



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Board of Zoning Adjustments

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Tuesday, February 19, 2019

1:30 PM

Municipal Center

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### 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-19:016](#) MINUTES: January 15, 2019

BZA Minutes from January 15, 2019 BZA Meeting.

**Attachments:** [Minutes from BZA Meeting from January 15, 2019.pdf](#)

**Approved**

### 4. Appeal Cases

[VR-19-01](#)**VARIANCE: 4204 East Johnson**

Carlson Consulting Engineering, Inc on behalf of First Security Bank is requesting a variance for address 4204 East Johnson Avenue to request reduction of the setback requirements on the North Rear from 10 feet to 2 feet, East side from 10 feet to 5 feet and South Front from 25 feet to 20 feet to allow building placement. This is located within a C-3 General Commercial District Limited Use Overlay.

**Attachments:**    [Application.pdf](#)  
                          [Letter.pdf](#)  
                          [Site Plan.pdf](#)  
                          [Aerial View of Location.pdf](#)

Carlson Consulting Engineering, Inc on behalf of First Security Bank is requesting a variance for address 4204 East Johnson Avenue to request reduction of the setback requirements on the North Rear from 10 feet to 2 feet, East side from 10 feet to 5 feet and South Front from 25 feet to 20 feet to allow building placement. This is located within a C-3 General Commercial District Limited Use Overlay.

**APPLICANT:** Mr. Steve Kendall represented Wendy's for this variance. The project is being developed next to the security bank. We are asking for a variance on the setbacks. The lot is much smaller than a usual Wendy's lot. But we squeezed it on there. Side yards will be 2 feet, 5 feet from the property line there on the east. We are fine on the west side. We are asking the front setback to be 20 feet instead of 25.

**BOARD:** Chairman Mr. Doug Gilmore said we counted 21 parking spaces, does that meet the minimum requirement?

**APPLICANT:** Mr. Steve Kendall said it fits their model.

**STAFF:** Mr. Derrel Smith said they meet the minimum requirements. They have 26 parking spots. The requirement for this lot is 20.

**APPLICANT:** Mr. Steve Kendall said we will compensate more landscaping for the smaller setbacks.

**STAFF:** Mr. Derrel Smith said we advised that they go heavier on the plants and the landscaping, to make up for the variances they will have to have.

Approved with stipulation that the landscape plan will include bigger trees and will have more landscaping than required.

**5. Staff Comments****6. Adjournment**