



June 28, 2017

City of Jonesboro

City Council

Subject: 2826 E Highland

This letter is to request an appeal of MAPC decision on behalf of Mr. Bill and Joe Dickens on the denied conditional use to allow an offsite sign, digital billboard face to be placed on an existing structure at 2826 E Highland. This is where the business of Cache Beauty Supply office was located. The property and the billboard are owned by Mr. Bill Dickens and have been since it was installed.

The current structure is a 12' x 24' existing billboard. The proposed plan is to leave the sign size and frame as is, update the east/west sides with digital led board and update the permit with the state since distances and roads have changed.

A conditional was needed and requested due to the face of the structure switching to a digital (led) type sign and to get a current updated off site permit from the city as it has been since installation, so that we can send it in to the state for their approval. Overall size will remain the same at 288 sq ft per side. If approved by the city, the state will have to approve and see that it meets their guidelines separately as well, which it does under current guidelines. A digital face allows multiple advertisers to be on a static message for 8 seconds at a time.

The above shows an outline of the overall goal for the billboard at 2826 E Highland. During the first MAPC meeting on 5/23/17 it was brought to attention that the sign has never had an official "offsite permit" from the state. New documents were provided and the conditional use was tabled to the 6/27/17 meeting and eventually denied 4-3. I have outlined a few points below stating the reasoning for the appeal.



Mr. Dickens received confirmation letter from the city on July 23rd 1999 that signs and billboards were allowed at that property, a signed permission statement for that property to allow a billboard from the landowner, a July 22nd, 1999, city permit for project cost of \$50,000, and a site plan to send in to the state. These are all documents required to send in for state billboard applications in 1999 and still required today. One question by the MAPC was that the permit that Mr Dickens bought does not say “billboard permit” only new sign (see attached documents below). However, the planning and zoning department cannot provide any documents or ordinances stating when “billboard permits” started, as Mr Dickens stated they did not have a billboard permit in 1999. The planning and zoning department stated that they do not have many documents on file before 2009. All documents were provided by Mr. Dickens who kept them on file.

At that time in 1999, after the application had been sent, the state verbally told him that an offsite permit was not needed due to it not being close enough to what is now Redwolf, we assume that the rule was 300 feet at the time, there is no documentation showing this either. The sign is 365 feet to the edge of outside lane. The state beautification stated he could advertise offsite business on the west side and his onsite business of Cache Beauty supply on the east side facing Redwolf. This was due to that possibly being a scenic byway at the time. The Crowley’s Ridge Parkway now goes downtown and only includes a small portion of Highway 18 which crosses over to Harrisburg road. Mr. Dickens has advertised Cache Beauty on the side facing the east since erection of the sign, and sold advertisements to multiples clients on the side facing the west since 1999. Since both sides have tri action faces, up to 3 advertisements can be on the board at any given time. Vetcare has been a paying customer since 1999, as well as others who Mr. Dickens has on file of artwork and contracts.

Current Jonesboro ordinances states that billboard must be 1500 feet apart, when the sign was put up in 1999, the city did not have this ordinance. We have narrowed this down to be passed somewhere between 2007-2009 we believe but cannot find on record. The sign is 154 feet from the next billboard located on the gas station property that is now Exxon. The current state guideline for city limit billboards is 100 feet. So under current state guidelines it would qualify for offsite permitting.



Since 1999 the rule has been changed to 600 feet off any state highway and Highland is now state highway 18 so it does require a state permit.

As of right now with the MAPC denial of 4-3 the sign sits as an onsite sign for whomever is in that building. Under current city of Jonesboro sign ordinance that sign is considered too large in proportion to the building for on site signage. Therefore, that sign is currently not a billboard, and is too large under current guidelines to be on site. As it sits now Mr. Dickens feels he has a \$50,000 sign that has been installed since 1999, one that he has spent time and money on within the city is now useless.

Upon further review if any more documentation is needed, Mr Dickens has several papers on file ranging from contracts, to receipts, and notes that he can provide if needed. We feel that this will promote and benefit the use of the property in the city because without change it sits as it has been since 1999. We hope that legality issues that have changed in the past 10 years don't allow the billboard to fall into demise.

Thanks for your time and consideration,

Justin Roberts

Sign-Tech of Paragould, LLC

1220 Hwy 135 N, Paragould, AR 72450

Bill and Joe Dickens

Cache Beauty Supply

6103 Highway 1 South, Jonesboro, AR 72401

City of Jonesboro
Office of Planning and Inspection
314 W. Washington • Jonesboro, AR 72401
(870) 933-4602

No. 40073

DATE: 07/22/1999

ISN: B-7-1999-63

*** SITE INFORMATION ***

BILL & JOE DICKENS
2826 E HIGHLAND DR B
(870) 972-5300

LOT: BLOCK: CENSUS:
SUB:

*** CONTRACTOR / OWNER ***

OWNER 01-504 179.00
2826 E HIGHLAND DR B 0001
JONESBORO, AR 72401 TOTAL 179.00
07/22/99 10 08:54 0001 00

BUILDING TYPE: NS - NEW SIGN

ASN:

*** BUILDING INFORMATION ***

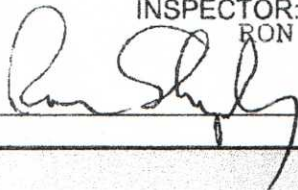
WIDTH:..... 0.00
LENGTH:..... 0.00
SQUARE FEET:..... 0.00
ESTIMATED VALUE:.. \$50,000.00
EXTERIOR:.....

ROOF:.....
BATHROOMS:..... 0.00
DWL UNITS:..... 0.00
STORIES:..... 0.00
0 DRIVEWAY(S)... \$0.00

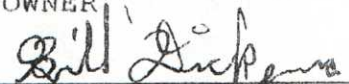
TOTAL PERMIT FEE:>>> \$179.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not.

INSPECTOR:
RON



CONTRACTOR / OWNER:
OWNER



*** NOTES ***

ck # 1366



CITY OF JONESBORO

July 23, 1999

Mr. Dickens
2826 East Highland Dr
Jonesboro, Arkansas 72401

Re: Zoning on 2826 East Highland Dr

Dear Mr Dickens;

This letter is to confirm our conversation about the above referenced property. This property is zoned C 3 , commercial 3, . This zoning allows commercial billboards and signage. If you have and questions feel free to contact me.

Sincerely

Ron Shipley C.B.O.

ARKANSAS STATE HIGHWAY
AND
TRANSPORTATION DEPARTMENT

Dan Flowers
Director
Telephone (501) 569-2000



P.O. Box 2261
Little Rock, Arkansas 72203-2261
Telefax (501) 569-2400

September 27, 1999

Joe Dickens
2826 E. Highland Dr.
Jonesboro, AR 72401

**RE: Proposed Joe Dickens Billboard Sign
Sh 18, Section 4, Log Mile 1.7, Craighead County
Landowner - Joe Dickens**

Dear Mr. Dickens:

Enclosed is State Warrant 00E-0268485 for your billboard application refund pertaining to the referenced location.

Please call Beverly Moore or me at (501) 569-2088, or write, if we may be of service.

Sincerely,

H. Collins
for

Larry Long
Section Head, Beautification
Environmental Division

LL:bm

Enclosure: State Warrant 00E-0268485

*40.00
check
rekind*

*Deposited
9-29-99
JL*

PROPERTY OWNER PERMISSION STATEMENT

To the Arkansas State Highway and Transportation Department:

Joe Dickens and Bill Dickens HAS MY PERMISSION TO
(Sign Owner)

TO USE AND/OR MAINTAIN A SIGN ON MY PROPERTY ADJACENT TO
HIGHWAY 18 IN Craighead COUNTY
NEAR Jonesboro
(City or Town)

Joe Dickens
Bill Dickens
Property Owner (Print Name)

2826 E. Highland Dr
Property Owner Mailing Address

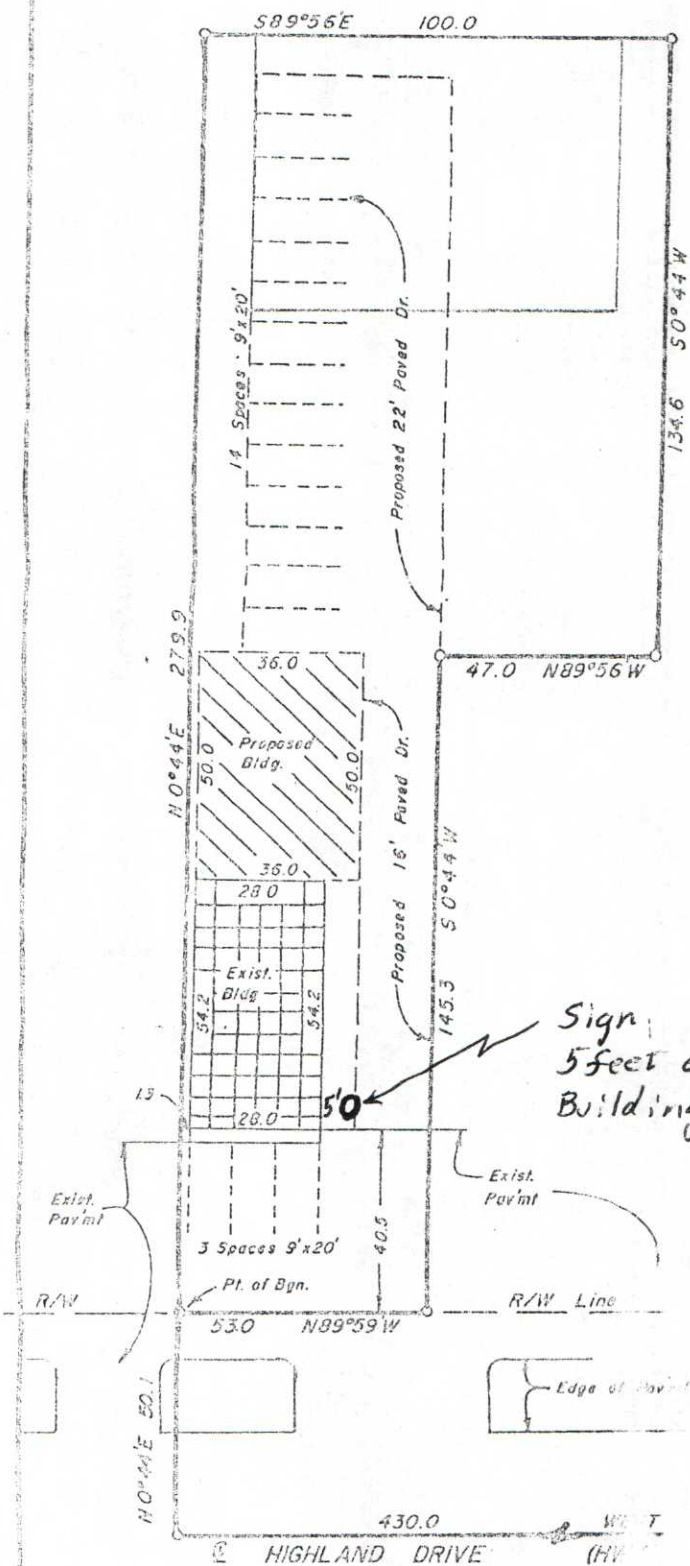
Jonesboro AR 72401
City State Zip Code

Joe Dickens 7-22-99
Bill Dickens 7-22-99
Signature Date

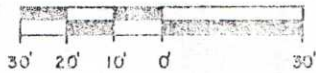
NOTE: Must be dated within 30 days of application date.

A copy of a written lease agreement between the sign owner and the property owner may be substituted for this statement if dated within 30 days of application date.

DICKENS THIRD ADDITION TO JONESBORO, ARKANSAS



Sign
5 feet east of
Building



SCALE: 1" = 30'

TROY SHEETS
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 596
Troy Sheets
SIGNATURE

S.E. Cor. S.E. 1/4, S.W. 1/4,
Sec. 21, T.14 N., R.4 E.

CERTIFICATE OF SURVEY

This is to certify that BCI Engineers/Surveyors have surveyed the part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 14 North, Range 4 East, Craighead County, Arkansas, to be known as Dickens Third Addition to Jonesboro, Arkansas, being more particularly described as follows:

Begin at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 21, Township 14 North, Range 4 East; thence West along the South line of Section 21, Township 14 North, Range 4 East, a distance of 430 feet; thence North $0^{\circ}44'$ East 50.1 feet to the point of beginning; thence continue North $0^{\circ}44'$ East 279.9 feet; thence South $89^{\circ}56'$ East 100 feet; thence South $0^{\circ}44'$ West 134.6 feet; thence South $0^{\circ}44'$ West 47 feet; thence South $0^{\circ}44'$ West 145.5 feet to the point of beginning.

Sign will be located at
2826 E. Highland Dr.
Jonesboro, AR 72401

HAROLD F. DICKENS
1600 W NETTLETON PH 501-935-3789
JONESBORO, AR 72403

~~1374~~

81-724/841

~~VOID~~ DATE 8-9-99 ~~VOID~~

~~VOID~~
PAY TO THE ORDER OF

~~VOID~~ AHTD-Beautification

~~VOID~~ \$ 40.00

~~VOID~~ Forty and no/100

~~VOID~~ DOLLARS

Security features included. Details on back.



MIDSOUTH BANK
Jonesboro, Arkansas 72403

~~VOID~~ ADVENTURER CLUB

FOR ~~VOID~~ Sign Application fee

~~VOID~~
Joe Ruben

⑆084107246⑆ 1374 2111683⑆





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CacheBeauty.com
Open 24/7

WELFARE CENTER

WELCOMES ALL CUSTOMERS

furniture & appliances

REPAIRS & RESTORES

RENT TO OWN

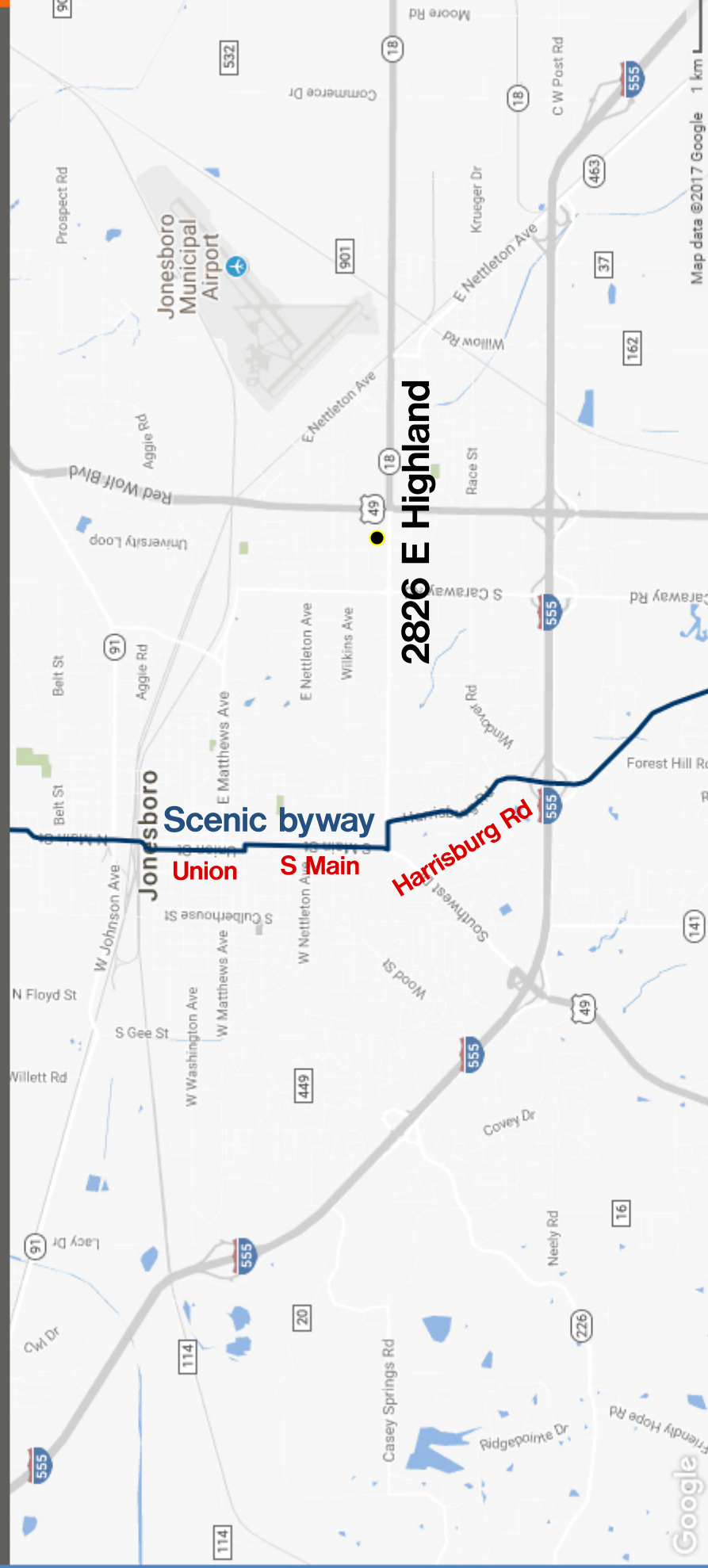
- Rent To Own
- No Credit Check
- 120 Days Same As Cash
- No Long Term Obligation

2900

AMERICA'S SCENIC BYWAYS

Crowley's Ridge Parkway - Arkansas

a day / 196 miles / 6 hours 32 minutes





come CLOSER.

Overview

Maps

Directions

Photos



Crowley's Ridge Parkway

● National Scenic Byway • Arkansas, Missouri

Driving the Byway

Missouri Section

From Malden to MO/AR Border

- Take J west five miles from Malden to the junction with WW.
- Turn south (left) and follow WW five miles to Campbell.
- In Campbell, take US 62 south to the St. Francis River and the MO/AR border.
- Cross the river into Arkansas.

Arkansas Section

From St. Francis River to Paragould

- From the St. Francis River and the MO/AR border, take US 62 south through St. Francis to Piggott.
- In Piggott, take US 62 west through the town square.
- Go north to Cherry Street.
- Travel west along Cherry to 12th Street.
- Then travel north on 12th Street to rejoin US 62 West

- From the St. Francis River and the MO/AR border, take US 62 south through St. Francis to Piggott.
- In Piggott, take US 62 west through the town square.
- Go north to Cherry Street.
- Travel west along Cherry to 12th Street.
- Then travel north on 12th Street to rejoin US 62 West.
- From Piggott, continue on US 62 west to McDougal.
- Then travel south on SH 141 through Boydsville and Knob (Possible side trips: Corning and Rector).
- Continue south on SH 141 to Hooker.
- Then take SH 135 south through Lafe to its intersection with US 49 at Paragould.

From Paragould to Harrisburg

- In Paragould, take US 49 to Court Street.
- Turn east on Court Street to Pruett Street.
- Travel south on Pruett Street to Main Street.
- Travel west on Main Street to 7th Street.
- Go south on 7th Street to US 412 West.
- Depart Paragould via US 412 west.
- Turn south on SH 168 at Walcott.
- Then continue south on SH 141.
- Turn east on CR 766 (KAIT Road), then south on SH 351 to US 49/US 1 at Jonesboro.
- In Jonesboro, take US 49/US 1 south to Aggie Road.
- Travel west to Robinson Street.
- Go south to Marshall Street.
- Travel west to Caraway Road.
- Then go south to Matthews Avenue.
- Travel west to US 49B (Main Street).
- Go north to Cate Avenue.
- Travel west to US49B (Union Avenue).
- Go south to SH 18.
- Then go east to SH 1B South.
- Take SH 1B south to its intersection with SH 163 South.
- Continue south on SH 163 to South Street at Harrisburg.

From Harrisburg to Marianna