



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, May 20, 2025

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 5 - Rick Miles; Casey Caples; Kevin Bailey; Doug Gilmore and Matthew Millerd

3. Approval of Minutes

[MIN-25:040](#)

BZA Minutes: April 15, 2025

Attachments: [4.15.25 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: 4 - Rick Miles; Casey Caples; Kevin Bailey and Matthew Millerd

4. Appeal Cases

[VR-25-08](#)

Variance: 2615 Greensboro Road

Arthur Wallace Jr. is requesting a variance for a shop that exceeds the house's square footage on the property. The property is zoned R-1, single family medium density district.

Attachments: [Application](#)
[Plans](#)
[Site Plan](#)
[Certified Mail](#)

Doug Gilmore (Chair): Come on up and tell us what you've got going on.

Jody Hart (Proponent): I'm trying to get a shop building built, so I can actually store some of my vehicles and stuff like that and not have them out in the open and everything to where it makes the neighborhood look a little better. At one point in time, I don't know if the 2601 is still there or not. I had it re-platted to where it was its own property because of the issues of it being as big as my actual house.

Doug Gilmore: What is the square footage of the building you're wanting to put up?

Jody Hart: It's 30 by 50.

Doug Gilmore: Okay, 1500 by my math, how big is your house?

Jody Hart: I'm not sure, it's at least that big.

Doug Gilmore: Well, the ordinance is you're not supposed to have it bigger than 50% of your home.

Jody Hart: Yes sir, that's the reason I went ahead and had it re-platted as its own property to be able to put the building on there and then I was told not to do that, to keep it as a solid property. I've been told so many different things, sir. I mean, I've gotten the certified letters from my neighbors that actually say that they don't care.

Doug Gilmore: That's how the process works, yes.

Matthew Millerd (Board): You've re-platted the 4.7 acres?

Jody Hart: Yes, sir. I paid money to have it re-platted that's the reason, when she had it pulled up the first time, it had two different addresses on there. And then I was told not to do that and re-plat it as just a solid plot. So, I'm not sure what to do. I've been out of pocket quite a bit of money here and I'm just trying to follow ordinance or do what I can to be able to get my shop building. I even had it at one time put in as a barndominium and I was told, no you can't do that.

Doug Gilmore: Well, you couldn't have another on your plot.

Jody Hart: That's the reason I had it re-platted, and then I was told no, don't do that.

Doug Gilmore: Any reason why you want to push it all the way up to Greensboro Road? Rather than, you got nearly five acres,

Jody Hart: Because the rest of the property slants at a very hard hillside. The side that's it's on is where AState Salvage used to be. So, that whole area over there, is contaminated land.

Doug Gilmore: Derrel, what do you think?

Derrel Smith (City Planner): The variance for the size, I'm not that concerned about, but it's also in front of the house so, he'd need a variance to place it in front of his house but you can't have a building in front of your private residence.

Jody Hart: That's because of the curve of the road, the way it is, and everything. This happens to be the only flat area on my property, other than where my house is sitting.

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Jody Hart: I have the proof where I re-platted but then they told me to cancel it. So, I had it cancelled.

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Doug Gilmore: Because of the slope of the land that's what he's talking about.

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Casey Caples (Board): If he had re-platted it, though we don't have a replat because it sounds like a valuable option to him.

Derrel Smith: If he re-plats it, he can't put a storage building on that property. There has to be a residence with the storage.

Jody Hart: That's what I was saying, I was going to do a barndominium and then nothing would pass as far as the perk test or anything else and there's no sewer out there.

Doug Gilmore: Were you going to have a bathroom in this building?

Jody Hart: Wasn't planning on it sir, like I said, I was just planning on using it for storage to try and make the neighborhood look better.

Kevin Bailey (Board): This may be off subject, Mr. Hart but I think sewer is coming down Greensboro Road. Derrel, is it not coming down Greensboro Road?

Derrel Smith: It's supposed to in the future. We just don't know a timeline yet.

Kevin Bailey: And there's no way you can shove it from view, south away from

the drive and get it out of the front of the house.

Jody Hart: No, sir. It's just that just happens to be the way, the driveway actually flows up the hill and everything. And it's in that curvature of the road also.

Rick Miles (Board): Do you have this building plotted on that property already? Do you have a plat showing this building?

Jody Hart: Yes, I have all kinds.

Rick Miles: No, I mean do you have a drawing of the building itself? Of what it's going to look like, what it's going to be made out of?

Jody Hart: From the building company yes.

Board: It's in the drawings.

Jody Hart: That's not it.

Doug Gilmore: That's not your building? That's not his building.

Board: Do you have what your building is?

Jody Hart: Metal outside, wood frame. It'll have to bay doors.

Board: I think that's what it's showing.

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Jody Hart: Here's a simple layout, it doesn't really show the material or anything like that.

Doug Gilmore: There's a building on the screen is that your building right there?

Jody Hart: Nope.

Doug Gilmore: That's what Mr. Wallace submitted, was that building.

Jody Hart: No, I sent him the actual plans and everything and he, that's what he was supposed to be submitting. I don't know what happened to it, I know I have one because when I bought the building they gave me one.

Kevin Bailey: Is your house yellow colored, Mr. Hart? Is that your house on the screen?

Jody Hart: Yes. Then on the other side of that woodpile, just down the hill is actually where the building would be. Yeah, it's way back over there in the far corner.

Kevin Bailey: Mr. Derrel we would actually be looking at 2 variances one for the structure size and one for the location.

Derrel Smith: Yes, and it's quite a ways off the road. But we would need both.

Jody Hart: It's off the road and down the hill some so it's not super visible. You'd be able to see the roof but that's about it.

Rick Miles: We don't have a drawing of his actual building.

Derrel Smith: What you got is what was submitted with the application.

Rick Miles: Okay.

Derrel Smith: Apparently that may not be the actual building.

Jody Hart: Right here is what I have and everything and it shows where the two bay doors are going to be. Where the one standard door is going to be the height of the walls and all that. That's from the building company.

Rick Miles: Okay, so you're saying a wooden structure with a metal skin?

Jody Hart: Yes, sir. It's on concrete it'll have a 6 inch slab and everything. Like I said I was planning on parking vehicles inside of it and different yard equipment and everything to keep it out of the weather and make it look a little bit nicer.

Kevin Bailey: Mr. Chair I'd like to make a motion that we put the variance for the size of the structure and the location of the structure on the floor for a vote, please.

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 - Casey Caples; Kevin Bailey and Matthew Millerd

Nay: 1 - Rick Miles

[VR-25-12](#)

Variance: 2124 Carter Lane

Cuauhtemoc Espaza is requesting a variance to extend Carter Lane without curb and gutter. This property is located within the R-1, single family medium density zoning district.

Attachments: [Application](#)
 [Certified Mail](#)
 [Letter of Support](#)
 [Plat](#)

Doug Gilmore (Chair): Number two, 2124 Carter Lane, please come up and tell us your name and explain your situation.

Uriel Esparza (Proponent): Hello ladies and gentleman, my name is Uriel Esparza. I'm representing my father. We have two plots of land on Carter Lane and we are wanting to build two homes on those two plots of land. The second plot that is in the back ending in 03700, that one is missing, I believe it's 20 feet of street frontage needed. We need 68 feet and are missing 20. We're going to extend the road and we are applying to get a variance to be able to extend that road without curb and gutter. That street is a dead end.

Doug Gilmore: How much are you wanting to extend it without curb and gutter?

Jarrel Ezparza: By 20 feet.

Board: The existing road now, does it have curb and gutter on it?

Uriel Esparza: It does not.

Doug Gilmore: But you're planning on paving it?

Uriel Esparza: Yes, the same as it currently is.

Doug Gilmore: Other questions for this gentleman?

Board: Derrel, I'm curious, what do you think about this situation?

Derrel Smith (City Planner): We've done this before, especially on a road that is already substandard. It doesn't make sense to make them put in a complete road section for 20 feet, if the rest of it doesn't even meet that.

Board: I agree.

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

Aye: 4 - Rick Miles; Casey Caples; Kevin Bailey and Matthew Millerd

[VR-25-13](#)

Variance: 711 Wilson Street

Salah Murshed is requesting a variance for a metal shed within the downtown development district. This property is located within the commercial mixed use district.

Attachments: [Application](#)
 [Building Elevations](#)
 [Notification Letter](#)
 [Site Plan](#)

Doug Gilmore (Chair): Alright 711 Wilson Street, please step up to the mic.

Salah Murshed (Proponent): My name is Salah Murshed and I am trying to build a metal storage building behind that house.

Doug Gilmore: Is that your lot right there?

Salah Murshed: Yes.

Doug Gilmore: Do we have a plot plan for that?

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Doug Gilmore: So, there's two residents on this piece of property already, two homes?

Salah Murshed: Yes, well, one is 711 and the other is 713.

Doug Gilmore: I understand that there is different addresses but the plot plan you've given us, shows two homes on one lot. Is that one lot?

Salah Murshed: I guess, I'm not sure how they did it.

Doug Gilmore: It seems that it is one lot, that was at some time put together in three, 25 foot wide lots. And that piece of property already has 3 buildings on it. And your purposing to put to a metal?

Salah Murshed: Yeah, just a storage building.

Doug Gilmore: From the pictures, I looked at, it looks like a little more than just a storage building, it looks like, quite a large building. So, it's 50% of the residence in front of it. That's out of code isn't it? What is it supposed to be?

Board: It's no more than 50% percent, so he meets that criteria.

Doug Gilmore: Yes, he does. Okay.

Board: Is the ordinance for the metal exterior?

Derrel Smith: Yes, he's in the redevelopment district and it requires certain materials and metal is not one of them.

Board: Okay, can I ask the residence that's there right now, what's the exterior, you got brick or siding?

Sarah Murshed: Which one?

Board: The house in front of it.

Sarah Murshed: It's siding.

Board: Just like a vinyl siding?

Salah Murshed: Yes.

Casey Caples (Board): Would you consider putting vinyl siding, that'd match the home, wait that still doesn't meet the ordinance does it? What are our options again, remind me.

Derrel Smith (City Planner): Brick, wood, or stone.

Casey Caples: Over the whole shed or?

Derrel Smith: The whole thing, yup.

Kevin Bailey (Board): To be clear, Derrel this has been re-platted, three lots into one lot?

Derrel Smith: I'm not sure it has yet. You'd have to do that also.

Kevin Bailey: He has a bigger issue, he has two houses on three different lot line and thana building that crosses another lot line. If that hadn't been re-platted then I personally don't think we need to be considering this at all. If that's not re-platted into one lot. Somebody else might have another opinion.

Derrel Smith: It has to be two.

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Rick Miles (Board): We don't have anything to indicate that this has been re-platted into one lot?

Board: I don't have any information that shows it, I'm looking at what you're looking at.

Kevin Bailey: Am I incorrect in the this needs to?

Derrel Smith: It would have to be re-platted in order for him to build.

Doug Gilmore: So, do you understand what we're saying as far as needing to get this re-platted?

Salah Murshed: No.

Doug Gilmore: Okay. So, what you will need to do is speak with a surveyor, am I clear on that? Because this area has not been re-platted into two lots, okay? That's your first problem, now the structure of the building is your second problem. I don't even know if we'll discuss what you need to do with the building because we're not going to approve you to put another structure on this property that's just all one lot. Do we have anyone here who wants to speak to this?

Melissa Baldwin (Public): Melissa Baldwin, 927 West Matthews. It seems to be a moot point right now, but if it was to pass today, it's totally out of the downtown district code. For starters I don't know if the front, where it says front is facing, Jefferson. And if it is, you can't put two garage doors there. If it's the other one facing Jefferson, you've gotta have a door and two windows and a sidewalk that goes out to the street. It's totally out of code, and the thing is, we don't need anything like this, and we don't need to bend really good rules that we have for the West End in the downtown area. So, that's all I gotta say. Thank you.

Doug Gilmore: Appreciate it. Okay, anybody got any questions?

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

Nay: 4 - Rick Miles; Casey Caples; Kevin Bailey and Matthew Millerd

[VR-25-14](#)

Variance: 2240 Williamsburg Drive

Thomas McIntosh is requesting a variance for the finished side of the fence to face his house. The property is located within the R-1, single family medium density district.

Attachments: [2240 Williamsburg Drive](#)

Doug Gilmore (Chair): Okay, 2240 Williamsburg Drive.

Josh Moss (Proponent): Good afternoon, Josh Moss with Moss Fencing representing the Macintoshes. We're requesting a variance at 2240 Williamsburg Drive to face the three interior rear sides of the fence, inward toward the property. Currently, one of them is already faced in and we're just looking to be able to face the entire interior into the property for continuity. Since we've applied for this, I've actually received phone calls from the other neighbors who all seem to be perfectly fine with it. As far as we've gotten.

Doug Gilmore: Why don't you finish it good on both sides?

Josh Moss: Well, I would imagine just the additional cost and then.

Doug Gilmore: I mean if that fractional additional cost, do you need to be building the fence in the first place?

Josh Moss: That's not really for me to say, it's not my budget, I'm just a contractor.

Doug Gilmore: I understand and I understand there's trees behind it.

Josh Moss: I understand where you're coming from on it, but I would just say that I think that, you go through the process of following the protocol here to find out if we can get the approval to get the interior since the neighbors don't seem to have a problem with it and then, if that doesn't work, I guess, at that point go ahead and either fence it to the out or go ahead and finish both sides, you know, but historically somebody ends up with an unfinished portion of the fence.

Doug Gilmore: And shadow box is out of the question?

Josh Moss: For this, yeah. For what they're wanting, which is just a standard,

solid privacy fence. So, like I said, I've got voice mails and I did talk with at least two of the neighbors myself that were perfectly fine with it. We had already started this process so I didn't feel like, going back and meeting with them to get letters to put with the permit, and then, I know the neighbor that, the neighbor I didn't hear from, I wasn't told myself but told the client they were okay with it as well. I think the big factor here is nobody is being asked to share the cost of it. So, they're kind of okay with it. And again most of the time, somebody ends up with the unfinished side on the majority of fencing anyway. Casey Caples: You're replacing this fence is that correct?

Josh Moss: We're replacing it, yes. And so the entire thing will be replaced as is except for those two sides. The rear side and the east side would be turned in to the homeowner.

Doug Gilmore: The reason they have the good side on both sides of them is because the neighbors built it but the good side toward them. They don't want to return the favor on the back.

Josh Moss: If they did it correctly when they first built it, you're correct that's how it would lay out. I have no idea who built what fence when.

Doug Gilmore: But that's probably what happened.

Josh Moss: Most likely. What I always tell people in this situation is, go talk to your neighbors see what they have to say about it. Now a days many neighbors don't socialize so they don't know each other. So we send out the variance application, I always put my phone number on there. That way, if they have any questions they can actually call and talk with me. Like I said, in this instance, I've got the rear neighbor and one-side neighbor who did call. They said that they were perfectly fine with, it made sense to them, since they weren't pay for it that the homeowner footing the bill would get what they wanted out of it. That's not always the case but just so happens to be this time.

Rick Miles (Board): Josh how much of this fence has been put up or have you taken any of it down?

Josh Moss: The entire fence is up except for some sections that fell down during the storm whatever it was a month and a half ago or so. This is an existing fence. I'm going to guess it's about 15 to 18 years old, still standing. We haven't touched it.

Rick Miles: What your saying is you're going to remove all of this.

Josh Moss: Remove the existing fence put up a new fence, all the way around.

Rick Miles: The only change is they want the finish to the inside to them.

Josh Moss: Correct they wanted the continuity of all three sides inside the rear yard facing them. Right now they have one side facing them and two sides not facing them.

Doug Gilmore: I didn't realize that, so you're replacing all three sides?

Josh Moss: Correct. Brand new fence, entire property and they want it all towards them. And like I said none of the neighbors seem to have an issue with it. Anything that faces the street will be finished of course.

Board: It's strictly cosmetic?

Josh Moss: Absolutely they want to see what they want to see, it seems to be the standard, you know, 10 out of 9 people feel like they're paying for it and they should get to make the choice. I'm usually the first guy that schools them on the fact that, that's not the case. Most people don't even know they have to have a permit or any of this. So, once we hit this, here we are in front of you gentlemen and done everything we're supposed to do. No opposition from anybody that lives there.

Casey Caples (Board): If you think about this way, you want continuity throughout 2240 Williamsburg but you turn that fence around, now the two neighbors on the side, they've got mixed match fences.

Josh Moss: Actually, in this one particular instance, both neighbors on the side because of the timeline currently have framework on their rear and on their outside and then a finished side on their inside. So, this time it will make all three people have continuity, but I know what you're saying because you're right. Typically that's the case, but I mean, most yards I go back in the backyard of everybody's got pieces of fences.

Doug Gilmore: If you're facing a ditch, or some undeveloped property that may never be developed, I could understand putting a good fence in the back toward the home, and that's an exception.

Kevin Bailey (Board): For clarification, and Monica's pulled p the fencing ordinance and she's going to show that on the screen. But there is a statement there in section three, that situations when the owner of the lot adjacent to the fence gives written permission for a plan for placing support posts on the outside of the fence.

Josh Moss: Right, and I was going to go that route. I've had a lot going on. I was busy, we had already started the process of applying for the variance and so, because we already started I told Monica, I think I can go get these letters right now based on the conversations I've had but we're already into it here. I just felt that I'd come up here and get this done this way.

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

Nay: 4 - Rick Miles;Casey Caples;Kevin Bailey and Matthew Millerd

5. Staff Comments

6. Adjournment