



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number		BZA Deadline	<u>October 25, 2025</u>
Date Submitted	<u>October 23, 2025</u>	BZA Meeting Date	<u>November 18, 2025</u>

December 16, 2025

OWNER/APPLICANT INFORMATION

Property Owner	<u>Max Dacus Sr. Trust</u>	Applicant	<u>HERC Rentals</u>
Address	<u>1804 West Washington, Jonesboro, AR</u>	Address	<u>2400 Martin Luther King, Jr., Blvd, Jonesboro, AR</u>
Phone	<u></u>	Phone	<u>470-389-1210 - Tanner Whitsell</u>
Signature	<u></u>	Signature	<u><i>[Signature]</i></u>

DESCRIPTION OF REQUESTED VARIANCE

Request variance allowing Class 7 Aggregate fenced area for equipment storage.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Tenant proposes to construct equipment storage facility on site. Place Class-7 aggregate base and fence area.

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 surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 • (870) 932-0406 • Fax (870) 336-3036



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

October 24, 2025

Mr. Derrel Smith
Jonesboro City Planner
300 South Church Street
Jonesboro, AR 72401

Re: BZA Request – HERC Rentals
2210 Martin Luther King, Jr., Blvd.
Jonesboro, Arkansas

Dear Mr. Smith,

On behalf of HERC Rentals, we are requesting a variance from the Board of Zoning Adjustments (BZA) for constructing a gravel and fenced storage area at the address referenced. HERC Rentals operates a equipment rental business and 2400 MLK, JR Blvd. HERC Rentals proposes to construct a storage area with Class-7 aggregate base and screened fencing on the property adjacent and north of the current business. The property is owned by the Maz Dacus Sr. Trust Etal. The property is currently zoned I-1 on the east side onad AG-1 on the west side along MLK, Jr. Blvd. The City of Jonsboro requires a variance for this type of storage area.

Thank you for your assistance in this matter. If additional information is needed, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John M. Easley'.

John M. Easley, PE, PS
Associated Engineering, LLC



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 300 S. Church St. Jonesboro, AR 72403, on:

TUESDAY, December 16, 2025, 200 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: HERC Rentals

DATE: October 24, 2025

SUBJECT PROPERTY ADDRESS: 2210 Martin Luther King, Jr., Blvd., Jonesboro, AR 72401

DESCRIPTION OF VARIANCE REQUESTED: Request a variance to place Clas-7 aggregate base and fenced storage area for equipment.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner

(Signature)

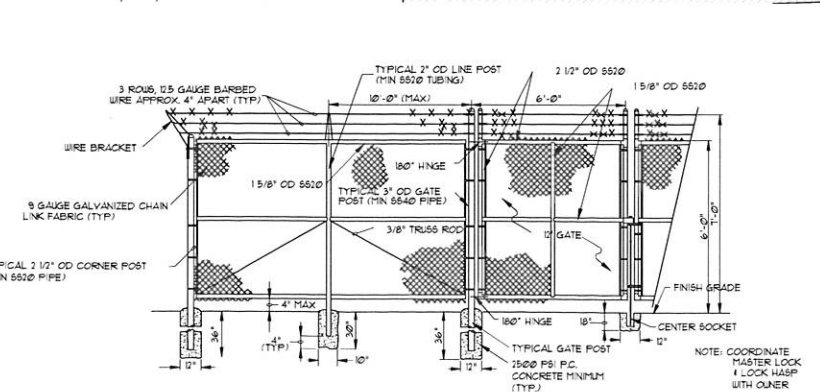
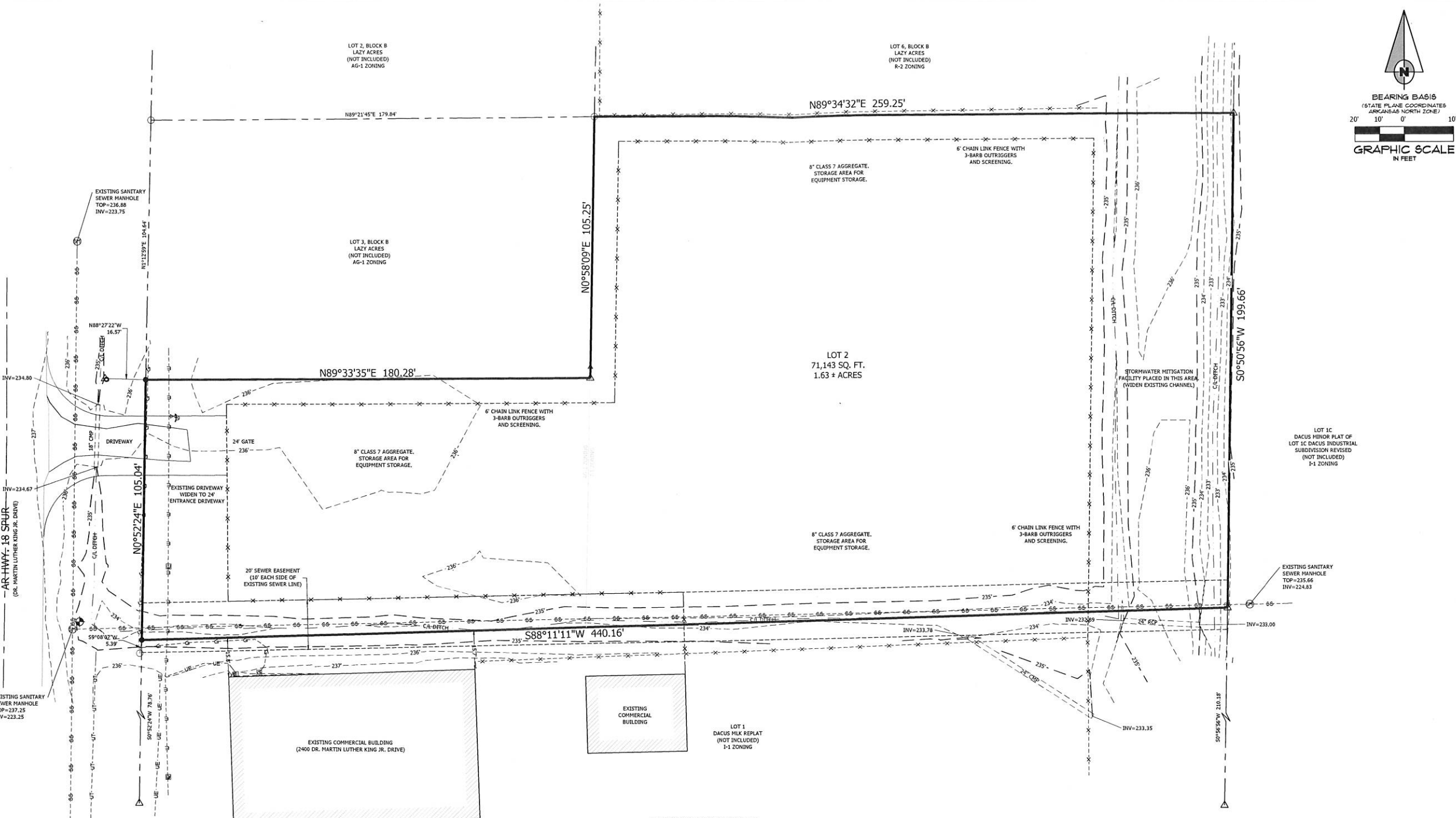
Date

Address

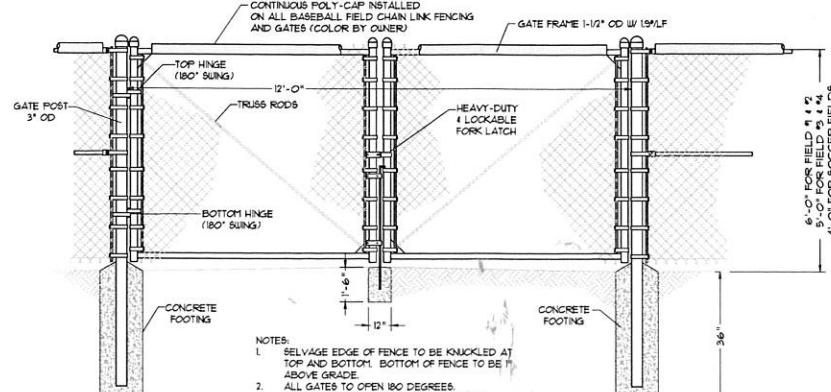
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St. Jonesboro, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

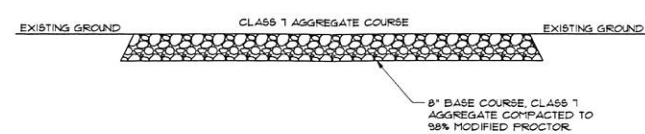
- Proposed use for this site would be multi family 4-16 units.
- Rendering of potential layout from Architect Jamey Mcfadden attached.
- We are currently redeveloping this area through four new structures and renovations to two others. Addresses: 1120 Creath, 1120 Hope Avenue, 321/325/401/403 Houghton. Pictures attached
- Requesting a 6 month feasibility prior to purchasing the property and starting the 12 month development. The feasibility time period would support our ability to work with our architecture and engineering team to optimize the long term redevelopment of mid town.
- Buyer is a licensed realtor.



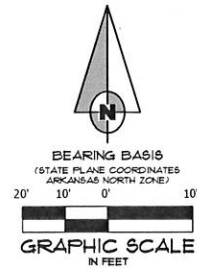
6' PERIMETER FENCE DETAIL



12 FT. GATE
SCALE 1/2" = 1'-0"

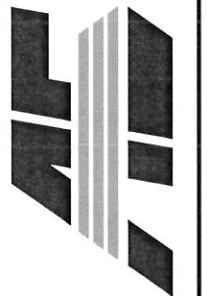


TYPICAL GRAVEL STORAGE AREA SECTION



H & E EQUIPMENT SERVICES INC.
2210 DR. MARTIN LUTHER KING JR. DRIVE
SECTION 25, T14N, R4E
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

BZA
REQUEST

DATE: 10/24/2025	DRAWN: CCH
CADD FILE: 25143-SDP	CHECKED: JME
DWG#: 0414254.000X	SHEET
SCALE: 1" = 20'	C001