



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, December 17, 2024

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 4 - Rick Miles; Casey Caples; Doug Gilmore and Max Dacus Jr.

Absent 1 - Kevin Bailey

3. Approval of Minutes

[MIN-24:111](#) Minutes: November 19th, 2024

Attachments: [11.19.24 BZA Minutes](#)

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

Aye: 3 - Rick Miles; Casey Caples and Max Dacus Jr.

Absent: 1 - Kevin Bailey

4. Appeal Cases

[VR-24-58](#) Variance: 325 Ginger Drive

McAlister Engineering is requesting a variance on behalf of Rodney and Cherica Winfrey for installation of curb and gutter along the proposed extension of Ginger Drive. The property is in the R-1, single family medium density district.

Attachments: [VR-24-58 Application](#)
[VR-24-58 Letter](#)
[VR-24-58 Map](#)
[VR-24-58 Certified Mail Receipts](#)

Doug Gilmore (Chair): Alright, number one, McAlister.

Megan (Proponent): Megan with McAlister engineering and Darren Williams.

Doug Gilmore: Alright, tell us what's going on.

Megan: So, we are seeking a variance on the curb and gutter for 325 Ginger Drive. The clients, the Winfrey's are wanting to put a driveway off of Ginger Drive to access their property and we are seeking a variance on the curb and gutter to not have curb and gutter on the entire drive. The extension of the driveway.

Doug Gilmore: So, what are you considering the drive? At the end of the pavement or where they?

Darren Williams (Proponent): Ginger Drive was never finished. Out the end of the road. We're looking to finish that actual drive, Ginger Drive, and then their driveway will come off.

Doug Gilmore: You're wanting to pave Ginger.

Darren Williams: Yes.

Doug Gilmore: Without the curb and gutter.

Darren Williams: Yes.

Doug Gilmore: Okay, down to your property line or to your lot. And then have a curb cut essentially and then do whatever you want to do on your driveway.

Darren Williams: Yeah, essentially just mimic the rest of the properties around it.

Michael Morris (City Engineer): Just to let the board know, there's a lot of area out there without curb and gutter already, and this would match the same edges, this is what they were asking, what can we do to do this? And I said you gotta come to this board, so that's why I came today so y'all would kind of understand but if Monica zooms out you can see there's no curb and gutter.
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Michael Morris: It was in the county and we annexed in, you know, and you can see it, there's a lot of it, but basically that's not their driveway, it's a city street, the right of way was platted and it was actually platted across that ditch to connect to Brennan Drive but we know that there's, you know structure is not going to be built over there right now. So, they just want to get at least to their frontage. And that is what we require. So, they're just wanting to pave the section of Ginger Drive so they can get a compliant lot.

Doug Gilmore: Are we just doing, is it a full width?

Michael Morris: I don't think it's going to be full width, I think they'll just continue it to exactly what's there. I mean, overall we need to have street improvements but I say that's part of what their doing to make it match what's already there. They're just extending what's there. There's already water and sewer to the lot. So, this is the last component to getting the permit.

Doug Gilmore: Okay, any questions?

Casey Caples (Board): I do want to kind of point out one thing. You do plan on your driveway that connect to Ginger, to be paved with concrete of some sort. It won't be gravel, correct?

Darren Williams: Yeah that will be pavement too.

Casey Caples: Okay, I just noticed one down the road here, it looks like it's got gravel and if it was annexed that makes sense but, I know the code requires a paved drive.

Darren Williams: Yeah, we'll do that through an inspection for the house.

Board: Correct.

Doug Gilmore: Okay, any other questions?

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 Max Dacus Jr.

Absent: 1 - Kevin Bailey

[VR-24-59](#)

Variance: 2150 West Washington Avenue

TTJD Investments, LLC is requesting a variance on behalf of Brad Fields for cross-access to be placed within the landscape buffer. The property is in the C-3,

general commercial district.

- Attachments:** [VR-24-59 Application](#)
 [VR-24-59 Letter](#)
 [VR-24-59 Site Plan](#)
 [VR-24-59 BZA Mail Receipts - 2150 West Washington Avenue](#)
 [VR-24-59 Adjoining Property Owner Notification](#)

Doug Gilmore (Chair): Item two, 2150 West Washington.
John Easley (Proponent): I'm John Easley with Associated Engineering, on behalf of Tim Thrasher, doing a development on Washington Storage Complex, doing the review process. The code requires us to put a cross access, across the property side to side. The location can be almost wherever you need to but it has multiple options. In this case the development is all gated, and fenced, and secured, and it leaves really the only place to put any kind of cross access, is right along the right of way, which is also the twenty-five foot landscape buffer. So, we're asking for a variance for that. To extend the driveway out to the sides for a cross access. We can still put landscaping up on both sides of it. There's currently some old existing curb and gutter, old parking lot area out toward the right of way and we'd take it out and landscape it. So, we're asking for a variance for the cross access.
Rick Miles (Board): But in doing this John, I think what you're trying to say is this is not going to meet the landscaping requirements.
John Easley: The actual 25 foot landscape buffers will stay there obviously because of code. But there'll be a cross access easement on top of it. But like I said on both sides of the cross access, we can still landscape and put the street trees up and then the normal required landscaping, we'd still do it.
Rick Miles: So, you're going to connect with laws, driveways-
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Rick Miles: What's the feelings of the city on this?
Derrel Smith (City Planner): We've still got some buffer there, I mean, it would be great if they could put the connection in another location but that's not really an option here. So, I think they do have a little bit of a hardship. So, that's pretty much the only place, they can make the connection. They, if they meet one code, they can't meet another and they're kind of caught between two different codes. So, we're in favor of it.
Doug Gilmore: Any opposition from the neighbors that you know of?
John Easley: We haven't heard any.
Rick Miles: It meets everything else Derrel?
Derrel Smith: Yes, sir.

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

Aye: 3 - Rick Miles;Casey Caples and Max Dacus Jr.

Absent: 1 - Kevin Bailey

5. Staff Comments

6. Adjournment