



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, June 2, 2026

1:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED MEETING

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-26:048](#) Minutes from BZA 04.21.26

Attachments: [BZA Minutes 04.21.26](#)

4. Appeal Cases

[VR-26-11](#) The Applicant WCMC, LLC is requesting variance from the subdivision regulations for the creation of two single family residential lots at 1601 Granger Dr

Attachments: [26901100 Granger Rezoning](#)

[App](#)

[Mail](#)

[VR-26-12](#) The applicant Jerod Monette is requesting a variance to resolve the setback issue at 803 Hubble Cv

Attachments: [App_803](#)

[mail](#)

[Plat 803](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:048

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

Minutes from BZA 04.21.26

BZA Meeting Tuesday March 17th, 2026

1. Call to order

2. Roll Call

Present (4): Kevin Bailey, Doug Gilmore, Matthew Millerd, Casey Caples

Absent (1): Rick Miles

3. Approval of minutes

MIN-26:035 MINUTES March 17th, 2026 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, Doug Gilmore, Matthew Millerd, Casey Caples

Nay (0)

Absent (1): Rick Miles

4. Appeal Cases

VR-26-09 **VARIANCE: Monroe Ave**

The applicant Kyle Cook (on behalf of City of Jonesboro) is requesting a variance to the required 24' min depth at street level for the main spaces facing onto Monroe Ave.

Doug Gilmore (Chair): Alright, call up City of Jonesboro. Bailey had to recuse himself because I believe he has something to do with this.

Kyle Cook (Proponent): I understand. I'm Kyle Cook, I'm with Bracket Krinrich here, representing the city of Jonesboro. We're seeking a variance, we're in the industrial arts district on the corner of Monroe and Madison. We're seeking a variance for the requirement of the 24 foot deep depth at that front façade of the building. That's required there, in that district. We have, if you look at the images, you can see the two areas that face Monroe and Madison and the two elevations there. You can kind of see these skinny little galleries. When you look at the perspectives, you'll see what we're trying to do. We feel like, we're meeting the intent from which the downtown development code was written but because of the use of the building, it's a hardened shell. It's a 911 center. So, it's really not meant to have a lot of depth to it, and so we've

created sort of a gallery space there out front. Which meets all other requirements of the development code, except for that depth. So, we've got about 5 feet of depth there behind that frame and the wall, and we anticipate using it for things like art, exhibits, murals, things that would serve downtown.

Doug Gilmore: You say hardened, it's built to be protected from?

Kyle Cook: It's not quite a FEMA shelter but it's built to those standards. So, it doesn't have that designation but it's built like a FEMA storm shelter. 911 and real-time crime centers, is what's housed in there. So, it need to be a hardened shell with no windows and so therefore, it's hard to get depth out of that façade. We've kind of created a sort of faux façade at the face it of it, to create that character. Which I think would serve the neighborhood very well, and meets the intent of that code.

Unable to transcribe

Kyle Cook: At the top of those glass frames, along the top lid, there's 12 feet which is part of the code. So, it kind of sets that data line that you guys are looking for, for the downtown area. We meet the 70% glass requirement for the façade, glazing requirement.

Casey Caples (Board): Mr. Chair I would like to make a motion to approve the variance.

Doug Gilmore: Okay, do I have a second?

Matthew Millerd: Second.

A motion was made by Casey Caples, seconded by Matthew Millerd, that the matter be approved, and the motion was PASSED with the following vote:

Aye (3): Casey Caples, Matthew Millerd, Doug Gilmore

Nay (0)

Absent (1): Rick Miles

VR-26-10 VARIANCE: 5801 Kreuger Dr

The applicant John Easley is requesting a variance for constructing gravel and fenced storage area at 5801 Kreuger Dr

Doug Gilmore (Chair): John come on up.

John Easley (Proponent): John Easley of Associated Engineering on behalf of Black Equipments, we are asking for a variance on the parking requirements of asphalt, and curb and gutter for the storage area. Black is looking to disrupt the storage area for heavy equipment for their store on

Krueger Drive. Much like Burt Reynolds did and other people like that, and we're asking for a variance.

Doug Gilmore: There will be a fence that you can't see through?

John Easley: Fence, chain link class 7. And a standard storage area.

Doug Gilmore: Okay. Well, board member you know we've approved these before especially in the industrial park, do you have any questions for John?

Kevin Bailey (Board): You're not asking for any kind of variance on the landscaping plan to do landscaping outside of it?

John Easley: No, it's just a storage area.

Kevin Bailey: Then he also asked about screening. So, are you planning on screening the fence?

John Easley: With the industrial, I'm not sure if it's required. Commercial to residential you would.

Derrel Smith (City Planner): Yeah with industrial, all around it, the screening is not required.

Kevin Bailey: That's all the questions I had.

Casey Caples (Board): Isn't that something we've asked for?

Derrel Smith: Yes, but it's usually commercial that we've done that in.

Casey Caples: I thought with Great Dane we asked them to do a screen on the fence, maybe we didn't.

Kevin Bailey: We did one next to the Social Security office behind the Credit Union. We asked them to screen that one.

Board: That's commercial not industrial.

Kevin Bailey: That's correct.

Doug Gilmore: Casey if that's an implication you want to put in there.

Casey Caples: No, I just want us to stay consistent with what we've done in the past. That's it. I just told one person, I just can't remember them all.

Doug Gilmore: Derrel, the screening isn't required in industrial?

Derrel Smith: In industrial that's surrounded by industrial, the screening is not required.

Kevin Bailey: Mr. Chair, I move that we grant the variance as requested.

Casey Caples: Second.

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

Aye (3): Kevin Bailey, Casey Caples, Matthew Millerd

Nay (0)

Absent (1): Rick Miles

5. Staff Comments

6. Adjournment

Meeting was Adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-11

Agenda Date:

Version: 2

Status: To Be Introduced

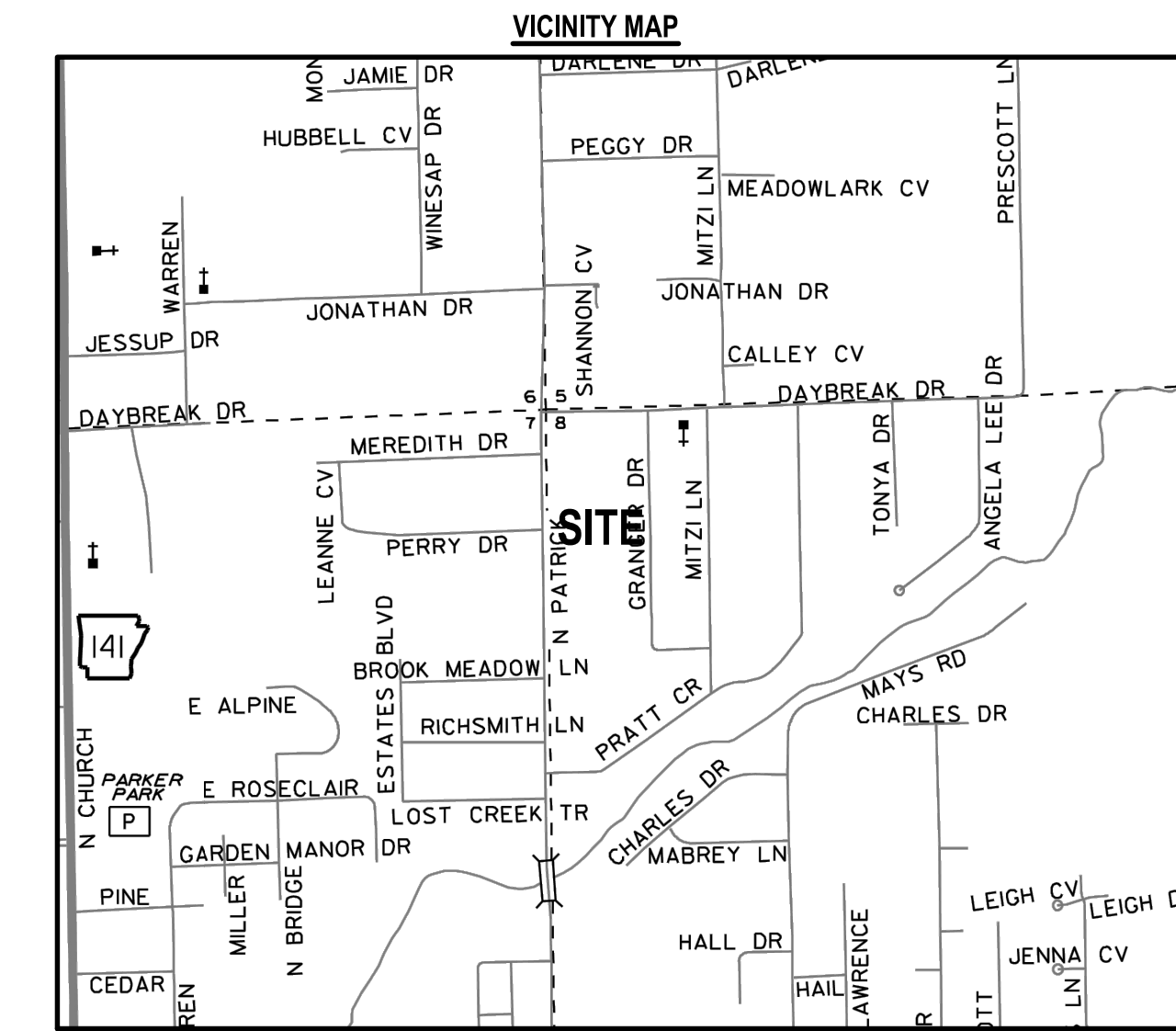
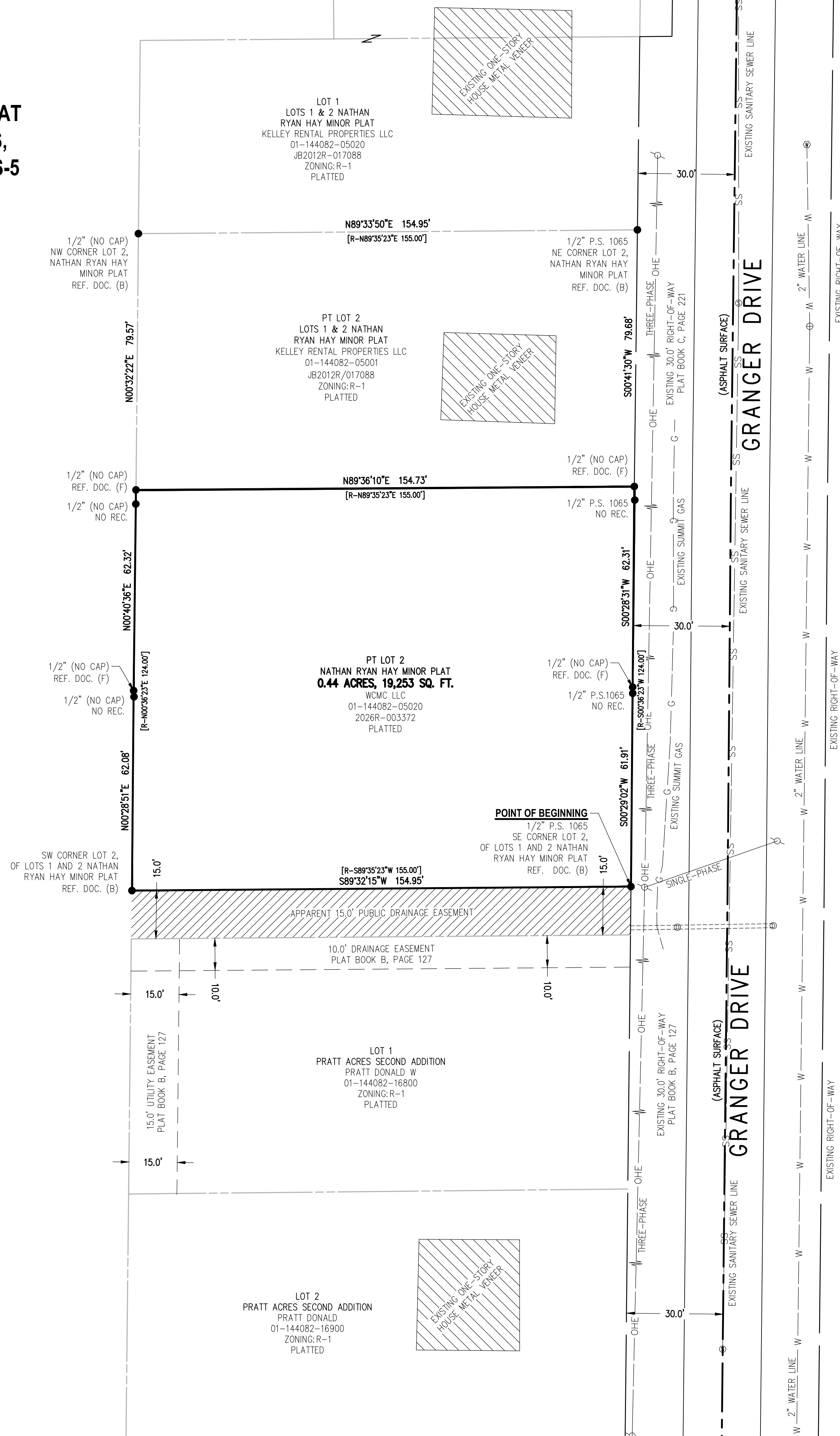
In Control: Board of Zoning Adjustments

File Type: Variances

The Applicant WCMC, LLC is requesting variance from the subdivision regulations for the creation of two single family residential lots at 1601 Granger Dr

**REZONING PLAT
A PART OF LOT 2,
NATHAN RYAN HAY MINOR PLAT
TO JONESBORO, ARKANSAS,
FROM ZONE RM-8 TO ZONE RS-5**

TATES PATRICK STREET ADDITION
INFINITE INCOME TO WEALTH, LLC.
01-144082-06400
ZONE: RM-8
PLATTED



SURVEYOR'S NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
- Plat represents a boundary survey of a parcel described in Craighead County Deed Records in Book 2026R, Page 003372.
- Survey is valid only if print has original seal and signature of surveyor present.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The locations of underground utilities as shown hereon are based on above ground markings and visible structures (Locate Ticket #260303-0945). Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 3/13/2026.
- Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
- Parcel numbers, owner names, and other adjacent property information are sourced from Craighead County assessor's office.
- All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
- The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.
- The subject property is located in Zone X - Area determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map 05031C0252D, Effective 9/26/2024.

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:

- Pratt Acres Second Addition to the City of Jonesboro, Arkansas by Hime Land Surveying, dated 12/16/1994. Filed for record in Plat Book B, Page 129, in the Circuit Clerk's office of Craighead County, Arkansas.
- Lots 1 and 2 of Nathan Ryan Hay Minor Plat to the City of Jonesboro, by Adamson Surveying, dated 01/04/2012. Filed for record in Plat Book C, Page 226, in the Circuit Clerk's office of Craighead County, Arkansas.
- Warranty Deed, dated 10/04/2012. Filed for record in Deed Book JB2012R, Page 017088, in the Circuit Clerk's office of Craighead County, Arkansas.
- Plat of Survey by Bradley P. Hancock Surveying & Mapping, dated 09/13/2022. Obtained from client.
- Warranty Deed, dated 08/08/2024. Filed for record in Deed Book 2024R, Page 014073, in the Circuit Clerk's office of Craighead County, Arkansas.
- Warranty Deed, dated 02/19/2026. Filed for record in Deed Book 2026R, Page 003372, in the Circuit Clerk's office of Craighead County, Arkansas.

SURVEY DESCRIPTION:

A part of Lot 2 of Nathan Ryan Hay Minor Plat to the City of Jonesboro, Craighead County, Arkansas, being ALL of that certain parcel of land described in Deed Book 2026, Page 003372 filed in the records of Craighead County, Arkansas, AND being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2; said point being on the Westerly Right-of-Way of Granger Drive Thence South 89° 32' 15" West leaving Right-of-Way, a distance of 154.95 feet; Thence North 00° 28' 51" East, a distance of 62.08 feet; Thence North 00° 40' 36" East, a distance of 62.32 feet; Thence North 89° 36' 10" East, a distance of 154.73 feet to the Westerly Right-of-Way of Granger Drive; Thence along said Right-of-Way the following courses and distances: South 00° 28' 31" West, a distance of 62.31 feet; Thence South 00° 29' 02" West, a distance of 61.91 feet to the POINT OF BEGINNING, containing 0.44 acres, 19,253 sq. ft., more or less, and being subject to all Rights-of-Way and easements of record.

LEGEND

●	FOUND REBAR (AS NOTED)	_____	PROPERTY LINE
⊙	STORM DRAIN MANHOLE	-----	ADJOINING PROPERTY LINE
⊙	SANITARY SEWER MANHOLE	-----	EXISTING RIGHT-OF-WAY
⊙	POWER POLE	-----	CENTERLINE ROAD
⊙	WATER METER	-----	C/L DITCH FLOW LINE
		-----	EXISTING GAS LINE
		-----	OVERHEAD ELECTRIC
		-----	EXISTING SANITARY SEWER
		-----	EXISTING WATER LINE
		-----	UNDERGROUND STORM
		-----	WATER STRUCTURE

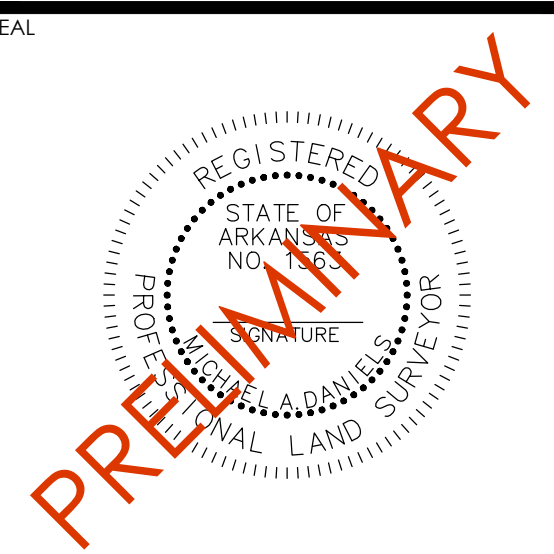
RECORD INFORMATION

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE
SYSTEM NORTH ZONE (0301)
NAD83, 2010.00 EPOCH
LAT: 35°51'31.52", LONG: 90°41'41.29"
SCALE FACTOR: X.XXXXXXXXXXXXXXX
CONVERGENCE ANGLE N00°45'34"W
(GRID TO GROUND)
DISTANCES ARE REPORTED IN GROUND



GRAPHIC SCALE IN FEET
20' 0 20'

STATE PLAT CODE:
500-14N-04E-0-08-440-16-1563



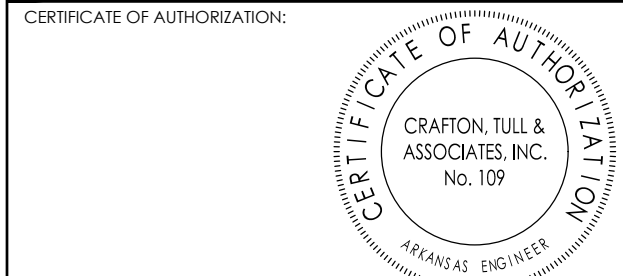
REZONING PLAT
A PART OF LOT 2 OF
NATHAN RYAN HAY MINOR PLAT
TO JONESBORO, ARKANSAS
PREPARED FOR:
WCMC, LLC.

ISSUE DATE: 03/16/2026
PROJECT NO: 26901100
CONTACT: SAM/MAD

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194



870.203.7871
www.craftontull.com





DELTA	DESCRIPTION	DATE

SHEET NO.:



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: WCMC, LLC Applicant: WCMC, LLC
Address: 5726 Friendship Circle Address: 5726 Friendship Circle
Phone: 870-692-4340 Phone: 870-692-4340
Email: willied94@yahoo.com Email: willied94@yahoo.com
Signature:  Signature: 

Description of Requested Variance:

Variance from the Subdivision Regulations for the creation of two single family residential lots.

Circumstances Necessitating Variance Request:

Previous Plat was completed 14 years ago and different owners are involved now. Our intent is to build a single family residential home on each of the two lots.

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: _____



April 15, 2026

Mr. Derrel Smith, AICP
Director, Planning, Zoning, & Land Bank
City of Jonesboro
300 South Church Street
Jonesboro, Arkansas 72401

RE: Variance Request – 1601 Granger Drive

Dear Mr. Smith:

WCMC, LLC is requesting a variance from the Subdivision Regulations for the creation of two single family residential lots. The previous Plat was completed 14 years ago and two different property owners are involved on portions of Lot 2 of the Nathan Ryan Hay Minor Plat. Our intent is to build a single-family home on each of the two lots.

Please call me at 870-203-7876 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy Bevill".

Jeremy Bevill, PE
Civil Engineer

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

Shipment
USPS First Class Mail Flat

Ship To:
DONALD W PRATT
1505 MITZI LN
JONESBORO, AR 72405-8657
18.82
Package ID: 860466
Tracking #: 941471189946193466952

Actual Wt: 0.10 lbs
Rating Wt: 0.12 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940291914225436417

Shipment
USPS First Class Mail Flat

Ship To:
KELLY RENTAL PROPERTIES LLC
PO BOX 16896
JONESBORO, AR 72403-6714
18.82
Package ID: 860467
Tracking #: 941471189956193466013

Actual Wt: 0.10 lbs
Rating Wt: 0.12 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940291914225436448
Retail Sales 2 @ 0.49 0.98 TX

SUBTOTAL 38.62
TAX
State Tax on 0.98 0.06
County Tax on 0.98 0.01
City Tax on 0.98 0.01
TOTAL 38.70
FEND Debit 38.70

Total shipments: 2

MELANIE CONRAD 04/15/2026
REBECCA 12:45 PM
#270911
Workstation: 25 - AUX-2
C:\Frank 006\store\4cab-4121-4241-45385a361b0f

Signature:

NOTICE

During Holiday Season all carriers discount their delivery guarantees. Expedited shipments still get higher priority but they do not offer money back guarantees if shipment is delayed.

Thank you for your BUSINESS

Shipment

USPS First Class Mail Flat

Ship To:
THE FINITE INCOME TO MELIH LLC
PO BOX 128
BROOKLAND, AR 72417
18.24
Package ID: 861369
Tracking #: 9414711899461934862728

Actual Wt: 0.05 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940291914225436417

Packaging Materials 0.49 TX

SUBTOTAL 18.73
TAX
State Tax on 0.49 0.03
TOTAL 18.76
FEND Debit 18.76

Total shipments: 1

MELANIE CONRAD
REBECCA 04/17/2026
#270911 10:54 AM
Workstation: 25 - AUX-2
C:\Frank 089415ad f3c5-47ed-b0b4-94c3f1635cfaa

Signature

NOTICE

During Holiday Season all carriers discount their delivery guarantees. Expedited shipments still get higher priority but they do not offer money back guarantees if shipment is delayed.

Thank you for your business

TRACK YOUR PACKAGE AT:
<http://www.fedex.com/stores/pak-mail-jonesbor>

0



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The applicant Jerod Monette is requesting a variance to resolve the setback issue at 803 Hubble Cv



JONESBORO

ARKANSAS

Zoning Appeals Process


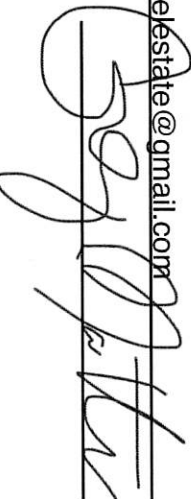
Application Requesting Variance & Nonconforming Use Change Requests

Owner: Jerod & Craig Monette Applicant: Jerod Monette

Address: 803 Hubble Cove /72401 Address: _____

Phone: 870 530-9070 Phone: _____

Email: jerod-strayer@yahoo.com Email: dti.relesiate@gmail.com

Signature:  Signature: 

Description of Requested Variance:

The 1973 plat indicated a proposed cove and corresponding 30-foot setback; however, the cove was never constructed. The original builder placed the home approximately 30 feet from the existing roadway built. The variance request is to acknowledge the long-standing placement of the structure based on the actual roadway configuration in use since original construction

Circumstances Necessitating Variance Request:

The variance request is necessitated by a discrepancy between the original 1973 plat and the roadway configuration ultimately constructed. Approval of the variance will resolve the resulting setback issue and allow clear and marketable title to be conveyed to the buyers

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: _____

Planning & Zoning Department - 300 S. Church St., Jonesboro, AR 72401 - (870) 932-0406 Office - (870) 336-3036 Fax

803 Hubbel Variance narrative letter

To Whom It May Concern,

This letter is being submitted in support of the variance request for the subject property.

According to the original subdivision plat recorded in 1973, a proposed cove and corresponding setback line were anticipated as part of the development plan. However, the proposed cove was never constructed. Instead, the roadway was developed in its current configuration, and the original builder constructed the home approximately 30 feet from the roadway as it physically exists today.

The existing structure has remained in this location for decades and was built in good faith based upon the actual roadway improvements completed at the time of construction. The setback issue identified by the recent survey appears to result solely from the discrepancy between the originally proposed plat design and the roadway configuration ultimately constructed by the developer.

The requested variance is being sought to formally recognize the long-standing placement of the structure, resolve the technical setback discrepancy, and allow clear and marketable title to be conveyed to the buyers currently under contract to purchase the property. Granting the variance would not alter the character of the neighborhood, create any additional encroachment concerns, or negatively impact surrounding

properties, as the structure has existed in its present location for many years without issue.

We respectfully request approval of the variance based upon these circumstances and the unique historical development conditions affecting the property.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Jonesboro, AR 72405

Certified Mail Fee \$15.30

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$0.72

Total Postage and Fees \$16.02

Sent To

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

City, State, ZIP+4®



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

9589 0710 6856
 5200 9826 0225 0710 6856

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

JONESBORO AR 72407

Certified Mail Fee \$5.30

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$0.72

Total Postage and Fees \$0.72

Sent To

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

City, State, ZIP+4®



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

9589 0720 6856
48 5200 9828 0220 5270 0720

SURVEY FOR: Kevin John Smith

OF: 803 Hubbell Cove Jonesboro, Arkansas

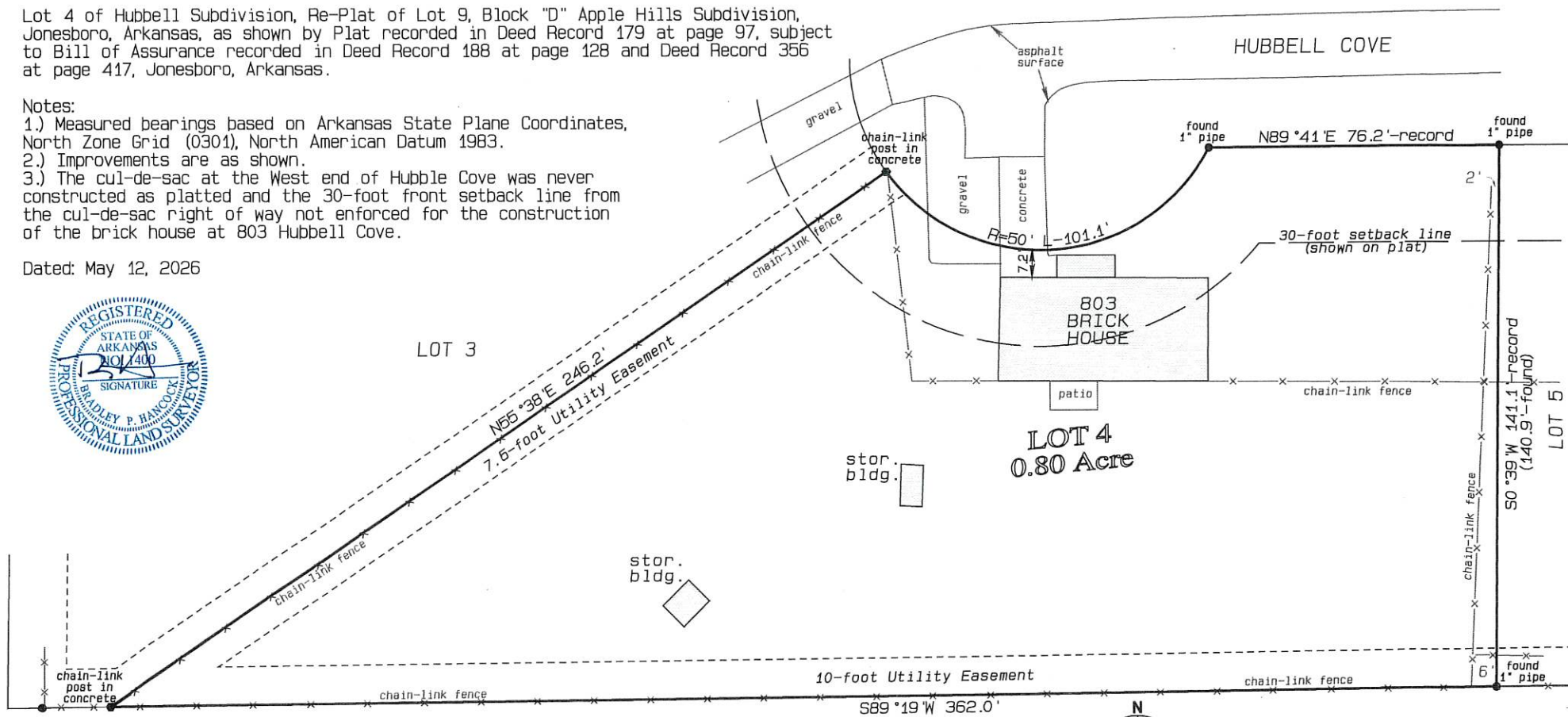
A survey of the following described lands in Craighead County, Arkansas, to-wit:

Lot 4 of Hubbell Subdivision, Re-Plat of Lot 9, Block "D" Apple Hills Subdivision, Jonesboro, Arkansas, as shown by Plat recorded in Deed Record 179 at page 97, subject to Bill of Assurance recorded in Deed Record 188 at page 128 and Deed Record 356 at page 417, Jonesboro, Arkansas.

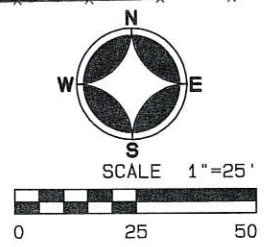
Notes:

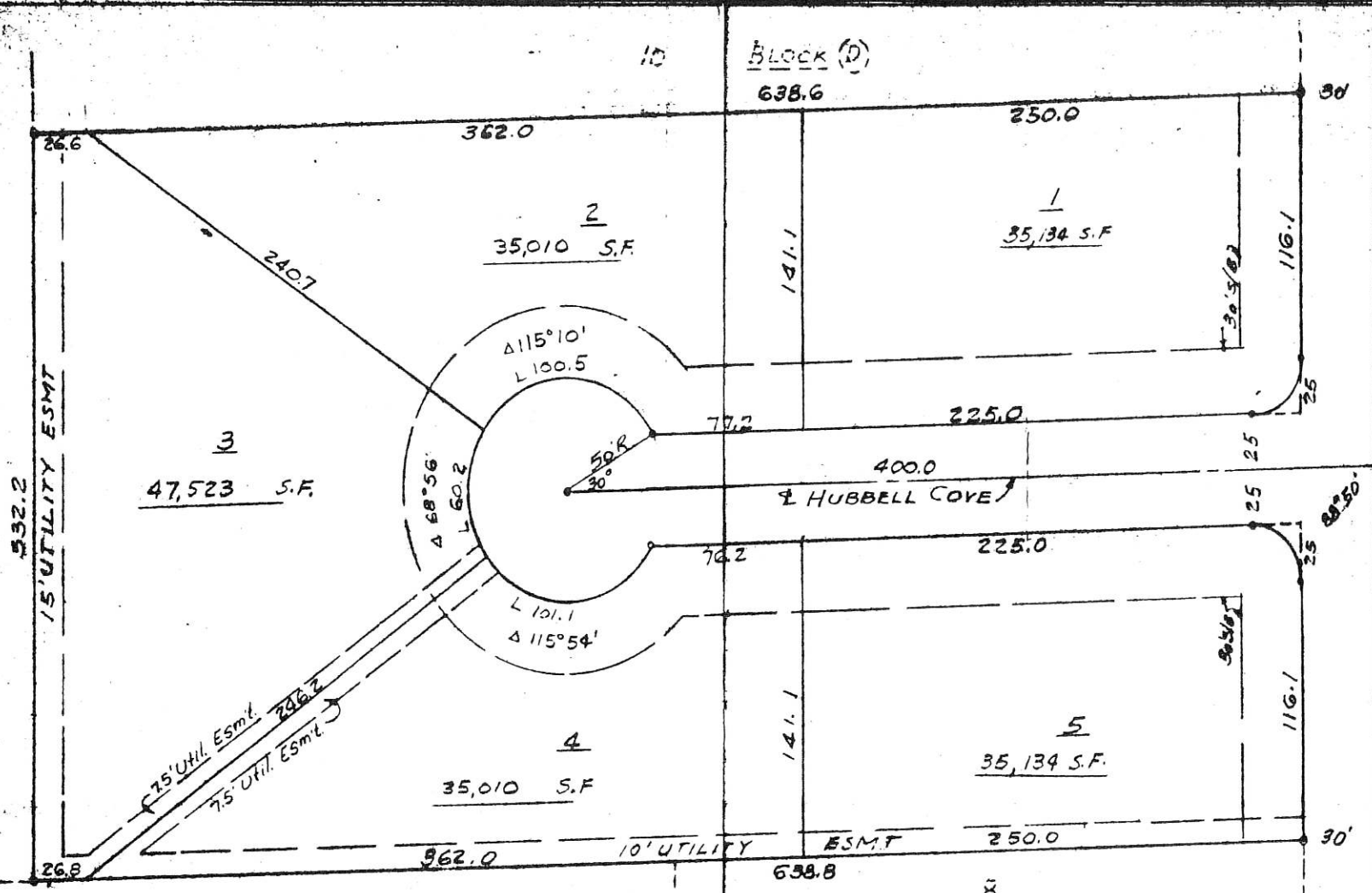
- 1.) Measured bearings based on Arkansas State Plane Coordinates, North Zone Grid (0301), North American Datum 1983.
- 2.) Improvements are as shown.
- 3.) The cul-de-sac at the West end of Hubbell Cove was never constructed as platted and the 30-foot front setback line from the cul-de-sac right of way not enforced for the construction of the brick house at 803 Hubbell Cove.

Dated: May 12, 2026



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





Filed for record this 16 day of July, 1973 at 8:00 A.M.
 and recorded in Plat Deed Record Book 179 Page 97.
 OPIE CHAMBERS, CLERK
 BY: Mildred Burnett D.C.

OWNER'S CERTIFICATION
 We hereby certify that we are the owners
 of the property hereon described and platted.
 that we adopt the plan of subdivision and
 dedicate perpetual use of all streets and
 easements noted on the plat.

MARCH 1, 1973

HUBBELL SUBDIVISION
 RE-PLAT OF LOT 9, BLOCK D,
APPLE HILLS SUBDIVISION
 Jonesboro, Arkansas

MAPC METROPOLITAN AREA
 PLANNING COMMISSION
 JONESBORO - CRAIGHEAD COUNTY

PRELIMINARY APPROVAL
 FINAL APPROVAL

AS NOTED
[Signature] Chairman
[Signature]
 Associated Engineering Co., Inc.
 Jonesboro, Arkansas
 3/8/73

HARVEY S. JOHNSON
 REGISTERED
 LAND SURVEYOR
 STATE OF
 ARKANSAS
 NO. 181
 SIGNATURE