



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, December 17, 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-24:111](#) Minutes: November 19th, 2024

**Attachments:** [11.19.24 BZA Minutes](#)

### 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](#)

[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](#)

### 5. Staff Comments

**6. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-24:111

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Minutes

Minutes: November 19th, 2024



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Board of Zoning Adjustments

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Tuesday, November 19, 2024

1:30 PM

Municipal Center, 300 S. Church

---

### 1. Call to Order

### 2. Roll Call

**Present** 4 - Rick Miles; Kevin Bailey; Doug Gilmore and Max Dacus Jr.

**Absent** 1 - Casey Caples

### 3. Approval of Minutes

[MIN-24:103](#) Minutes 10/15/2024

**Attachments:** [10.15.24 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; Kevin Bailey and Max Dacus Jr.

**Absent:** 1 - Casey Caples

### 4. Appeal Cases

[VR-24-57](#) Variance Request: 3404 Turtle Creek Rd.

Mike and Helen Massanelli are requesting to build a carport in the building setbacks. The subject property is located in the R-1, Single-Family Medium Density District.

**Attachments:** [VR-24-57 - Adjoining Property Owner Notifications](#)  
[VR-24-57 - Application \(Signed\)](#)  
[VR-24-57 - Certified Mail Receipt](#)  
[VR-24-57 - Narrative Letter](#)  
[VR-24-57 - Site Plan](#)

**Doug Gilmore (Chair):** Alright, the only one we have today. Mr. Mike, come up to the microphone, state your name, serial number, and address. And what is on your mind?

**Mike Massanelli (Proponent):** Mike Massanelli. I live at 3404 Turtle Creek Road and not realizing that I had a 30 foot variance, I built my dream carport, that I have been wanting, before I die. I have 11 foot clearance from that property line and the house next to me has the same. The house on the other side has 7 and a half feet from the property line. So, it just didn't enter my mind that there

would be a 30 foot variance. And so I started backwards by not having it taken care of because I was late on getting my permit too, and that's when I found out all this. So, yeah I did it backwards.

Doug Gilmore: That's a strange thing to have a 30 foot setback.

Mike Massanelli: That's what I thought.

Doug Gilmore: Without explanation, I guess.

Mike Massanelli: It's a funny piece of property it's cut in a pie shape. And the front of the property has hardly anything. And like, at the front of the carport it's 11 and a half feet from the property line. At the back of the carport it's 13 and a half feet at the property line.

Doug Gilmore: So, the normal setback that the other lots would have, you wouldn't have had any problem at all.

Mike Massanelli: No, no. That area would have just a small distance set back. I don't.

Doug Gilmore: Since this plat was drawn and I'm sure the houses just continue on.

Mike Massanelli: That house was built in '92.

Doug Gilmore: Alright, y'all got any questions?

Kevin Bailey (Board): The city doesn't oppose this?

Derrel Smith (City Planner): No, sir.

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

**Aye:** 3 - Rick Miles;Kevin Bailey and Max Dacus Jr.

**Absent:** 1 - Casey Caples

**5. Staff Comments**

**6. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-24-58

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

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.



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

Case Number VR-24-58 BZA Deadline 11/25/24  
Date Submitted 11/19/24 BZA Meeting Date 12/17/24

OWNER/APPLICANT INFORMATION

Property Owner Rodney and Cherica Winfrey Applicant McAlister Engineering, PLLC  
Address 325 Ginger Dr. Jonesboro, AR Address 4508 Stadium Blvd. Ste. D, Jonesboro, AR  
Phone (870) 208-6616 Phone (870) 931-1420  
Signature [Signature] Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

Seeking a variance on the requirement to install curb and gutter along the proposed extension of Ginger Drive.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Due to the special condition of the drainage path along Ginger Drive, the existing condition of the roadway, and to have reasonable use of the property, building curb and gutter would deprive the applicant of rights commonly enjoyed by other properties in the same district. Granting the variance requested will not confer on the applicant any special privilege.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**McAlister Engineering**  
4508 STADIUM BLVD. SUITE D  
JONESBORO, AR 72404

**Date:**

10/31/2024

RE: Ginger Drive Extension/Pipe Size Determination/Variance Application

**Address:**

325 GINGER DRIVE  
JONESBORO, AR 72401

To whom it may concern:

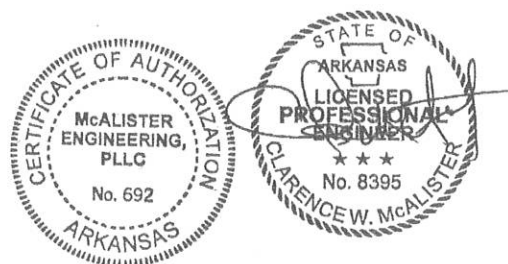
RODNEY & CHERIKA WINFREY wish to improve the current drainage conditions along with extending the pavement of Ginger Drive to their property listed as 325 Ginger Drive. They wish to construct a driveway from said drive across an open channel ditch by means of installing an appropriately sized driveway culvert. The current condition of this area involves a raised dirt road where the original Ginger Drive was constructed but not paved along with open channel ditches on both the north and south sides of said road that then release into Lost Creek Tributary 2. Since this original construction, the flow path of the ditch on the south side of said road has changed course to the northwest and the sides and bottom of this ditch have eroded substantially. The Winfreys would like this flow path corrected back to its intended course and the existing condition repaired to allow for this proposed Ginger Drive extension and driveway installation.

The area of the sub-basin that will ultimately enter the proposed driveway culvert has an approximated area of 4.20 acres and a TOC of 25.8 minutes. The predominant soil type in the area is Type C, and a Curve Number of 75 was chosen for the calculations. This results in a Qpk of 19.50 cfs. By using these parameters, it has been determined that a Reinforced Concrete Pipe with a minimum inside diameter of 24 inches laid on a minimum grade of 1.00% is required to convey a Craighead County, AR 100yr storm event.

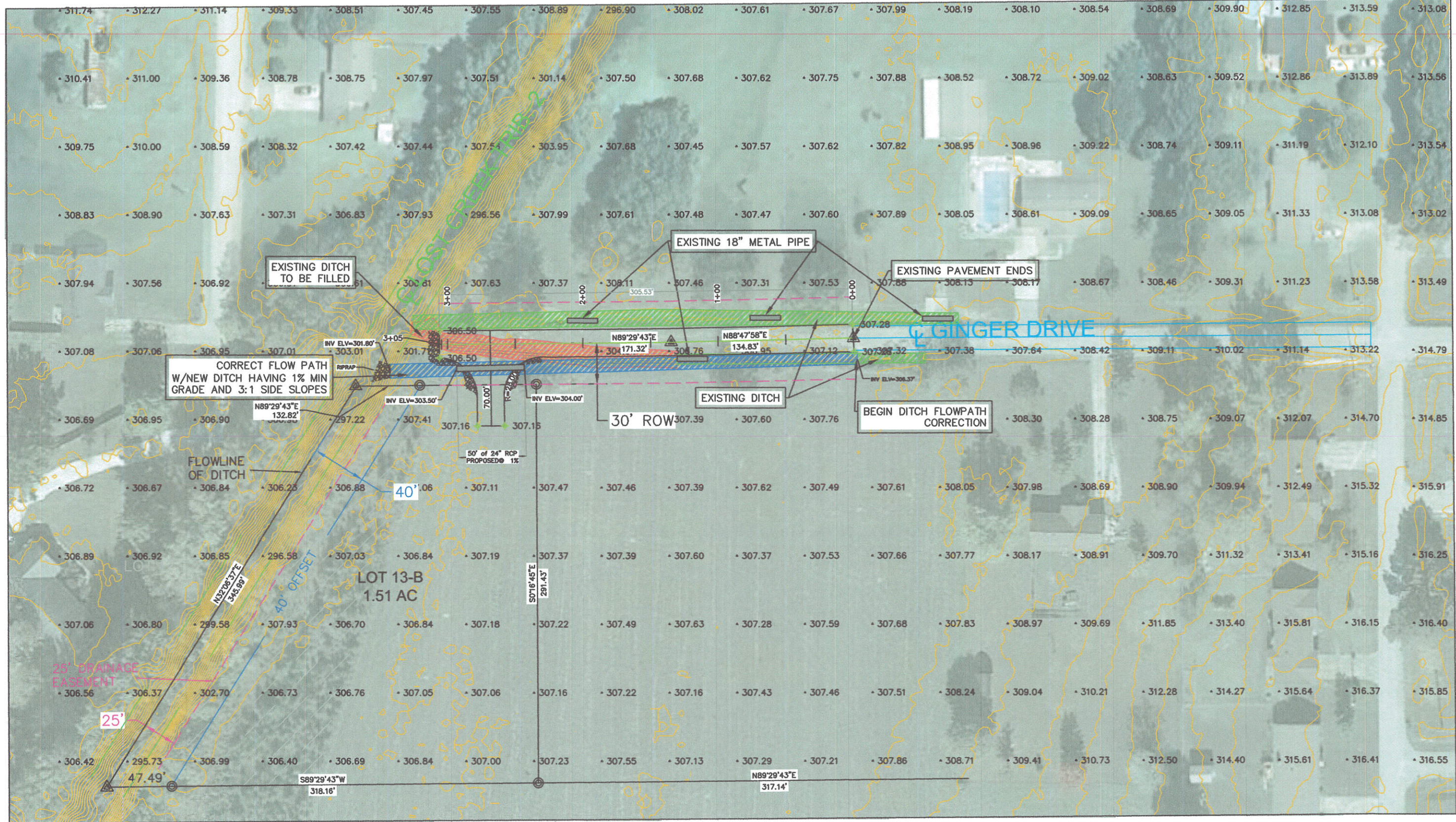
Due to the characteristics of Ginger Drive up to this proposed extension and the 100yr storm runoff volume and velocity, the client wishes to seek a variance on the requirement to install curb and gutter along this proposed road section.

The technical data follows along with proposed construction drawings:

  
Clarence W. McAlister, PE, PS





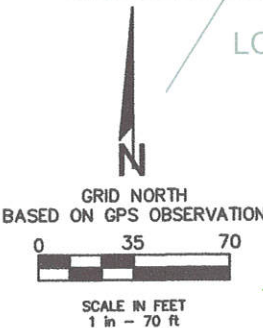


LOT 17-B

LOT 17-A

LOT 16-B

LOT 16-A



LEGEND

- - FOUND PIN (REBAR)
- - SET IRON PIN 1/2" REBAR WITH McALISTER PS1303 CAP
- ▲ - COMPUTED POINT
- ◆ 300.10' - FG ELV
- 300.10' - EG ELV

CLIENT: RODNEY WINFREY  
 ADDRESS: 325 GINGER DRIVE, JONESBORO, AR 72401  
 ZONED: R1  
 FLOOD ZONE: X  
 WATERSHED: CACHE RIVER

GINGER STREET EXTENSION  
 LOT 13B OF RANCHETTE ACRES REPLAT  
 JONESBORO, ARKANSAS

**McALISTER ENGINEERING, PLLC**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 4508 STADIUM BLVD STE D  
 JONESBORO, AR 72404  
 870-931-1420

DRAWN BY: DW	CHECKED BY: CWM
SCALE: 1" = 70'	DATE: 30OCT24
CAD FILE GINGERST.DWG	
DWG REF.	
JOB NO. 241401072	SHEET 1 / 4
PROJECT PROJECTS24	

CLARENCE W. "MAC" McALISTER, PE, PS

NUMBER	DATE	REVISION	BY

9589 0710 5270 2365 0967 18

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Certified Mail Fee	\$4.85	
\$		\$4.10
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<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<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	\$0.73	
\$		
Total Postage and Fees	\$9.58	

0408  
18  
Postmark  
Here  
11/15/2024

Sent To *Isreal + Catherine Dillon*  
Street and Apt. No., or PO Box No.  
*1625 Cedar Ridge Ln*  
City, State, ZIP+4® *Jonesboro AR 72404*

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

9589 0710 5270 2365 0967 25

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Jonesboro, AR 72401

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\$		\$4.10
Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<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	\$0.73	
\$		
Total Postage and Fees	\$9.68	

0408  
18  
Postmark  
Here  
11/15/2024

Sent To *Bryan + Sheila Onkling*  
Street and Apt. No., or PO Box No.  
*2100 Brenon Dr.*  
City, State, ZIP+4® *Jonesboro AR 72401*

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



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-24-59

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

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.



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

Case Number VR-24-59 BZA Deadline November 25, 2023  
Date Submitted November 22, 2024 BZA Meeting Date December 17, 2023

OWNER/APPLICANT INFORMATION

Property Owner Brad Fields Applicant Tim Thrasher - TTJD Investments LLC  
Address 2604 Michael Lane, Jonesboro, AR Address 3108 Woodsprings Road, Jonesboro, AR  
Phone \_\_\_\_\_ Phone 870-219-3992  
Signature Brad Fields Signature Tim Thrasher  
TimTTC61@gmail.com

DESCRIPTION OF REQUESTED VARIANCE

Request variance allowing cross-access to be placed within the landscape buffer.

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CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Owner proposes to construct storage facility on site. Development will be gated and fenced for security purposes. Placing cross access required by code requires public access, which not possible within the facility. Asking to place cross access in landscape buffer. Landscape will be placed on both side of access.

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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



November 21, 2024

Mr. Derrel Smith  
Jonesboro City Planner  
300 South Church Street  
Jonesboro, AR 72401

Re: BZA Request – Thrasher Storage  
2150 West Washington Avenue  
Jonesboro, Arkansas

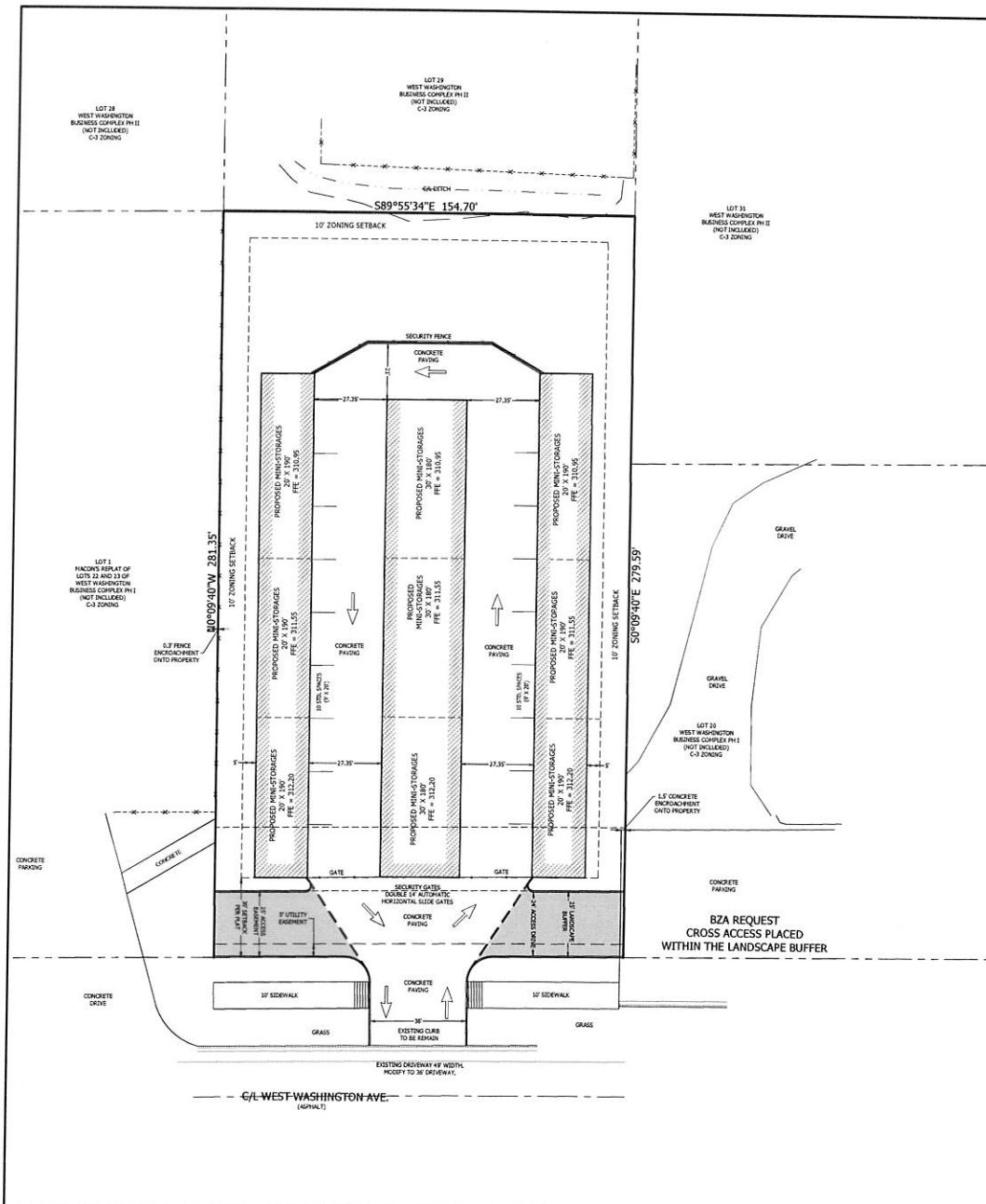
Dear Mr. Smith,

On behalf of Tim Thrasher, TTJD Investments, LLC and Brad Fields, Owner, we are requesting a variance from the Board of Zoning Adjustments (BZA) for constructing a cross access within the front landscape buffer. The property is located at 2150 West Washington Avenue and is a proposed storage complex. City of Jonesboro traffic codes requires cross access between adjacent properties. Due to the proposed development being fenced and gated for security purposes, the landscape buffer is the only location which allows public access from Washington Avenue and the adjacent owners.

Thank you for your assistance in this matter. If additional information is needed, please contact me at your convenience.

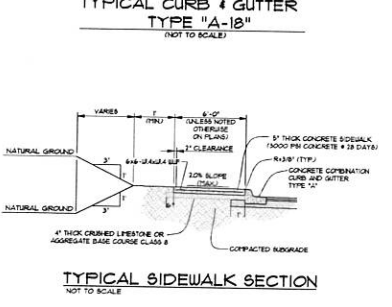
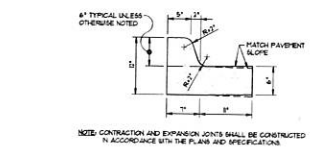
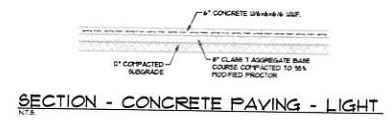
Sincerely,

  
John M. Easley, PE, PS  
Associated Engineering, LLC



**SITE NOTES**

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB-RETENTION WALLS SHALL BE 6" UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY VACANT.
4. PROJECT SITE IS CURRENTLY ZONED COMMERCIAL C-3 GENERAL COMMERCIAL DISTRICT. CONDITIONAL USE PERMIT FOR STORAGE UNITS APPLICABLE TO THIS PROJECT.
5. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITH MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
6. WORK SHALL PROCEED IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
7. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
8. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
9. ACCESS NEARBY ROADWAYS SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE ZONE OF HWY SHALL BE COORDINATED WITH THE RESPECTIVE AGENCY.
10. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.
11. PARKING REQUIREMENTS:  
 PARKING REQUIRED: 1 SPACE FOR EACH 5 STORAGE BAYS OR 1 PER 1,000 SQUARE FEET, WHICHEVER IS GREATER.  
 13,700 SQ. FT. = 24 SPACES  
 78 STORAGE BAYS = 15 SPACES  
 23 SPACES  
 PARKING PROVIDED: 23 SPACES



TTJD INVESTMENTS LLC  
 LOT 21, WEST WASHINGTON BUSINESS COMPLEX PH I  
 2180 WEST WASHINGTON AVENUE  
 JONESBORO, ARKANSAS

ASSOCIATED, LLC  
 CIVIL ENGINEERING • LAND SURVEYING  
 LAND PLANNING  
 101 SOUTH CHURCH STREET • P.O. BOX 1442  
 JONESBORO, AR 72403  
 PH: 800-828-2694 • FIC: 070055-1820



NO.	DESCRIPTION	DATE

**BZA REQUEST**

DATE: 11-01-2024	DRAWN: JRE/COJ
CADD FILE: 21109-60P	CHECKED: JHE
DWG#: 031421.0000	SHEET
SCALE: 1" = 12'	008

7022 3330 0001 5429 7912

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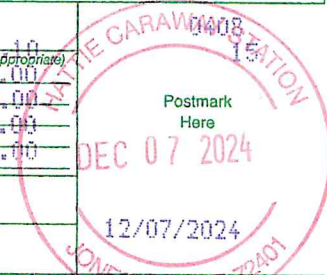
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Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To: **JML PROPERTIES % James Law**  
 Street and Apt. No., or PO Box No.: **2201 AUBURNDALE COWE**  
 City, State, ZIP+4®: **JONESBORO, AR 72404-9418**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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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	\$0.73
Total Postage and Fees	\$9.68

Sent To: **CITY OF JONESBORO**  
 Street and Apt. No., or PO Box No.: **300 SOUTH CHURCH**  
 City, State, ZIP+4®: **JONESBORO AR 72401-2911**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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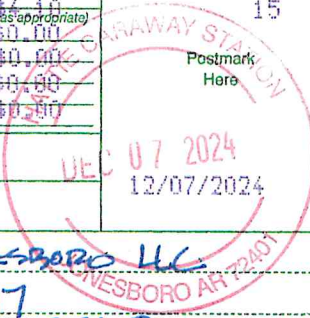
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Jonesboro, AR 72403

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<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	\$0.73
Total Postage and Fees	\$9.68

Sent To: **JPS OF JONESBORO LLC**  
 Street and Apt. No., or PO Box No.: **P.O. Box 1697**  
 City, State, ZIP+4®: **JONESBORO AR 72403**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





**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, December 17, 2024, 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: Tim Thrasher, TTJD Investments, LLC

DATE: November 22, 2024

SUBJECT PROPERTY ADDRESS: 2150 West Washington Avenue, Jonesboro, AR 72401

DESCRIPTION OF VARIANCE REQUESTED: Request a variance to place cross access within landscape buffer.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.