



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, September 16, 2025

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-25:078](#)

BZA minutes for August 19, 2025

Attachments: [BZA Minutes 8.19.25](#)

4. Appeal Cases

[VR-25-24](#)

Weston Wagner is requesting a variance at 1306 Charles Drive.

Attachments: [Variance app](#)
[notifications neighbor](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:078

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

BZA minutes for August 19, 2025

BZA Meeting Tuesday August 19, 2025

1. Call to order

2. Roll Call

Present (4): Kevin Bailey, Casey Caples, Rick Miles, Doug Gilmore

Absent (1): Matthew Millerd

3. Approval of minutes

MIN-25:070 MINUTES July 15th, 2025 BZA

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

Aye (4): Kevin Bailey, Casey Caples, Rick Miles, Doug Gilmore

Nay (0)

Absent (1): Matthew Millerd

4. Appeal Cases

VR-25-22 **VARIANCE: 2023 Pleasant Grove Road.**

Karen & Sherry Carter are requesting to allow 8' tall privacy fence from 6' tall privacy fence. This fence is replacing an existing 8' tall fence.

Doug Gilmore (Chair): Okay, the carters, please come up and tell us what you want to do. State your name and address please.

Sherry Carter (Proponent): Sherry Carter, 2023 Pleasant Grove Road, Jonesboro, Arkansas. I'm going to let my contractor because he was the one who dealt with the calling in and everybody. This is Wayne Wesley Parker.

Wayne Parker (Contractor): Basically, back earlier this year started replacing the pickets of her fence, it's an 8 foot fence, and I called and talked to the lady upstairs and explained to her what we were doing and she said she didn't think we needed a permit for that. Then Clint the code enforcement guy came back and told one of the guys working for me to go get a permit and keep working and so that's what we did and built the fence and redid the fence. So, when I go to get the permit that's when it came up it was an 8 foot tall fence and we need to get a variance for it.

They own the property beside it, there's no other people that own the property around it. It's been there for, 18 years and they're kind of up on a slope. So, people coming down Pleasant Grove, if they come down and they look up, they would look in their backyard with a shorter fence.

Doug Gilmore: So, you're going to put 8 foot tall on the outside, and then toward Pleasant Grove how tall is that going to be?

Wayne Parker: That's 8 foot.

Doug Gilmore: 8 foot towards the front of the house?

Wayne Parker: Right. And it has brick columns that are already 9 feet tall. Down through there.

Kevin Bailey (Board): How tall are the panels you're tearing out? Are they 8 foot tall?

Wayne Parker: Yeah, they were 8 foot tall. We basically replaced it just like it was.

Sherry Carter: I will state, that because my rental house is beside me, it's up taller on the road and so they could actually look down into my yard and my backyard, if I did not have the 8 foot, it's for my personal property. My porch on the back of my house, they would walk out and see right into my backyard, that's why we put up 8 foot. And of course it was no problem back when we built the house 18 years ago.

Casey Caples (Board): You don't have a picture of the outside of that do you? Do you have a picture of the new fence that you put in? Because this is done correct?

Wayne Parker: Yeah.

Casey Caples: You said that the brick pylons are 10 foot tall?

Wayne Parker: They're 9, 9 and half feet. I'm not seeing a picture of it now, no I don't have a picture of it.

Unable to transcribe

Wayne Parker: That's what happened, it was Monica's last day and she was actually helping me get all this done. And she's who I talked to back in February.

Casey Caples: Derrel, the ordinance basically says no fence over 6 foot correct?

Derrel Smith (City Planner): Yes.

Casey Caples: I assume that would be for the brick pylons as well? Essentially it has brick corner pylons is what it looks like.

Wayne Parker: Well then, there's some that go down the middle too.

Doug Gilmore: Questions or comments from the board members?

Kevin Bailey: Mr. Chair I'd make a motion to grant the variance based on the circumstances.

Rick Miles: I'll second it.

A motion was made by Kevin Bailey, seconded by Rick Miles, that the matter be approved, and the motion was PASSED with the following vote:

Aye (3): Rick Miles, Kevin Bailey, Casey Caples

Nay (0)

Absent (1): Matthew Millerd

VR-25-23

VARIANCE: 2616 N. Culberhouse

Charles Fletcher is requesting a variance to waive the sidewalk requirements along the frontage at 2616 N. Culberhouse

Doug Gilmore (Chair): Alright, Mr. Fletcher? Tell us what's going on, on North Culberhouse.

Charles Fletcher (Proponent): I want to give a lot to my granddaughter to build a house. And they're asking for a sidewalk in the front of it. Going down North Culberhouse. There's no sidewalks on North Culberhouse, anywhere in 3 miles. And I thought of it this morning, walking around looking it at, you can't see it from that picture but there is a row of trees that separates that lot from North Culberhouse. All of those trees will have to come out to put a sidewalk in there. It's pretty much a deal breaker if we don't get this variance. We're going to build a small house, it'll be her first house to live in, her own and we're just asking if we can get a variance on the sidewalk.

Kevin Bailey (Board): Mr. Chair?

Doug Gilmore: Yes.

Kevin Bailey: Typically sidewalk variances come before the MAPC is there a particular reason that we're seeing this today?

Derrel Smith (City Planner): The reason that it's on the BZA agenda is that Chuck has requested not to pay a fee-in lieu. He just wants the sidewalk requirement waived. Fee in-lieu would go before the Planning Commission but since he just wants it completely waived it's the reason we brought it to y'all.

Charles Fletcher: The first house would be my daughter and son-in-law's, the next one will be mine. Beyond the flag there is the empty lot.

Doug Gilmore: So, that's your house right there?

Charles Fletcher: Yes, sir.

Doug Gilmore: And your son-in-law and daughter's is on the right?

Charles Fletcher: Right, we're trying to keep it all together.

Doug Gilmore: Granddaughter wants to be on the left?

Charles Fletcher: Yes.

Doug Gilmore: Okay, and you're going to put her a driveway amongst those trees over there?

Charles Fletcher: Yes.

Kevin Bailey: Chuck, I would be in favor if we sitting in MAPC. I would be in favor of the in-lieu of, but I don't think that we and at MAPC, and I'm the MAPC representative, on this board. I don't believe we've ever waived a sidewalk fee since the ordinance came into play. So, I don't know if I would be able to be in favor of waiving the fee. That's my two cents worth. I'd be in favor of the variance or of the waver in-lieu of but since we have never set a president and waived a fee to my knowledge.

Board: What would the fee be?

Derrel Smith: Chuck do you remember the number that engineered?

Charles Fletcher: Somewhere around 20,000. I don't think we ever came up with an exact.

Doug Gilmore: 20,000?

Derrel Smith: It would be around all 3 lots.

Doug Gilmore: Oh, it's not just on Culberhouse.

Derrel Smith: It would be along this property here. These two lots, sorry two lots.

Unable to transcribe

Derrel Smith: It's come for a lot split and it's come back for another lot split. That's the reason that the ordinances are kicking in is because of that.

Charles Fletcher: And this is all we plan to build, you can't do anything with the back. There's nothing can be done. There's no utilities.

Doug Gilmore: If you continued North up to Culberhouse, what's above you, going north? Anything?

Charles Fletcher: Nothing.

Rick Miles (Board): How far does that run before you hit any other?

Charles Fletcher: To where?

Rick Miles: Well, if you're continuing on North Culberhouse, going away from your property. How far do you go before you run into another residence?

Charles Fletcher: Well, it crosses Thomas Greene, I'm going to say close to a mile.

Rick Miles: And how much to the south before you?

Charles Fletcher: Beyond, Brad and Devin's house, there's another like 10-11 acre lot that they have a house on. So, I don't know how far distance wise, but yeah.

Derrel Smith: Just taking rough numbers and this wouldn't be an exact amount but it'll be probably between 16,000 and up for a hundred and 80 foot of frontage.

Doug Gilmore: That's 16,000 dollars that she could spend on the kitchen.

Casey Caples: Based on Kevin, who is our representative from MAPC, we're not really asked to be getting rid of a sidewalk, we're being asked to waive a fee, is what it sounds like to me.

Keivn Bailey: We're being asked to waive a fee, but I don't know if we have the authority to do that.

Derrel Smith: It's a city code, you have the authority to wave it, however since the sidewalk code went into effect in 2017. We have never had to waive the fee.

Doug Gilmore: They've never come to us.

Derrel Smith: They've never come to because everybody's agreed just to pay the fee in-lieu of or build the sidewalk. And Chuck has asked to do neither, so that's why he came to you to waive the code entirely.

Brad Montgomery (Proponent): Can I ask a question?

Board: Sure.

Bard Mongomery: I'm his son-in-law, by the way. I live next door. You're saying the reason this is being brought to y'all's attention is because this has been subdivided twice. Well, his property hasn't been subdivided at all. I bought the entire thing and I sold him his property. So, his has actually not been subdivided at all. You get what I'm saying?

Casey Caples: Well, that's kind of why I was asking the question I asked earlier.

Doug Gilmore: Most of the ones we have seen, have been residential subdivisions or developments. Rather than in a rural setting like this.

Kevin Bailey: I don't disagree with you.

Doug Gilmore: I don't think there's a need for a sidewalk at all, forcing somebody to pay a fee is really against the whole thing, I believe in.

Casey Caples: We've all been, I mean it's just part of the ordinance, we've all done that.

Doug Gilmore: The way it's written doesn't mean it's the way it should be, but it is the way it's written. I don't have to agree with it.

Casey Caples: I understand. Her house, the one you're wanting to build is on that lot, 1A correct? Which has got the 180 feet of frontage.

Charles Fletcher: Yes.

Casey Caples: Alright, so it doesn't look like it extends out past, in front of your house, nor his house. It doesn't look like it. That figure, that rough figure.

Derrel Smith: Well, the 180 is just in front of that one lot.

Casey Caples: Lot 1A, right.

Doug Gilmore: Rick, we've heard from everybody but you.

Rick Miles: Well, I'm sitting here baffled, because my first thought was, this is not a subdivision. We're talking about a rural piece of property that if we force them to put a sidewalk in, that's a sidewalk going nowhere either direction. And never will. So, we're going to have a piece of concrete sitting out there, if we force them to put it in, and it won't be of any use to anybody.

Doug Gilmore: That's why this board exists to deal with special situations like this. Rather than, if you're in the subdivision, you're kind of stuck, to connect the existing houses next to you and all that, but when you're a mile or more from the next house, it's a little different.

Casey Caples: If I own a lot, I gotta put a sidewalk on it if I build a home, as an individual?

Derrel Smith: No.

Casey Caples: Okay, I didn't think so. So, tell me again, I missed it, why this one has to apply that way.

Derrel Smith: This property was divided to sell a lot to Chuck from his son-in-law.

Casey Caples: Right.

Derrel Smith: That was on lot split. Now, we're doing another lot split. So, you're making 3 lots in a short amount of time. We see it as, people who try to violate the subdivision regulation. And at three is when a subdivision technically takes place. At 3 lots.

Casey Caples: Okay, I got it now.

Unable to transcribe

Rick Miles: Derrel, if I'm hearing you correctly, the drawing that we're looking at, this now becomes a subdivision?

Derrel Smith: Because they've taken one lot and put it into 3.

Rick Miles: Okay, and that would then be designated a subdivision.

Derrel Smith: Yes, sir.

Doug Gilmore: How long has it been Chuck, since y'all divided that lot?

Charles Fletcher: 7 years.

Doug Gilmore: You built that house within the last 7 years?

Charles Fletcher: Yes. It wasn't in the last year or so.

Kevin Bailey: So, the subdivision ordinance, just to make sure I understand, relatively refers to three lots or more. Is there a time period established? This is a fine example, it's been 7 years since they split.

Derrel Smith: The ordinance doesn't give a time. It depends on the quantity.

Rick Miles: So, we as this board have to right to grant the variance.

Derrel Smith: That's the reason it's here because we can't waive this.

Rick Miles: The city can't?

Derrel Smith: The city can't, so that's the reason it is here, so y'all can determine whether you want to, like I said the fee in-lieu has never been waived. If you determine it's not a subdivision then the fee in-lieu is not required.

Rick Miles: Alright, I'm going to ask a hypothetical question. In the future do you see any other development coming out of any of this area?

Charles Fletcher: No.

Rick Miles: This is the last lot you're going to deal with.

Charles Fletcher: Absolutely.

Rick Miles: And after that you're done.

Charles Fletcher: Yeah, this is my long goodbye.

Doug Gilmore: Y'all don't own any property to the south?

Charles Fletcher: No, sir.

Doug Gilmore: And your lot connects right to Chuck's?

Brad Montgomery: Correct.

Rick Miles: Mr. Chair, in lieu of the conversation that has taken place in the last 15 minutes. I move that we grant this variance.

Doug Gilmore: Okay, is there a second?

A motion was made by Rick Miles, seconded by Casey Caples, that the matter be forwarded to council, and the motion was PASSED with the following vote:

Aye (3): Rick Miles, Casey Caples, Doug Gilmore

Nay (1): Kevin Bailey

Absent (1): Matthew Millerd

5. Staff Comments

6. Adjournment

Meeting was Adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-24

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Variances

Weston Wagner is requesting a variance at 1306 Charles Drive.

Weston Wagner is requesting a variance at 1306 Charles Drive. He is requesting a variance from 60 ft to 52 ft of lot frontage. This is in R-1 single family medium density.

VR-25-25



JONESBORO
ARKANSAS

Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Weston Wagner Applicant: _____

Address: 1306 Charles Drive Address: _____

Phone: 870-926-7994 Phone: _____

Email: WUWagner99@hotmail.com Email: _____

Signature: Weston Wagner Signature: _____

Description of Requested Variance:

This property is approximately a half acre. It is
Zoned R-1. I would like to replat this property into
two lots that are 1/4 of an acre and build two single
Circumstances Necessitating Variance Request: Family homes.

R-1 zoning requires a 60 Foot Frontage. My lots would
be 50 Foot. I need an 8 Foot Variance.

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: _____

Subject: Request for Variance – 1306 Charles Drive

Dear Board Members,

I am submitting this request for a variance regarding my property located at 1306 Charles Drive, which is currently zoned R-1 (Single-Family Residential). My intention is to replat the existing lot, which is approximately half an acre, into two separate lots and construct a single-family home on each lot.

Per the Jonesboro zoning code for R-1, the requirements are:

- **Minimum lot size:** 8,000 square feet
- **Minimum road frontage:** 60 feet
- **Side setback:** 7.5 feet
- **Front setback:** 25 feet
- **Rear setback:** 25 feet

Both of my proposed lots exceed all zoning requirements except for road frontage. Each of the replated lots would be approximately 52-55 feet wide, whereas the zoning ordinance requires 60 feet of frontage. Therefore, I am respectfully requesting an 8-foot variance to allow for this replat.

Granting this variance would allow for the construction of two single-family homes, which aligns with the surrounding neighborhood's residential character. The proposed replat will maintain all required setbacks and lot size minimums, ensuring compliance with zoning standards while making efficient use of the property.

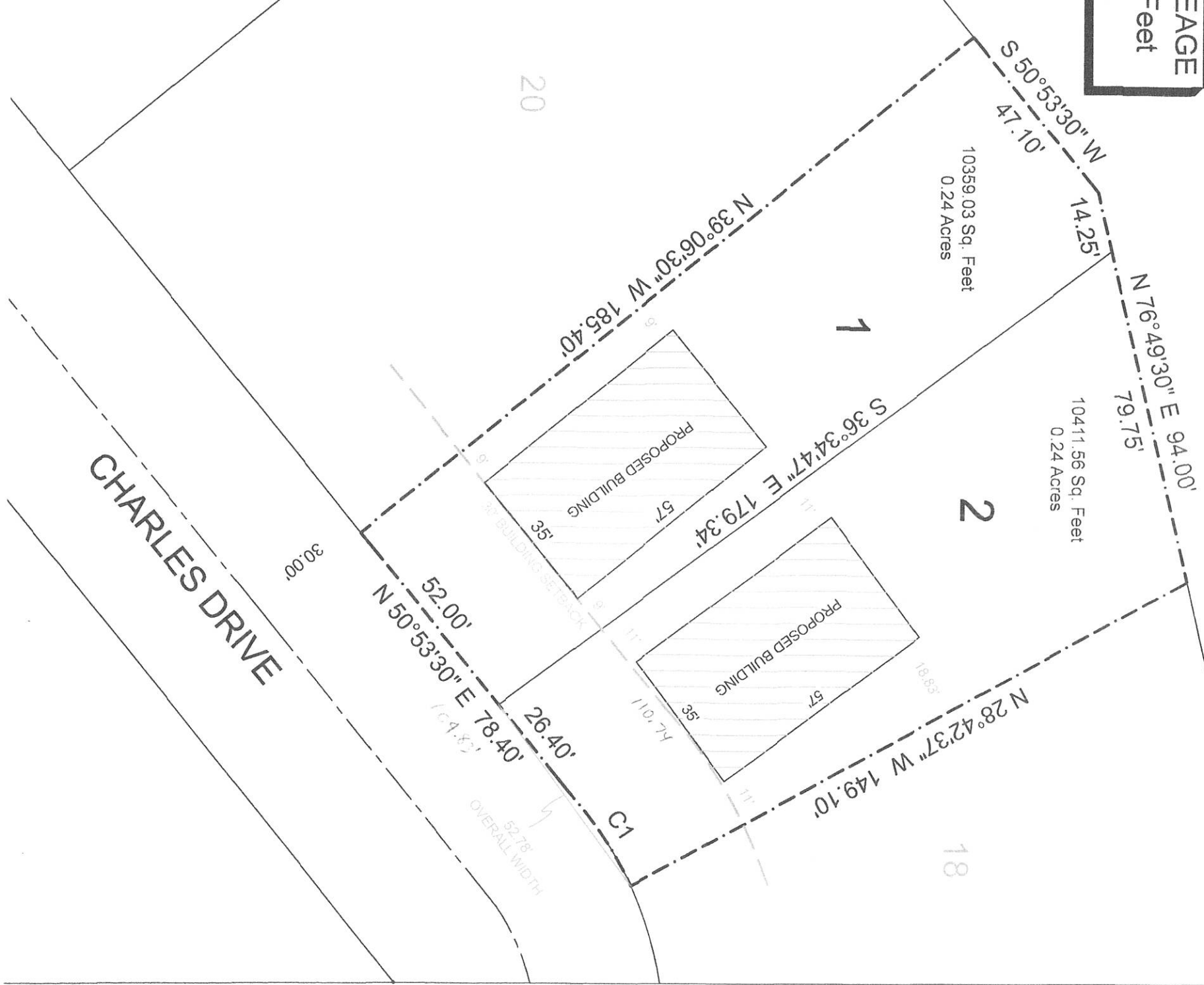
I appreciate your time and consideration of this request. Please let me know if any additional information or documentation is needed.

Sincerely,

Weston Wagner
870-926-7994

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City, State, ZIP+4® Jonesboro Ar 72405

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

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