



February 19, 2026

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

RE: Request for Variance
4104 Mount Carmel Road
Jonesboro, AR 72404

Dear Mr. Smith:

On behalf of Randy Loyd and James Cook, the owners of the property located at 4104 & 4018 Mount Carmel Road Jonesboro, Arkansas we are submitting this request for a variance of the minimum lot width at the public road right-of-way for R-1 zoning. The minimum lot width required for R-1 zoning is 60'. This variance request is for 40' minimum lot width at the public road right-of-way. Historically and at the time of purchase of the subject property it has been accessed by an Ingress / Egress Easement, which is not allowed in the of Jonesboro to be able to receive a building permit. The owner (James Cook) to the North is prepared to sell a 40' strip of property to provide public road frontage for this tract. If the requested variance is granted the owner plans to build a single-family residence that meets all other requirements for R-1 zoning.

Please find attached the boundary survey and plot plan showing the proposed residence.

If there are any further questions or comments, please do not hesitate to call or email.

Respectively,

A handwritten signature in black ink that reads "Joshua Neely". The signature is written in a cursive, flowing style.

Joshua Neely P.S.

Ridge Surveying & Consulting



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: RANDY LOYD & JAMES COOK Applicant: JOSHUA NEELY - RIDGE SURVEYING
 Address: 4104 MOUNT CARMEL ROAD Address: 404 CREATH AVENUE
JONESBORO, AR 72404
 Phone: MR. LOYD: 870-206-2918 Phone: 870-203-9940
MR. COOK: 870-219-4502
 Email: RANDYLOYD1708@GMAIL.COM Email: JNEELY@RIDGESURVEYING.NET
J4M5C@SBCGLOBAL.COM
 Signature: _____ Signature: _____

Description of Requested Variance:

REQUESTING A VARIANCE FOR THE MINIMUM LOT WIDTH FOR R-1 ZONING AT THE PUBLIC ROAD
RIGHT-OF-WAY.

Circumstances Necessitating Variance Request:

HISTORICALLY AND AT THE TIME OF PURCHASE THE PROPERTY HAS BEEN ACCESSED BY AN INGRESS
/ EGRESS EASEMENT, WHICH IS NOT ALLOWED BY THE CITY OF JONESBORO TO BE ABLE TO RECEIVE A
BUILDING PERMIT.

General Submittal Information:

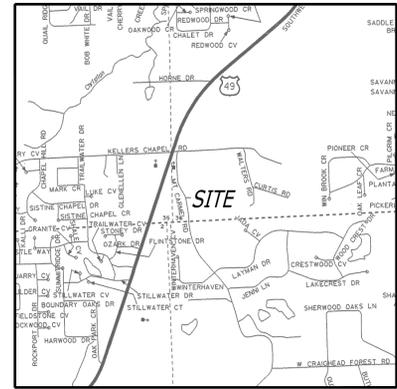
- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____
 BZA Deadline: _____ BZA Meeting Date: _____



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)



VICINITY MAP (N.T.S)

LEGEND:

- FOUND MONUMENT (AS NOTED)
COMPUTED POINT (NOT MONUMENTED)
UTILITY POLE
LIGHT POLE
ELECTRIC METER
PAD MOUNTED TRANSFORMER
ELECTRIC JUNCTION BOX
ELECTRIC PULL-BOX
IRRIGATION CONTROL BOX
TELECOMMUNICATIONS PEDESTAL
BOUNDARY LINE
WOOD PRIVACY FENCE LINE

LINE TABLE:

Table with 3 columns: LINE #, DIRECTION, LENGTH. Lists 11 line segments with bearings and distances.

ZONING NOTES:

- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
R-1 ZONING REQUIREMENTS: STREET SETBACK - 25', REAR SETBACK - 25', SIDE SETBACK - 7.5', HEIGHT RESTRICTION - 35', MAXIMUM LOT COVERAGE - 35%
FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°26'04" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, 798.48 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°26'04" WEST, ALONG SAID EAST LINE, 219.96 FEET; THENCE SOUTH 88°52'43" WEST, LEAVING SAID EAST LINE, 779.32 FEET; THENCE SOUTH 02°19'04" EAST, 7.15 FEET; THENCE SOUTH 88°52'43" WEST, 78.00 FEET; THENCE NORTH 02°36'32" WEST, 145.00 FEET; THENCE NORTH 88°56'57" EAST, 55.00 FEET; THENCE NORTH 09°55'00" WEST, 52.77 FEET; THENCE NORTH 25°17'34" WEST, 32.80 FEET; THENCE NORTH 88°52'25" EAST, 833.41 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 4.28 ACRES (186,404 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TOGETHER WITH A 20 FOOT INGRESS / EGRESS EASEMENT, LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID CENTERLINE BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°26'04" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, 1,018.44 FEET; THENCE SOUTH 88°52'25" WEST, LEAVING SAID EAST LINE, 833.41 FEET; THENCE SOUTH 25°17'34" EAST, 32.80 FEET; THENCE SOUTH 09°55'00" EAST, 52.77 FEET; THENCE SOUTH 88°56'57" WEST, 55.00 FEET; THENCE SOUTH 02°36'32" EAST, 30.76 FEET TO THE CENTERLINE OF AN EXISTING DRIVE, SAID POINT BEING THE POINT OF BEGINNING PROPER; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 73°43'14" WEST, 32.57 FEET; NORTH 63°57'03" WEST, 44.53 FEET; NORTH 75°57'24" WEST, 32.55 FEET; NORTH 86°05'52" WEST, 45.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MOUNT CARMEL ROAD, SAID POINT BEING THE POINT OF TERMINATION OF SAID INGRESS / EGRESS EASEMENT.

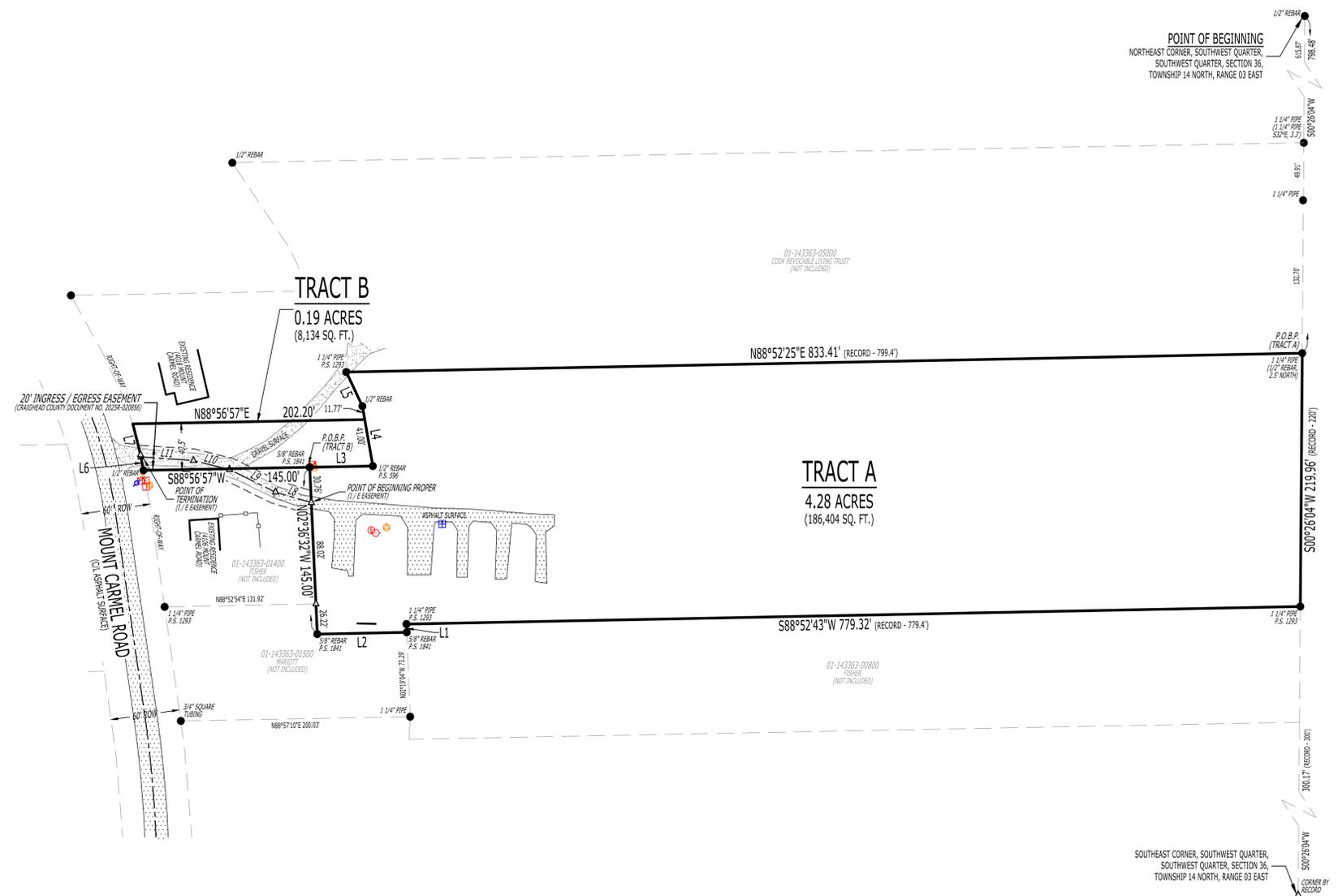
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TOGETHER WITH AND SUBJECT TO A 20 FOOT INGRESS / EGRESS EASEMENT, LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID CENTERLINE BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.



SURVEYOR'S NOTES:

- 1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY: MINOR PLAT, WOOLDRIDGE MINOR PLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK B, PAGE 96, DATED AUGUST 04, 1993. MINOR PLAT, PINKSTON'S WALTERS ROAD ADDITION, BY MICHAEL P. MCNEESE, P.S. 1709, RECORDED IN BOOK C, PAGE 244, DATED SEPTEMBER 24, 2013. BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 201607298204, DATED JULY 07, 2016. BOUNDARY SURVEY, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK I, PAGE 85, DATED DECEMBER 29, 2016. BOUNDARY SURVEY, BY MICHAEL A. DANIELS, P.S. 1563, ADLS DOCUMENT NO. 201803016330, DATED NOVEMBER 21, 2016. BOUNDARY SURVEY, BY JOSHUA J. NEELY, P.S. 1841, ADLS DOCUMENT NO. 201902053398, DATED DECEMBER 21, 2018. QUIT-CLAIM DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2019R-005877, DATED MARCH 28, 2019. WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2019R-005878, DATED MARCH 28, 2019. QUIT-CLAIM DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2025R-020856, DATED OCTOBER 28, 2025.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0261D, EFFECTIVE DATE SEPTEMBER 26, 2024.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON JANUARY 22, 2026.

BOUNDARY SURVEY
CLIENT: COOK AND LOYD
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

Table with columns: DRAWING INFO, REVISIONS. Includes drawing title, date, and revision details.



RIDGE SURVEYING & CONSULTING, PLLC. ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR ARKANSAS - P.S. 1841

500-14N-03E-0-36-330-16-1841