

## **BZA Meeting Tuesday March 17<sup>th</sup>, 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 17<sup>th</sup>, 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.