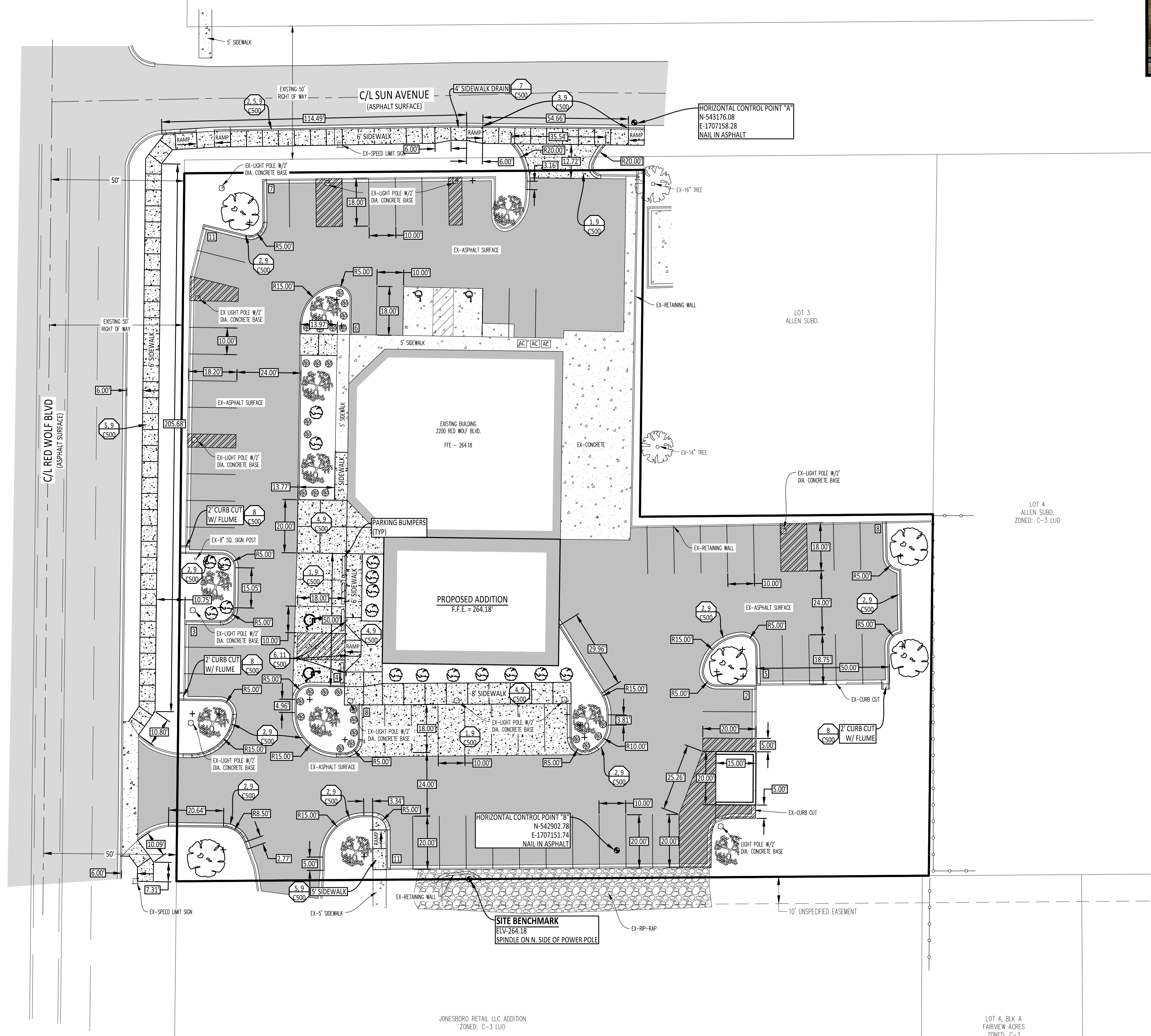
Status: To Be Introduced

In Control: Board of Zoning Adjustments

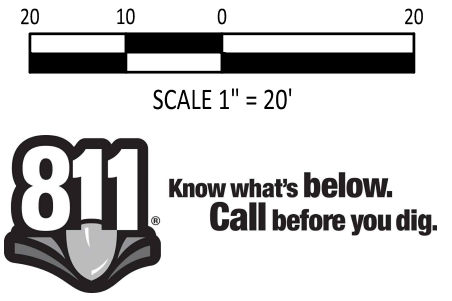
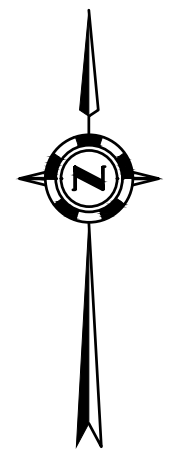
File Type: Variances

VARIANCE REQUEST: 2200 RED WOLF BLVD

Tralan Engineering, Inc. Is requesting a variance for the overlay district's greenspace, landscaping, and signage requirements and increased lot coverage of 60% to 78%. This site is located in the C-3 LUO, general commercial district with a limited-use overlay and within the overlay district.



VICINITY MAP
NOT TO SCALE

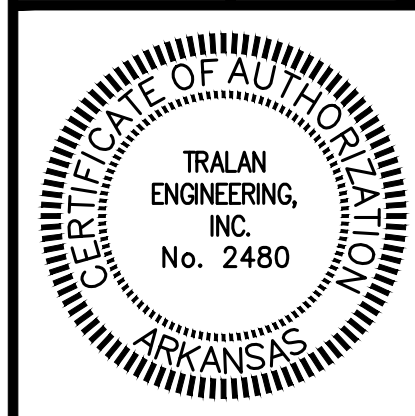


COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALAN
ENGINEERING

PROJECT:
2200 RED WOLF EXPANSION

CLIENT:
STONEBRIDGE CONSTRUCTION, LLC



7/7/2027

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	01/23/2024
SCALE:	1" = 30'
JOB NO.:	24-001
CAD NO.:	

SITE DIMENSION
PLAN

SHEET NUMBER:
C200

JONESBORO RETAIL LLC ADDITION
ZONED: C-3 LUO

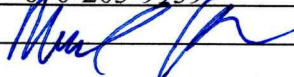
LOT 4, BLK. A
FAIRVIEW ACRES
ZONED: C-3



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

Case Number _____	BZA Deadline <u>01/25/2024</u>
Date Submitted _____	BZA Meeting Date <u>02/20/2024</u>

OWNER/APPLICANT INFORMATION

Property Owner <u>Cathcart Rentals, LLC</u>	Applicant <u>Tralan Engineering, Inc</u>
Address <u>2200 Red Wolf Blvd</u>	Address <u>2916 Wood Street</u>
Phone _____	Phone <u>870-203-9939</u>
Signature _____	Signature 

DESCRIPTION OF REQUESTED VARIANCE

We are requesting a variance from the green space, landscaping and sign requirements of the Special Overlay District for the property located at 2200 Red Wolf Blvd. We are also requesting a variance from the lot coverage requirement, from 60% to 78%.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The Owner of property located at 2200 Red Wolf Blvd would like to add an approximately 3,000 sq. ft. addition. The addition is more than 20% of the original building requiring the property to comply with the Special Overlay District Requirements and the Landscaping Ordinance. The application of the Special Overlay District green space requirements would limit the access to the front and rear of the building. The impervious lot coverage of the current site is 87%. The addition of landscape islands will reduced the impervious lot coverage to 78%. The reduction of impervious area would bring the site into compliance with the Landscaping Ordinance, but not the Maximum lot coverage requirement for C-3.

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 300 S. Church St. Jonesboro, AR 72403, on:

TUESDAY, February 20, 2024 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: Tralan Engineering, Inc

DATE: 01/25/2024

SUBJECT PROPERTY ADDRESS: 2200 Red Wolf Blvd.

DESCRIPTION OF VARIANCE REQUESTED: We are requesting a variance from the green space, landscaping, and sign requirements for the Special Overlay District. We are also requesting a variance the lot coverage requirement, from 60% to 78%

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St. Jonesboro, or by calling 870-932-0406, bet the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



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

Case Number _____	BZA Deadline <u>01/25/2024</u>
Date Submitted _____	BZA Meeting Date <u>02/20/2024</u>

OWNER/APPLICANT INFORMATION

Property Owner <u>Cathcart Rentals, LLC</u>	Applicant <u>Tralan Engineering, Inc</u>
Address <u>2200 Red Wolf Blvd</u>	Address <u>2916 Wood Street</u>
Phone <u>870-931-8106</u>	Phone <u>870-203-9939</u>
Signature <u>[Handwritten Signature]</u>	Signature <u>[Handwritten Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

We are requesting a variance from the green space, landscaping and sign requirements of the Special Overlay District for the property located at 2200 Red Wolf Blvd. We are also requesting a variance from the lot coverage requirement, from 60% to 78%.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

The Owner of property located at 2200 Red Wolf Blvd would like to add an approximately 3,000 sq. ft. addition. The addition is more than 20% of the original building requiring the property to comply with the Special Overlay District Requirements and the Landscaping Ordinance. The application of the Special Overlay District green space requirements would limit the access to the front and rear of the building. The impervious lot coverage of the current site is 87%. The addition of landscape islands will reduced the impervious lot coverage to 78%. The reduction of impervious area would bring the site into compliance with the Landscaping Ordinance, but not the Maximum lot coverage requirement for C-3.

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To **3J Luxury Rentals, LLC**
Street and Apt. No., or PO Box No. **3528 Lake Pointe Dr.**
City, State, ZIP+4® **Jonesboro AR 72404**

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Sent To **William + Janet McNece**
Street and Apt. No., or PO Box No. **P.O. Box 73**
City, State, ZIP+4® **Poplar Bluff, Mo 63902**

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Postage \$0.68

Total Postage and Fees \$5.08

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Street and Apt. No., or PO Box No. **1419 E. Nettleton Ave.**
City, State, ZIP+4® **Jonesboro AR 72401**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To **Cathcart Rentals, LLC**
Street and Apt. No., or PO Box No. **8304 Hwy 49 S.**
City, State, ZIP+4® **Jonesboro AR 72404**

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