



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Board of Zoning Adjustments

---

Tuesday, May 15, 2018

1:30 PM

Municipal Center

---

### 1. Call to Order

### 2. Roll Call

**Present** 5 - Doug Gilmore; Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

### 3. Approval of Minutes

[MIN-18:048](#) MINUTES: BZA Minutes from April 17, 2018.

**Attachments:** [BZA Minutes from April 17, 2018 .pdf](#)

**A motion was made by Sean Stem, seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote.**

**Aye:** 3 - Sean Stem; Rick Miles and Jerry Reece

**Absent:** 1 - Max Dacus Jr.

### 4. Appeal Cases

[VR-18-14](#)

VARIANCE: 2307 Clark Street

Winters, LLC is requesting a variance for address 2307 Clark Street to waive the new guidelines for Duplexes and Triplexes on parking in the front of the unit instead of the side or rear of the unit. There are two lots and they are requesting square footage lot reductions for both since lots do not meet the minimum of 7200 square foot. This is located within an R-2 Multi-family Low Density District Lot.

**Attachments:**     [Application.pdf](#)  
                              [Letter.pdf](#)  
                              [Overview of Map.pdf](#)  
                              [Picture of Overall.pdf](#)  
                              [BZA Variance Plat.PDF](#)

Winters, LLC is requesting a variance for address 2307 Clark Street to waive the new guidelines for Duplexes and Triplexes on parking in the front of the unit instead of the side or rear of the unit. There are two lots and they are requesting square footage lot reductions for both since lots do not meet the minimum of 7200 square foot. This is located within an R-2 Multi-family Low Density District Lot.

**APPLICANT:** Mr. Terry Bear represented Winters, LLC. Winters, LLC requested reduction to square footage of lots since they do not meet the minimum requirement of 7200 square feet.

**STAFF:** Mr. Derrel Smith said, there is still 50% open space and that should not be a concern.

**BOARD:** Mr. Jerry Reece asked what the alternatives are, to which Mr. Bear said to leave the property be and build a new house adjacent to the property. So people can park in the front instead of side or rear.

**BOARD:** Chairman Mr. Doug Gilmore asked if there are any public comments regarding the Variance, there was none.

**BOARD:** Mr. Sean Stem asked if the elevations are at the original level.

**APPLICANT:** Mr. Terry Bear said the house is lower because of the flood hazard zone.

**PUBLIC:** No Comments.

A motion was made by Sean Stem, seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote.

**Aye:** 3 - Sean Stem; Rick Miles and Max Dacus Jr.

**Nay:** 1 - Jerry Reece

[VR-18-15](#)

VARIANCE: VR 18-15: 4502 Access Road

Roy Cooper of LC Incorporated is requesting a variance for address 4502 Access Road to waive the parking requirements to allow gravel surface parking for semi-trucks to turn around and park on west side of the building and request not to fence area. This is located within an I-1 Limited Industrial District Lot.

**Attachments:**    [Application.pdf](#)  
[Drawing.pdf](#)  
[Pictures of Area.pdf](#)  
[Willow Creek Addition -4500 Access Drive REV-4-26-17.pdf](#)

**Roy Cooper of LC Incorporated is requesting a variance for address 4502 Access Road to waive the parking requirements to allow gravel surface parking for semi-trucks to turn around and park on west side of the building and request not to fence area. This is located within an I-1 Limited Industrial District Lot.**

**APPLICANT:** Mr. Roy represented LC incorporated requested a variance to waive the parking requirements to allow gravel surface parking for semi-trucks, and also requested to not have a fenced area.

**STAFF:** Mr. Derrel Smith said, if the area is fenced they do not require gravel and if the parking is an open space, parking needs to be hard surface.

**BOARD:** Chairman Mr. Gilmore asked Mr. Cooper, what is the length of time on the variance, if it is open ended?

**Applicant:** Mr. Cooper said the lease is for five years, after that they would not need the variance and also added that the variance has been requested for monetary reasons.

**PUBLIC:** No Comments.

**STAFF:** Mr. Derrel Smith said the board has not passed a variance with a stipulation of five years.

**Denied**

**Nay:** 4 - Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

[VR-18-16](#)

VARIANCE: VR 18-16: 2825 Forest Home Road

Thomas Smith of Crow-Burlingame Company on behalf Barbara and David Martin is requesting a variance for address 2825 Forest Home Road to confirm setbacks to existing conditions. This is located within a C-3 General Commercial District.

**Attachments:**    [Application.pdf](#)  
                          [Letter.pdf](#)  
                          [Plat.pdf](#)  
                          [Pictures of Area.pdf](#)

**Thomas Smith of Crow-Burlingame Company on behalf Barbara and David Martin is requesting a variance for address 2825 Forest Home Road to confirm setbacks to existing conditions. This is located within a C-3 General Commercial District.**

**APPLICANT: Mr. Thomas Smith represented Crow-Burlingame Company. The company has been trying to get some more land and bring their entities under one building. He said 2825 Forest Home Road fits what they have been looking for. They had a survey done of the property as a part of the due diligence process. He is requesting a variance for the setbacks to be removed.**

**Public: No Comments.**

**Aye: 4 - Sean Stem;Rick Miles;Max Dacus Jr. and Jerry Reece**

[VR-18-17](#)

VARIANCE: VR 18-17: 701 Sadie Lane

Jerrad Taylor and Trey Loveday on behalf of Optimal Homes, LLC is requesting a variance for address 701 Sadie Lane to waive the standard side building setback of the east side encroachment into the 25 foot building setback along Culberhouse Road to accommodate the existing footings. This is located within an R-1 Single Family Density District Lot.

**Attachments:**     [Application.pdf](#)  
                              [Permit Plot Plan.pdf](#)  
                              [Residential Application.pdf](#)  
                              [Variance Map.pdf](#)  
                              [Letter from Adjoining Neighbor.pdf](#)  
                              [Pictures of Area.pdf](#)  
                              [PP 17-10 FP 17-10 TWIN OAKS SUBDIVISION AND MAIN AGREEMENT 7.](#)

**Jerrad Taylor and Trey Loveday on behalf of Optimal Homes, LLC is requesting a variance for address 701 Sadie Lane to waive the standard side building setback of the east side encroachment into the 25 foot building setback along Culberhouse Road to accommodate the existing footings. This is located within an R-1 Single Family Density District Lot.**

**APPLICANT: Mr. Carlos Wood represented Jerrad Taylor. He said this is the owner first building project in Jonesboro. This is a corner lot, and the owner was not aware of the terminology or the setbacks required on a corner lot. Mr. Wood continued, that if there is a 5 lane road to be made on culberhouse, it will be 4 feet short of the required right of way.**

**BOARD: Mr. Miles asked if the construction has already begun.**

**STAFF: Mr. Derrel Smith said that the footings have already been poured.**

**BOARD: Mr. Derrel Smith, it's the builders responsibility to check the where the property lines are and make sure they are within the setbacks. Mr. Smith also added that the city does not require a plot plan.**

**BOARD: Mr. Dacus asked how much the builder is actually off.**

**APPLICANT: Mr. Carlos Wood said on the north-east corner is 11.3 Feet from the property line, which will be 13.7 feet inside the setback. Additionally, on the south-east corner it is 10 feet inside the setback.**

**BOARD: Mr. Reece asked what the consequences are for the owner if the variance is not approved.**

**APPLICANT: Mr. Carlos Wood said they will have remove the footings and redesign the house.**

**BOARD: Mr. Reece said this could be a hardship situation.**

**PUBLIC: No Comments.**

**Aye:** 4 - Sean Stem;Rick Miles;Max Dacus Jr. and Jerry Reece

[VR-18-18](#)

VARIANCE: VR 18-18: 6012 Wisteria Lane

Matt and Lori Chandler is requesting a variance for address 6012 Wisteria Lane to waive the standard building setback of the southwest corner of the structure encroaching 5.79 feet into the 25 feet standard on the rear setback and 3.29 feet on the utility easement along the south property line of the lot. This is located within an R-1 Single Family Density District Lot.

**Attachments:** [Application.pdf](#)  
[Letter - Engineering.pdf](#)  
[Letter - Planning.pdf](#)  
[Lot 4 Map-Layout1.pdf](#)  
[Replat of Abandonedment Drawing.pdf](#)  
[RP 17-35 REVISED PLAT LOT 4 PRAIRIE MEADOWS PHASE 1.pdf](#)  
[SFR 16-400 6012 Wisteria Lane HOUSE.PDF](#)  
[Site Plan of House layout when built.pdf](#)  
[Pictures of Area.pdf](#)  
[Letters from Utility Companies.pdf](#)

**Matt and Lori Chandler is requesting a variance for address 6012 Wisteria Lane to waive the standard building setback of the southwest corner of the structure encroaching 5.79 feet into the 25 feet standard on the rear setback and 3.29 feet on the utility easement along the south property line of the lot. This is located within an R-1 Single Family Density District Lot.**

**APPLICANT: Mr. Carlos Wood represented Matt and Lori Chandler, they are asking for an abandonment for the encroachment of 5.79 feet in the setback and the 3.29 feet utility easement to be waived.**

**BOARD: Mr. Miles motioned to pass the variance, with the stipulation of getting the letter from Sudden Link, motion was seconded by Mr. Stem.**

**Aye:** 4 - Sean Stem;Rick Miles;Max Dacus Jr. and Jerry Reece

**5. Staff Comments**

**6. Adjournment**