



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, April 15, 2025

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-25:031

Minutes: March 18, 2025

Attachments: [3.18.25 BZA Minutes](#)

4. Appeal Cases

VR-25-07

Variance: 2809 E. Highland Drive

Stonebridge Construction, LLC is requesting a variance to waive the driveway access offset requirements and keep the existing entrance on Highland Drive. The property is zoned C-3, general commercial district.

Attachments: [Application](#)
[Certified Mail Receipts](#)
[Site](#)

VR-25-09

Variance: 2111 Cain Street

Weston Wagner is requesting a variance for lot that does not meet the minimum lot size requirement. The property is zoned R-2, multi-family low density district.

Attachments: [Application](#)
[Certified Mail Receipts](#)
[Plat](#)

VR-25-10

Variance: 628 W. Matthews Avenue

Justin Hart is requesting a variance for a swimming pool setback. The property is in the neighborhood transitional district.

Attachments: [Application](#)
[Certified Mail](#)
[Site Layout](#)

VR-25-11

Variance: 2080 Sloan Lake Drive

Michael Tyler is requesting a variance for a reduced front setback. The property is zoned R-1, single family medium density district.

Attachments: [Application](#)
 [Certified Mail](#)
 [Site Plan](#)

5. Staff Comments**6. Adjournment**



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:031

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

Minutes: March 18, 2025



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, March 18, 2025

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 4 - Rick Miles; Casey Caples; Kevin Bailey and Doug Gilmore

Absent 1 - Max Dacus Jr.

3. Approval of Minutes

[MIN-25:021](#)

Minutes: February 18, 2025

Attachments: [2.18.25 BZA Minutes](#)

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

Aye: 3 - Rick Miles; Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

4. Appeal Cases

[VR-25-02](#)

Variance: 1209 East Country Club Terrace

Randy Woodard is requesting a variance for an eight-foot-tall fence. The property is zoned R-1, single family medium density district.

Attachments: [Application](#)
[Certified Mail](#)
[Fence Location](#)
[Fence Photos](#)
[Letter - Mike Childs](#)

Doug Gilmore (Chair): Number one, Mr. Woodard. Come on up and tell us everything you want to know.

Randy Woodard (Proponent): I didn't want to come up here, but I didn't know you had to get a permit to put up a fence and so, I'm asking, he's going to show you what we've done and how we approved it and why I did it. Because my neighbors to the south's fence is just the same height as mine. All I had was a chain link fence down behind and I definitely improved the property but Jared, do y'all have everything?

Doug Gilmore: Yes, we have seen the pictures and that kind of stuff but if Jared's got something he wants to show us.

Randy Woodard: Jared you have something you want to?

Unable to transcribe

Doug Gilmore: Yeah, we've seen those. That was in our packet. Now, I don't know if everyone saw them or not. Did y'all see them?

Board: I did.

Jared (Proponent): That makes it easier, so it's our understanding that there's three neighbors in the backyard, which will be the west side, that neighbor has already said that he's fine with the way it is. He just wants it board on board. Where it's not showing the opposite side of the fence.

Doug Gilmore: Right.

Jared: Otherwise he's fine with the height of it. You know, the way it was before, just that little chain link fence, I think he said, he was just glad there was a fence there. And then on, the north side of the fence. The Morisons, from my understanding they just want it stained, they said that the height was okay. They just the stain to match they're existing fence. Otherwise they're okay with it. Then on the south side, I think it's the Nunnelly house. There's a retaining wall the pictures should show. It looks like about a two and half or three foot retaining wall and then a fence on top of it which makes it about eight or nine foot tall and so what Randy thought was, you got this tall fence here, so he just put a fence up to match it, to everything else. The fence he actually put up was shorter, that what is to the south of him, in the Nunnelly yard so you got the retaining wall, the fence, and then everything else matches around it. With the same stain, same fence, and then once he does the board on board on the Child's side of the property, it seems like everybody will be good with it but that's all, you guys got the pictures and y'all have seen them, it makes it easy.

Randy Woodard: Y'all have seen the before and after.

Doug Gilmore: Yes, that was provided. Who was your fence guy?

Randy Woodard: He was just a carpenter and I helped him.

Doug Gilmore: Oh okay. I didn't know if it was a company or-

Unable to transcribe

Doug Gilmore: Kevin should have known you needed a permit to do this.

Alright do y'all have any questions for Mr. Woodard?

Rick Miles (Board): Is the fence completed?

Randy Woodard: Oh yeah.

Rick Miles: All stained and everything, everyone wanted around you?

Randy Woodard: Everything's done and I cut down all the weeds from the neighbor's house or bushes. They were all over the place, pretty sad looking to be honest with you. It made it look a lot better and you've seen the before and after of the backyard. The backyard was pretty bad, so yeah, it's done.

Jared: In the neighborhood, there were some houses that already had eight-foot tall fences and on the exact same street, which I understand that it could have been there for a while but you know, it certainly wouldn't be the only one that was like that and that's an older fence as well.

Kevin Bailey (Board): Mr. Chair I went and drove through the neighborhood and looked at the fences. There's a host of different fences that came from six foot to eight foot, to sitting on top of block foundation walls and a host of different materials. So, I don't know what the city wants to do to Mr. Randy about slapping his hand on not getting the permit but once we're past that, I think I would make a motion to grant the variance.

Doug Gilmore: Does anyone have anything to add?

Casey Caples (Board): Did you say you got better pictures of the complete fence? Do you mind if I look at them real quick? I'm just wondering where is

the retaining wall in relation to this photo?

Unable to transcribe

Casey Caples: That's where I'm struggling, I'm not sure what part is actually 8 foot. I get the retaining wall I see the retaining wall.

Unable to transcribe

Casey Caples: I'll tell you, it's kind of, I've been against a lot of these 8 foot fences because it gives us so much diversity inside of a neighborhood, it's just got fences from one height to the next and I've been that guy that spoke out more than anybody and they kind of give me a hard time about it because we've had some come in here and say, hey we want to do one side of our fence eight-foot tall. So, I've prominently stood on one side of this and haven't done many eight-foot fences. Haven't done any really unless it's a grade change on the bottom. Now, the retaining wall area, I can one hundred percent agree with you. There's going to be grade changes and that's when I've said in the past, hey I think I'm okay, if we got some substantial grade changes. I haven't in the past where people just want more privacy, because I like anybody, I think I've explained it, I have a pool in my backyard and I'd love to have some more privacy too but it's going to make the neighborhood look a little bit weird. Me, the only guy with a barricade around my house. But I do see half of your situation. I really do with some of the grades.

Doug Gilmore: So, Randy you're saying that you're going to fill in the backside.

Randy Woodard: Yeah, I'm going to make it look just the same on Mike's side as it is on my side.

Doug Gilmore: And then, stain the whole thing.

Randy Woodard: Well, I'm going to stain my neighbor's. I offered to stain it and he said I don't need to stain it, just shadowbox it. I'm going to stain my neighbor's to the north. He sent a text too to confirm it.

Doug Gilmore: Morrison?

Randy Woodard: Yes.

Doug Gilmore: Okay, any other questions, comments?

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

Aye: 3 - Rick Miles; Kevin Bailey and Doug Gilmore

Nay: 1 - Casey Caples

Absent: 1 - Max Dacus Jr.

[VR-25-04](#)

Variance: 3225 South Caraway Road

Stonebridge Construction, LLC is requesting a variance on behalf of Stomsang Enterprises, Inc. for the requirement to connect to the property to the west. The property is zoned C-3, general commercial.

Attachments: [Variance Application](#)
 [Variance For Drive](#)
 [Variance Narrative Letter](#)
 [Variance Neighbor Notifications](#)

Doug Gilmore (Chair): Alright, Stonebridge.

Stonebridge Construction (Proponent): What we presented, we actually met with the city back in June, July last year for predevelopment and we had a few other issues and we came to BZA in September for a few items. One of the

things that wasn't brought up until we were in the permit phase was in the code, it says we had to provide access to the adjacent property owner. Well, the only adjacent property owner is the Upper Crust Pizza and it really kills the flow of the lot and not only that, the parking lot that we will be tying onto is only fifty-four feet, even with eighteen-foot parking spaces, that only leaves 18 feet for a drive by which doesn't meet any code by any standard. And if anybody's parked there, it doesn't flow well. So, that would be direct access and we would be more concerned about them utilizing our client's property for additional parking and may cause an issue. That's the reason we're asking to wave that right for that adjacent property owner connection. We do have and we did design in our plans potential for a future connection on the south side if the property to the south of us on Caraway is ever redeveloped. We did provide for that and connectivity. If and when that happens, so we can have some connectivity. The area by the old Front Page doesn't work because the property lines are so far back. The property on this corner's setbacks I believe are almost 60 feet from the street. So, connectivity with them doesn't make sense either and they have two accesses on Parker already.

Doug Gilmore: So, it's c-store and a stand-alone drive-thru restaurant and some food trucks?

Stonebridge Construction: Yes, sir and we already have the permit in hand for the c-store. We've had the traffic study done for the entire site before development. None of this was ever brought up in their traffic study as far as the requirement of having access over there. They only they have asked us to do is add a left turn lane onto Caraway, along with the right turnout on Caraway.

Doug Gilmore: So, you can make that Caraway entrance and exit a little wider?

Stonebridge Construction: It is, that's been done and that has actually already been submitted, it was done after this was submitted, and that's already been processed through the city. That was an owner requirement suggestion from the traffic study regarding access.

Kevin Bailey (Board): Y'all were here for the drives.

Stonebridge Construction: Yes, basically what we did, the variances we requested were to keep the two existing drives. One on Parker, one on Caraway, and we reduced the setback requirement on Caraway side because the property already lost so much to the drive to the right-away already. Then the other one was the coverage requirements, we were to reduce it by 5 or 10 percent. But that was done in September and like I said, if we had known this, we would have brought this up at that time but it didn't come up until the final stages of the permit process. On the c-store.

Casey Caples (Board): What are the rules on the cross access, when does cross access management no longer exist?

Kevin Bailey: I think it's in the development code but Derrel?

Derrel Smith (City Planner): Any commercial project, you're going to be required to have cross access. Any new development requires cross access, to the commercial property adjacent to you.

Kevin Bailey: Casey, if you remember it goes all the way back to, next to Harris Furniture.

Casey Caples: I know, but those lots were smaller and I thought once you got over a certain lot frontage, you didn't have to do the cross access.

Derrel Smith: What you're thinking about is number of driveways, the smaller the lot you're only allowed one driveway unless you're over a certain.

Casey Caples: Alright, that's good to know.

Kevin Bailey: Rob, we don't have the plan in front of us to day like we

normally do.

Doug Gilmore: We do, right here.

Stonebridge Construction: I got a paper copy right here if you want to see it. And what we have shown is what we originally had planned for this lot. And this is when we met with Derrel, Craig, and the entire development team of the city back in June, July, last year. And it just wasn't brought up until I think, Michael Morris brought it up throughout the process that it was part of the code that we had to provide access to all adjacent property owners and the only way around that was to request a variance, for it. So, currently we've modified our permit plans for the c-store to show a proposed drive access over to this lot. Because we couldn't get our permit issued without that and then once we have the variance we'll be able to remove that and revert back to our original layout.

Kevin Bailey: And in that layout Rob, the one over there off Caraway to the future development lot that access is going to stay?

Stonebridge Construction: Yes, and we don't control that, that would have to be when that property is redeveloped and then they would.

Kevin Bailey: But you got the turn out?

Stonebridge Construction: But, we've got it set up for that, yes sir.

Doug Gilmore: Tried this with Simmons Bank, didn't work.

Stonebridge Construction: Like I said, if this was you know, a different drive aisle, if it actually met code, it could be a benefit for both parties. The way we see it, we feel like it would do nothing but be detrimental to our site and it would give the adjacent property owner more parking and better access. Not to the road but to just be able to have an access because the parking lot is very narrow.

Kevin Bailey: If you put this drive into their parking lot, when you leave your property and cross onto them, you're going to be driving through parking places.

Stonebridge Construction: Right.

Kevin Bailey: Because their drive is not.

Stonebridge Construction: Right and not only that but with the location, where it's at, it literally renders that portion of the lot almost unusable because we would have to cut that lot in half. So, it changes everything. But it is what it is, if we had known this ahead of time, we would have brought it up in September when we asked for the other variances.

Kevin Bailey: Derrel, what's the city's thought process on this?

Derrel Smith (City Planner): We've already granted a lot of variances on this. This is just one more. Possibly if it needs that many variances maybe that's not big enough for everything they have planned on it.

Stonebridge Construction: My other question is our site doesn't require, because of, and the traffic study repeats that. This property currently has access and cross access to Front Page which had two entrances on Parker and they have access to Shelby, as well. That adjacent property owner has three accesses to Parker currently. What it would do is add additional driving, and additional traffic, and parking through our site. That's the position we stand on. And even if the variance wasn't granted we would have to plan for and set aside property of ours currently for some chance in the future that, that property is redeveloped and they actually grant access. So, it doesn't automatically tie in because there's not a cross access easement through there because when that property was developed, it didn't exist. So, we would just have to set aside that property in the hope that it will be redeveloped. Because I don't think the city would allow access to it, as it currently is.

Casey Caples: I know the Upper Crust parking lot, and that's a rough deal.

They already spill out into the adjoining property. So I imagine they would hate it.

Doug Gilmore: If you start cutting in there, it goes back into their parking lot.

Casey Caples: Yeah, it's even worse.

Stonebridge Construction: Like, I said I measured it, if you use 18 feet, which none of our vehicles are 18 feet, they have parking blocks a few sets away, that only leaves 18 foot for a drive aisle and if you use 20 feet it's 16. So, it doesn't meet any requirement at all and that's the concern I'd have is that you'd be adding traffic through that already small parking lot.

Casey Caples: Mr. Chair I think that parking lot that the city is asking them to adjoin to, with those depth requirements and already the chaos that comes with that parking lot. I make a motion that we approve the variance.

A motion was made by Casey Caples, seconded by Kevin Bailey, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Casey Caples; Kevin Bailey and Doug Gilmore

Absent: 1 - Max Dacus Jr.

Abstain: 1 - Rick Miles

[VR-25-05](#)

Variance: 3811 South Culberhouse Street

Todd Wilcox is requesting a variance for an eight-foot-tall gate. The property is zoned R-1, single family medium density district.

Attachments: [BZA Application](#)
 [Certified Mail Receipts](#)
 [Gate Picture](#)

Doug Gilmore (Chair): Mr. Wilcox.

Todd Wilcox (Proponent): Hello, so I guess everyone's seen the packet I submitted, asking for a variance to construct a gate going up to our property. Just built a new home at 3811 South Culberhouse a year ago. Our house sits roughly 800 feet off the driveway or off Culberhouse. We're wanting to back off Culberhouse about 125 to 150 feet, put in two brick posts. You should have a colored picture there.

Doug Gilmore: Our technology is a little suspect today but it was in the packet.

Todd Wilcox: I may have a copy, to just show you what kind of gate, it's not a fence it's a gate.

Casey Caples (Board): How far did you say you were off the street? I'm sorry.

Todd Wilcox: Roughly 125 to 150 feet.

Doug Gilmore: Your house?

Todd Wilcox: Oh, the house is 800 feet. I'm sorry.

Casey Caples: No, I meant the gate.

Unable to transcribe

Todd Wilcox: We're going to turn off and we're going to set up a separate electric meter for it because we're not going to try to run back from our house to get power to it. The variance we're needing, of course my wife has certain things she wants. She wants a gate that is in the center, roughly between seven and eight feet tall. It's going to be custom built steel gate, powder coated, painted, two brick columns, with coach lights on them. And the main reason is to stop people from trespassing. We have camera's up.

Doug Gilmore: You're back there 800 feet, somebody could come up and you'd

never know they were there.

Todd Wilcox: We've caught them back there. We have them on camera. That's the reason for it.

Doug Gilmore: Well Todd, we all know there's multiple houses on that area right there on Culberhouse that have gates and some of them are taller and bigger.

Todd Wilcox: We drove down there and there are seven gates on the west side of Culberhouse, which is the same side of the road we're on. I think that there may be one that's shorter but every double gate is between seven and eight feet tall. One's close to ten.

Doug Gilmore: There's a few people I know down that way that have big gates. So, we've established there's a precedent, now what do we do?

Rick Miles (Board): Mr. Chairman, if Wilcox is trying to set this that far off of the road, I move that we grant the variance.

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

Aye: 3 - Rick Miles; Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

[VR-25-06](#)

Variance: 5800 CW Post Road

Burns & McDonnell Engineering Company is requesting a variance on behalf of Post Consumer Brands for the requirement to pave an off-street temporary parking lot. The property is zoned I-2, general industrial district.

Attachments: [Varaince Application](#)
 [Plans](#)
 [CERTIFIED MAIL RECEIPTS](#)

Doug Gilmore (Chair): Alright, 5800 CW Post Road.

Rick Comer (Proponent): My name is Rick Comer with Burns & McDonnell Engineering. Post Consumer Brands is our client and we are doing some work for them at their facility. What we are asking for a variance for is to construct a gravel lot for the time period of the project that we're doing, we do have a stormwater pollution prevention plan through the state of Arkansas. Certified by an engineer in the state of Arkansas and Burns & McDonnell is the actual permit holder. So, there's no chance of us walking away from this once it's complete, but the plan is once it is completed, we will reclaim it, to hit that 70% revegetation that is required by the state and then at that point we'll close out our stormwater plan, but the plan is to revegetate everything once it is said and done with. Like I said, I have a SWPP that we submitted to the city, should be in the package as well as a soil erosion control plan and everything like that, that is required by the NPDS for the state.

Casey Caples (Board): What's the duration for this parking lot?

Rick Comer: Roughly a year. So, it'll be completed by March of next year.

Kevin Bailey: So, this is your construction, trailers, equipment, access while you're doing the addition or whatever it is across the street.

Rick Comer: Correct. Layout yard.

Kevin Bailey: Yes, it just happens to be across the street:

Rick Comer: Yes, on their property, correct. And this is the only disturbance that is taking place for the project. And we're just over an acre I believe.

Kevin Bailey: So, you're gonna put it back like it was before you get your CO

on your addition?

Rick Comer: Yes. Correct.

Unable to transcribe

Kevin Bailey: Mr. Chair I move that we grant this temporary variance for the construction time, and it will be removed before the CO is issued.

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Rick Miles;Casey Caples and Kevin Bailey

Absent: 1 - Max Dacus Jr.

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-07

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances


Variance: 2809 E. Highland Drive

Stonebridge Construction, LLC is requesting a variance to waive the driveway access offset requirements and keep the existing entrance on Highland Drive. The property is zoned C-3, general commercial district.



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Gamble Land Co. LLC Applicant: Stonebridge Construction, LLC
Address: 24 CR 912, Brookland, AR Address: 2211 Hill Park Cv., Jonesboro, AR
Phone: 870-243-5374 Phone: 870-268-9885
Email: chris@shopgambles.com Email: rhester@sbconst.com
Signature: _____ Signature: 

Description of Requested Variance:

Waive driveway access offset requirements to drives located on adjacent properties, and keep the exiting
entrance to Highland Drive for the proposed redevelopment of the property.

Circumstances Necessitating Variance Request:

The adjacent private drive located along the west side of the property Larkwood Dr. is actually a private drive.
The private drive is in bad disrepair and does not meet the current standards with a very narrow entrance and
parking directly off of the drive for the insurance office.

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

Office Use Only

Case Number: VR-25-07 Date Submitted: 3/21/25
BZA Deadline: 3/25/25 BZA Meeting Date: 4/15/25

Planning & Zoning Department - 300 S. Church St., Jonesboro, AR 72401 - (870) 932-0406 Office - (870) 336-3036 Fax



March 18, 2025

Mr. Derrel Smith
Director, Planning, Zoning
City of Jonesboro
300 South Church Street
Jonesboro, Arkansas 72401

Re: Variance Request – 2809 E. Highland Dr.

Mr. Smith

Stonebridge Construction request variances for the proposed redevelopment of 2809 E. Highland Dr. Formerly Ryans Restaurant. The request is to remove the driveway access offset requirements related to drives on adjacent properties and keep the existing drive location that was installed when the existing restaurant was originally built. The alternative of using the private drive to the west of the property for sole access is unacceptable, the drive is very narrow at the street, with brick wings blocking the view. The condition of the private drive is in very bad disrepair with parking directly off the drive for the insurance office.

Please see the attached existing site plan along with the proposed site plan for more information about the proposed development. The restaurant would be approximately 4,000 SF smaller than the existing and brings all other items on the site into compliance including greenspace requirements, curbs, & drainage requirements. We still have allowed connectivity to the private drive in the rear as a secondary means of egress but not the primary.

Please call me if at 870-761-3280 if you have any questions or need additional information.

Regards,

A handwritten signature in blue ink, appearing to read "Rob Hester", with a long horizontal line extending to the right.

Rob Hester
Stonebridge Construction, LLC



Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, April 15th, 2025 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: Stonebridge Construction, LLC

DATE: March 18th, 2025

SUBJECT PROPERTY ADDRESS: 2809 E. Highland Dr., Jonesboro, AR 72401

DESCRIPTION OF VARIANCE REQUESTED:

Waive driveway access offset requirements to drives located on adjacent properties, and keep the exiting entrance to Highland Drive for the proposed redevelopment of the property.

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., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Planning & Zoning Department - 300 S. Church St., Jonesboro, AR 72401 - (870) 932-0406 Office - (870) 336-3036 Fax

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Conway, AR 72034

Postage	\$4.85	Postmark Here	03/19/2025
Certified Fee	\$4.10		
Return Receipt Fee (Endorsement Required)	\$0.00		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$8.95		

Sent to
Krispy Kreme C/O Timothius Inc
Street, Apt. No.,
or PO Box No. **3275 Sawtooth**
City, State, ZIP+4
Conway AR 72034

PS Form 3800, August 2005 See Reverse for Instructions

2211 Hill Park Cove
Jonesboro, AR 72401

870.268.9885 ph
870.268.9882 fax

rhester@sbconst.com

From: Monica Pearcy <MPearcy@jonesboro.org>
Sent: Wednesday, March 19, 2025 8:54:00 AM
To: Rob Hester <rhester@sbconst.com>
Subject: RE: Surrounding Property Owners

Hi Rob,

The two adjoining mailing addresses are listed below.

KRISPY KREME
C/O TIMOTHIOUS INC
3275 SAWTOOTH
CONWAY AR 72034

CENTENNIAL BANK
PO BOX 7514
JONESBORO AR 72403-7514

Please let me know if anything else is needed.

From: Rob Hester <rhester@sbconst.com>
Sent: Tuesday, March 18, 2025 9:27 AM
To: Monica Pearcy <MPearcy@jonesboro.org>
Subject: Surrounding Property Owners

19, 2025 8:57 AM

Property Owners

Mailed out
3/19/25

First-Class Mail or Priority Mail®
of international mail.
VIDED with Certified Mail. For
stered Mail.
y be requested to provide proof of
lease complete and attach a Return
add applicable postage to cover the
requested. To receive a fee waiver for
mark on your Certified Mail receipt is
restricted to the addressee or
clerk or mark the mailpiece with the
it is desired, please present the arti-
if a postmark on the Certified Mail
label with postage and mail.
sent it when making an inquiry.
02-000-9047

ice for two years

99 2122 1000 0002 1102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
Jonesboro, AR 72403

Postage	\$4.05
Certified Fee	\$3.00
Return Receipt Fee (Endorsement Required)	\$1.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$9.63

Sent To: Centennial Bank
Street, Apt. No., or PO Box No. PO Box 7514
City, State, ZIP+4 Jonesboro AR 72403
PS Form 3800, August 2006 See Reverse for Instructions

19, 2025 8:57 AM

Property Owners

Mailed out
3/19/25

2211 Hill Park Cove
Jonesboro, AR 72401

870.268.9885 ph
870.268.9882 fax

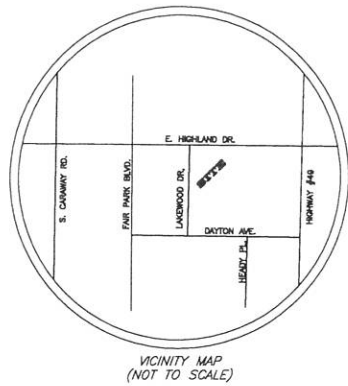
rhester@sbconst.com

From: Monica Percy <MPearcy@jonesboro.org>
Sent: Wednesday, March 19, 2025 8:54:00 AM
To: Rob Hester <rhester@sbconst.com>
Subject: RE: Surrounding Property Owners

Hi Rob,

The two adjoining mailing addresses are listed below.

KRISPY KREME
C/O TIMOTHIOUS INC
3275 SAWTOOTH
CONWAY AR 72034



VICINITY MAP
(NOT TO SCALE)

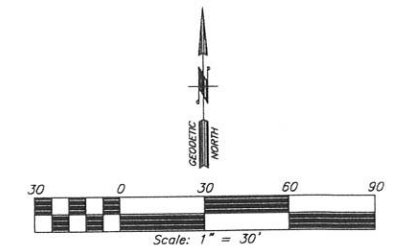
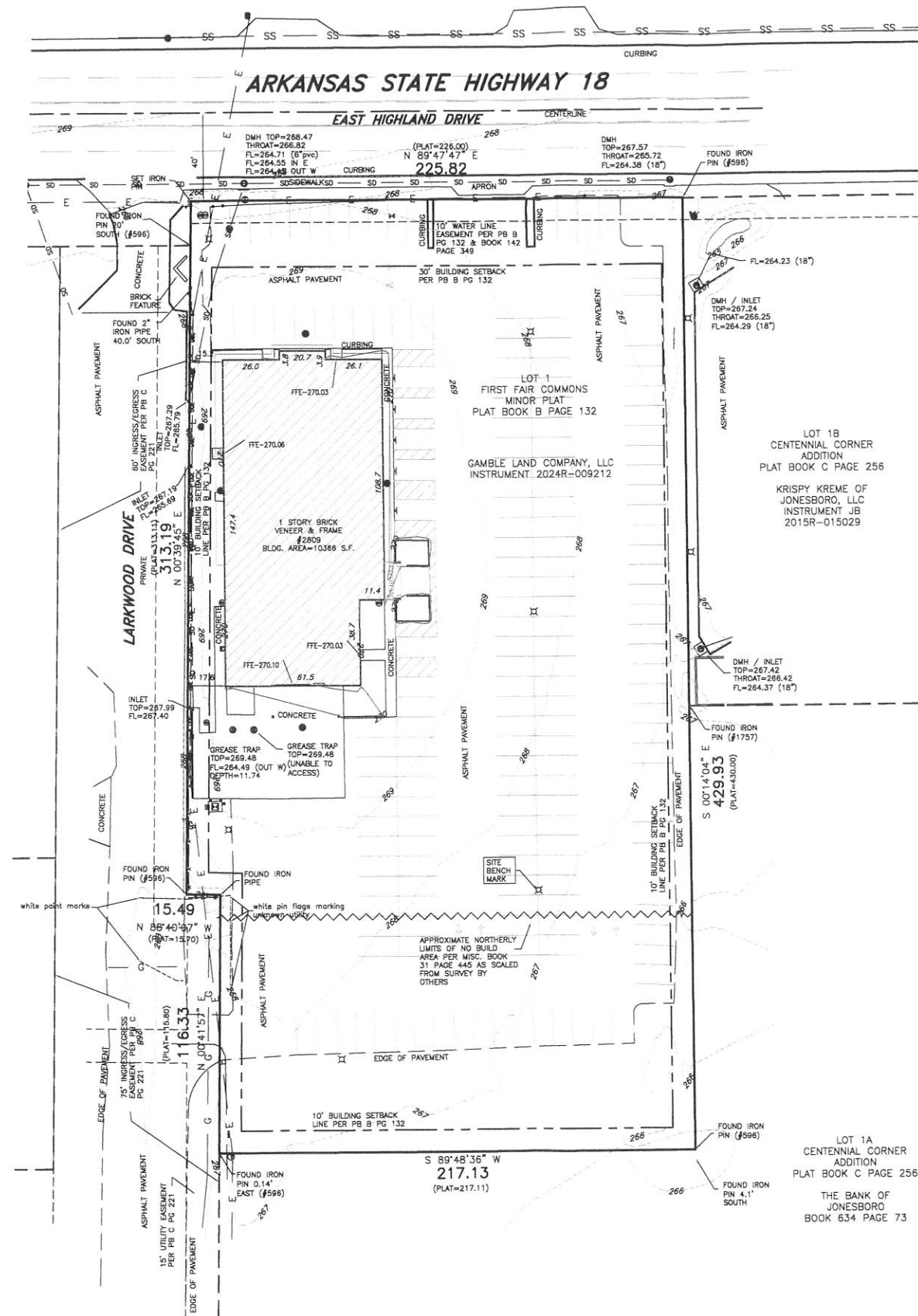
LEGEND

	ELECTRIC METER		SEWER MANHOLE
	GAS METER		DRAIN MANHOLE
	GAS VALVE		FIRE HYDRANT
	POWER POLE		6-72 DRAIN INLET
	FENCE		TELEPHONE PEDESTAL
	BORE HOLES		MAILBOX
	LIGHT POLE		DRAIN INLET
	PAD MOUNTED TRANSFORMER		TELEPHONE MANHOLE
	SEWER CLEANOUT		FIRE POST INDICATOR VALVE
	WATER METER		GROUND LIGHT
	WATER VALVE		WATER PUMP
	SIGN		BOLLARD
	IRRIGATION		HANDICAP PARKING
	CONTROL VALVE		HEATING VENTILATION AND AIR CONDITIONING
	CABLE TV RISER		
	SIGNAL POLE		

WATER LINE	W	W	W
GAS LINE	G	G	G
TELEPHONE LINE	T	T	T
POLE/WIRE LINE	E	E	E
UNDERGROUND ELECTRIC	U	U	U
SEWER LINE	SS	SS	SS
DRAIN LINE	SD	SD	SD

Property description

Lot 1, First Fair Commons Minor Plat as recorded in Plat Book B Page 132 in the Northeast Quarter of the Northwest Quarter of Section 28, Township 14 North, Range 4 East in Jonesboro, Craighead County, Arkansas



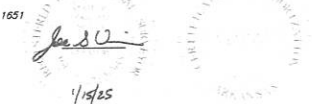
NOTES

1. BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.
2. ONLY VISIBLE AND APPARENT UTILITIES SHOWN.
3. BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL ARKANSAS 1 CALL @ 1-800-482-8898 AND THE UTILITY COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.
4. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART TO THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIES IN ZONE X (UNSHADED) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 050048 0258D. MAP DATED SEPTEMBER 26, 2024.
7. FLOW LINE ELEVATIONS, PIPE SIZES AND COMPOSITION (EXCEPT AS NOTED AS BEING DETERMINED FROM RECORDS) ARE REPORTED AS CAN BE ASCERTAINED FROM INVESTIGATION AT THE GROUND SURFACE WITHOUT ENTRY INTO THE STRUCTURE(S). AS SUCH INDICATED MEASUREMENTS MAY NOT MEET THE PROJECT SURVEY MEASUREMENT REQUIREMENTS.
8. UTILITY LOCATIONS AS SHOWN HAVE BEEN PLOTTED FROM "ONE CALL" OR OTHER UTILITY LOCATION SERVICES AS MARKED AT GRADE, AND/OR VISIBLE EVIDENCE OF UTILITY SERVICES OR FROM RECORDS OF THE UTILITY PROVIDER(S) AS NOTED ON PLAT OF SURVEY. THE CLIENT SHOULD SATISFY THEMSELVES AS TO ALL MATTERS OF UTILITY LOCATION.
9. NOS BENCH MARK PID D02619: THE MARK IS LOCATED ABOUT 7.0 MI (11.3 KM) WEST OF NEEDHAM, 7.0 MI (11.3 KM) SOUTHWEST OF BROOKLAND AND 2.9 MI (4.7 KM) EAST-SOUTHEAST OF JONESBORO. TO REACH FROM THE INTERSECTION OF STADIUM BOULEVARD AND EAST HIGHLAND DRIVE, GO EAST ON EAST HIGHLAND DRIVE 0.50 MI (0.8 KM) TO THE MARK ON THE LEFT. IT IS 127.09 FT (38.7 M) SOUTHEAST OF THE SOUTHEAST CORNER OF CHUCK E. CHEESE BUILDING, 72.82 FT (22.1 M) WEST OF THE NORTHEAST CORNER OF A BRIDGE, 37.43 FT (11.4 M) EAST OF A DRAINAGE INLET MANHOLE AND 32.00 FT (9.8 M) NORTH OF THE CENTERLINE OF EAST HIGHLAND DRIVE. ELEVATION = 257.10 (NAVD88).
11. SITE BENCH MARK - CUT SQUARE ON LIGHT POLE BASE IN PARKING LOT - ELEVATION = 270.37.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR A STATE OF ARKANSAS CLASS "A" SURVEY LOCATED IN AN URBAN AREA.

HARRIS & ASSOCIATES LAND SURVEYORS, LLC

JOE S. WISEMAN
SURVEYOR
ARKANSAS LICENSE NO. 1651



TOPOGRAPHIC SURVEY OF LOT 1,
FIRST FAIR COMMONS MINOR PLAT AS
RECORDED IN PLAT BOOK B PAGE 132
IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 14 NORTH, RANGE 4 EAST,
JONESBORO, CRAIGHEAD COUNTY,
ARKANSAS

F:\25002\sur\25002_2809 E Highland Jonesboro AR.dwg

HARRIS & ASSOCIATES LAND SURVEYORS, LLC
554 Greentree Cove, Suite 102B · Collierville, Tennessee 38017 · (901)362-2345

DATE: Jan. 7, 2025 PLAT BOOK: B PAGE: 132

SCALE: 1" = 30'

DRAWN BY: jh/tw ORDERED BY: jeff
Kimley Horn

SURVEY CODE: 500-14N-04E-0-28-410-16-1651



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-09

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Variance: 2111 Cain Street

Weston Wagner is requesting a variance for lot that does not meet the minimum lot size requirement. The property is zoned R-2, multi-family low density district.



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Weston Wagner Applicant: Weston Wagner
Address: 336 Natchez Dr. Address: 2111 Cain st.
Phone: 870-926-7994 Phone: _____
Email: WLWagner99@hotmail.com Email: _____
Signature: Weston Wagner Signature: _____

Description of Requested Variance:

The Code requires a lot to be 6,000 Sq Ft to
build a single family house. My lot is 5,670. I am
330 Sq Ft short

Circumstances Necessitating Variance Request:

I would like to build a single family home, but
my lot is 330 Sq Ft short.

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

Office Use Only

Case Number: VR-25-09 Date Submitted: 3/25/25
BZA Deadline: 3/25/25 BZA Meeting Date: 4/15/25

I am requesting a variance to build a single-family home on my lot at **2111 Cain St.** The property is zoned **R-2**, which requires a **6,000 sq. ft.** lot for single-family homes. My lot measures **5,670 sq. ft.**, leaving it **330 sq. ft. short** of the requirement. However, it exceeds the zoning requirements for width (**56 feet**, where 50 feet is required) and depth (**102 feet**, where 100 feet is required).

Given that this is a minimal deviation, I respectfully request approval to proceed with the construction of a single-family home. Thank you for your time and consideration.

Weston Wagner

870-926-7994

9589 0710 0225 1698 9398 39

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Jonesboro, AR 72401

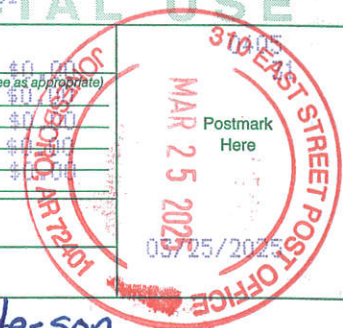
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Trevor Anderson
Street and Apt. No., or PO Box No. 3311 Kingsbury St.
City, State, ZIP+4[®] Jonesboro AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 0225 1698 9398 22

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Jonesboro, AR 72403

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Ronald White
Street and Apt. No., or PO Box No. PO Box 10031
City, State, ZIP+4[®] Jonesboro AR 72403

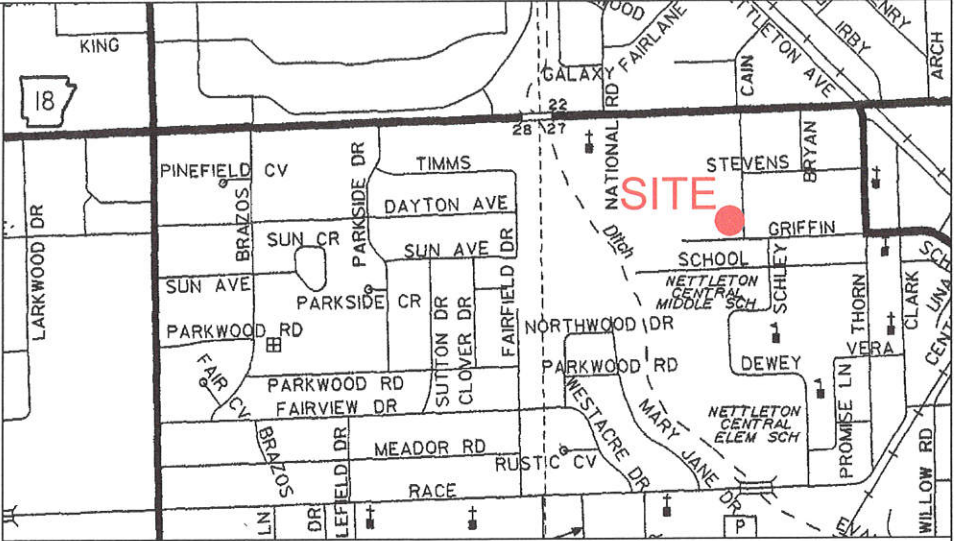
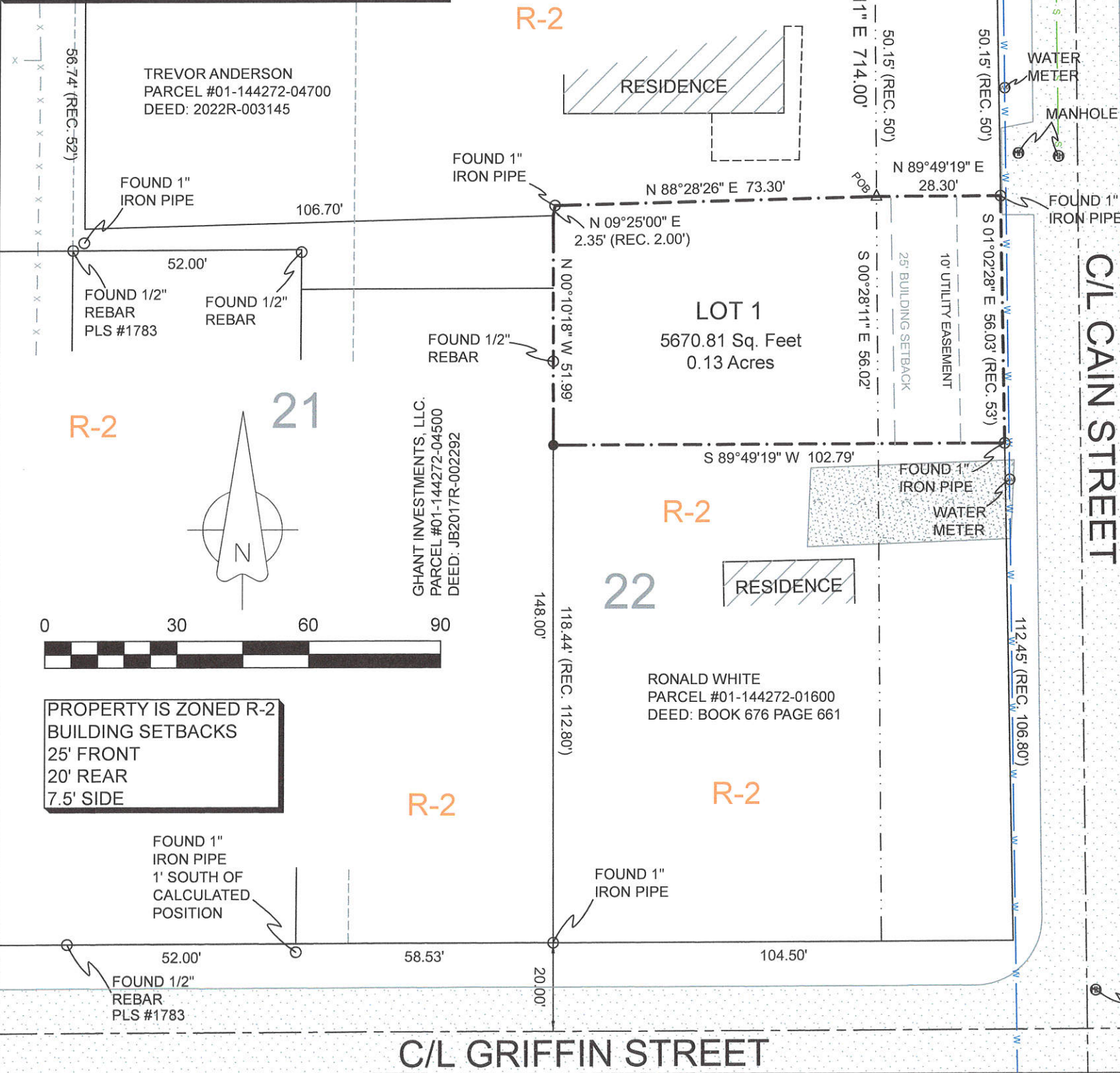
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



NOTE: REFERENCE DATA

1. COBB AND LEES SURVEY OF THE NW 1/4, NW 1/4, OF SEC. 27-T14N-R4E DATED SEPTEMBER 1926 RECORDED AT BOOK 48, PAGE 113.
2. JENKINS/MASSEY REPLAT OF THE SOUTH 157' OF THE WEST 52' OF LOT 21 OF COBB AND LEES SURVEY OF THE NW 1/4, NW 1/4 OF SEC. 27-T14N-R4E DATED 6-14-84 RECORDED AT BOOK "A" PAGE 149.
3. HAYWOOD, KENWARD & ASSOCIATES, INC SURVEY OF A PART OF LOT 22 OF COBB & LEES SURVEY OF NW 1/4, NW 1/4 OF SEC. 27-T14N-R4E DATED 2-7-73 RECORDED AT BOOK "B" PAGE 57.
4. BYRD REPLAT FOR WOODY BYRD DATED: 3-30-2022 AS RECORDED AT STATE REFERENCE No. 202207055570.
5. H&S HIME SURVEYING, CLIENT: WESTON WAGNER DATED:5-30-2024 AS RECORDED AT STATE REFERENCE #20241031033031.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE AE of the Flood Insurance Rate Map, Community Panel No. 05031C0259D effective date of 9/26/2024. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is in a Special Flood Hazard Area.



DESCRIPTION:
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST (ALSO A PART OF LOT 22 OF COBB AND LEE SURVEY OF THE NW 1/4, NW 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST), CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 27;
Thence South 00°28'11" East 714.00 feet to the Point of Beginning of Proper;
Thence North 89°49'19" East 28.30 feet; Thence South 01°02'28" East 56.03 feet (Rec. 53.00 feet);
Thence South 89°49'19" West 102.79 feet; Thence North 00°10'18" West 51.99 feet; Thence North 09°25'00" East 2.35 feet (Rec. 2.00 feet); Thence North 88°28'26" East 73.30 feet to the Point of Beginning of Proper, containing 5670.81 Sq. Feet, 0.13 Acres, more or less and being subject to all public and private roads and easements.

SURVEYORS NOTES:
1. BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.
3. BOUNDARY WAS DETERMINED USING EXISTING EVIDENCE AS FOUND ON GROUND WHILE PERFORMING THE SURVEY.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD STE. "F"
JONESBORO, ARKANSAS 72401

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

WESTON WAGNER

DATE:

LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - FD COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - FOUND REBAR
 - △ CALCULATED CORNER
 - FENCE LINE
 - ELECTRIC
 - SET PK NAIL
 - ⊕ POWER POLE



CAIN STREET MINOR PLAT

drawn: S. HIME

date: 2-12-2025

scale: 1"=30'

client: WESTON WAGNER

OF A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST (ALSO A PART OF LOT 22 OF COBB AND LEE SURVEY OF THE NW 1/4, NW 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST), CRAIGHEAD COUNTY, ARKANSAS.

H&S HIME PROFESSIONAL SURVEYING SERVICES

1817 WOODSPRINGS RD. - STE. "F"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com

STATE CODE: 500-14N-04R-0-27-400-16-1783



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Variance: 628 W. Matthews Avenue

Justin Hart is requesting a variance for a swimming pool setback. The property is in the neighborhood transitional district.



JONESBORO
ARKANSAS

Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Lee + Rene Aspinwall Applicant: Justin Hart
Address: 628 W Matthews Address: 2203 Bridger Rd
Phone: 870 761 3327 Phone: 870 897 9850
Email: _____ Email: _____

Signature: Lee Aspinwall Signature: Justin Hart

Description of Requested Variance:

16x36 Swimming Pool. We want to Run concrete
for pool to existing Car Port and use the
carport offset from property as pools

Circumstances Necessitating Variance Request:

there are large old oaks we are
trying to stay away from roots so
we dont harm

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

Office Use Only

Case Number: VR-25-10 Date Submitted: 3/25/25
BZA Deadline: 3/25/25 BZA Meeting Date: 4/15/25

9589 0710 5270 0004 3844 00

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.85	\$0.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

0408 18

Postmark Here

04/08/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Mailing Addresses:

Payne John R
622 W Matthews Ave
Jonesboro AR 72401-3452
Wofford Dana
3501 Annadale Dr
Jonesboro AR 72404-9510

9589 0710 5270 0004 3843 94

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro AR 72401

OFFICIAL USE

Certified Mail Fee	\$4.85	\$0.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To _____

Street and Apt. No., or PO Box No. _____

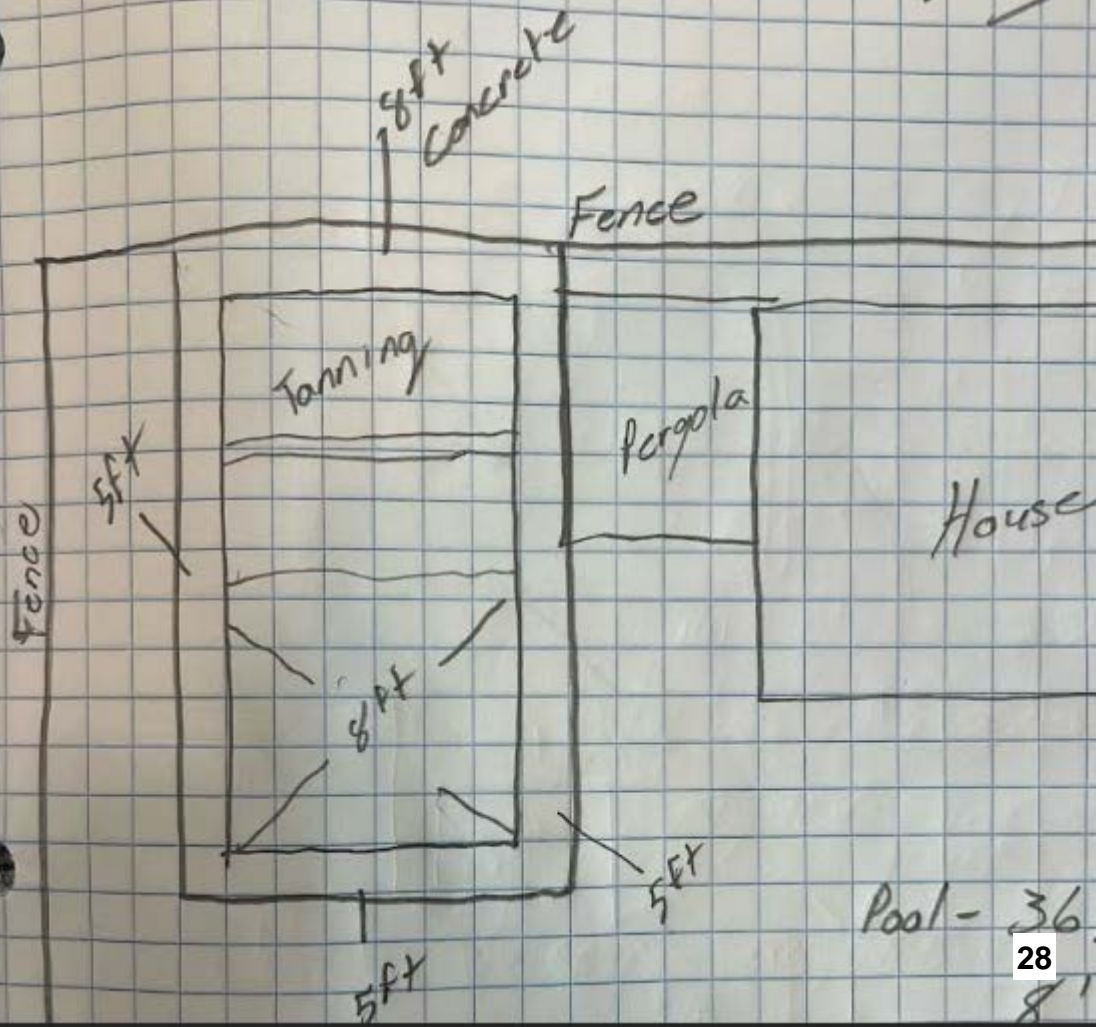
City, State, ZIP+4® _____

0408 18

Postmark Here

04/08/2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-11

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Variance: 2080 Sloan Lake Drive

Michael Tyler is requesting a variance for a reduced front setback. The property is zoned R-1, single family medium density district.



JONESBORO
ARKANSAS

Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Tyer Construction, Inc. Applicant: Michael Tyer
Address: 1067 E. Lawson Rd Address: 2080 Sloan Lake
Phone: 870-919-3687 Phone: 870-919-3687 / 870-219-2308
Email: michael.tyer@gmail.com Email: jonmoore909@yahoo.com
Signature: [Signature] Signature: [Signature]

Description of Requested Variance:

To have the 45ft setback on the North side of Lot 1 Sloan Lake
changed to a 25ft setback

Circumstances Necessitating Variance Request:

The setback change will allow for a more suitable and appealing
area to build a conventional style home that is consistent with
the surrounding homes.

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

Office Use Only

Case Number: VR-25-11 Date Submitted: 3/25/25
BZA Deadline: 3/25/25 BZA Meeting Date: 4/15/25

Planning & Zoning Department - 300 S. Church St., Jonesboro, AR 72401 - (870) 932-0406 Office - (870) 336-3036 Fax

9589 0710 5270 1887 1887 6433 18

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72404

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

310 EAST STREET POST OFFICE
 MAR 27 2025
 JONESBORO, AR 72401

9589 0710 5270 1887 1887 6433 01

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72404

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

310 EAST STREET POST OFFICE
 MAR 27 2025
 JONESBORO, AR 72401

9589 0710 5270 1887 1887 6433 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72404

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To 3500 Vine Creek

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

310 EAST STREET POST OFFICE
 MAR 27 2025
 JONESBORO, AR 72401

9589 0710 5270 1887 1887 6433 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72404

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

310 EAST STREET POST OFFICE
 MAR 27 2025
 JONESBORO, AR 72401



JONESBORO
ARKANSAS

Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, April 15, 2025 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: Michael Tyer

DATE: 3/25/2025

SUBJECT PROPERTY ADDRESS: 2080 Sloan Lake Jonesboro AR

DESCRIPTION OF VARIANCE REQUESTED:

Reduce side setback on Casey Springs from 45 feet to 25 ft. this will allow for a more conventional style home & be consistent to other homes on Sloan Lake

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.

Matthew Williams

Printed Name of Property Adjacent Owner

3904 Casey Springs

Address

(Signature)

Date

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., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



JONESBORO
ARKANSAS

Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, April 15, 2025 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: Michael Tyer

DATE: 3/25/2025

SUBJECT PROPERTY ADDRESS: 2080 Sloan Lake Jonesboro AR

DESCRIPTION OF VARIANCE REQUESTED:
Reduce side setback on Casey Springs from 45 feet to 25 ft. this will allow for a more conventional style home & be consistent to other homes on Sloan Lake

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.

Drake Merritt

Printed Name of Property Adjacent Owner

(Signature)

Date

2076 Sloan Lake

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., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



JONESBORO
ARKANSAS

Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, April 15, 2025 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: Michael Tyer

DATE: 3/25/2025

SUBJECT PROPERTY ADDRESS: 2080 Sloan Lake Jonesboro AR

DESCRIPTION OF VARIANCE REQUESTED:

Reduce side setback on Casey Springs from 45 feet to 25 ft. this will allow for a more conventional style home & be consistent to other homes on Sloan Lake

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.

John K Householder

Printed Name of Property Adjacent Owner

2079 Sloan Lake

(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., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



JONESBORO
ARKANSAS

Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 15, 2025 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: Michael Tyler

DATE: 3/25/2025

SUBJECT PROPERTY ADDRESS: 2080 Sloan Lake

DESCRIPTION OF VARIANCE REQUESTED:

Reducing the north setback on Lot 1, Sloan Lake (2080 Sloan Lake), from 45ft to 25ft. This setback

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.

Justin Turner

Printed Name of Property Adjacent Owner

2023 Casey Springs

Address

(Signature)

Date

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., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

TYER CONSTRUCTION INC

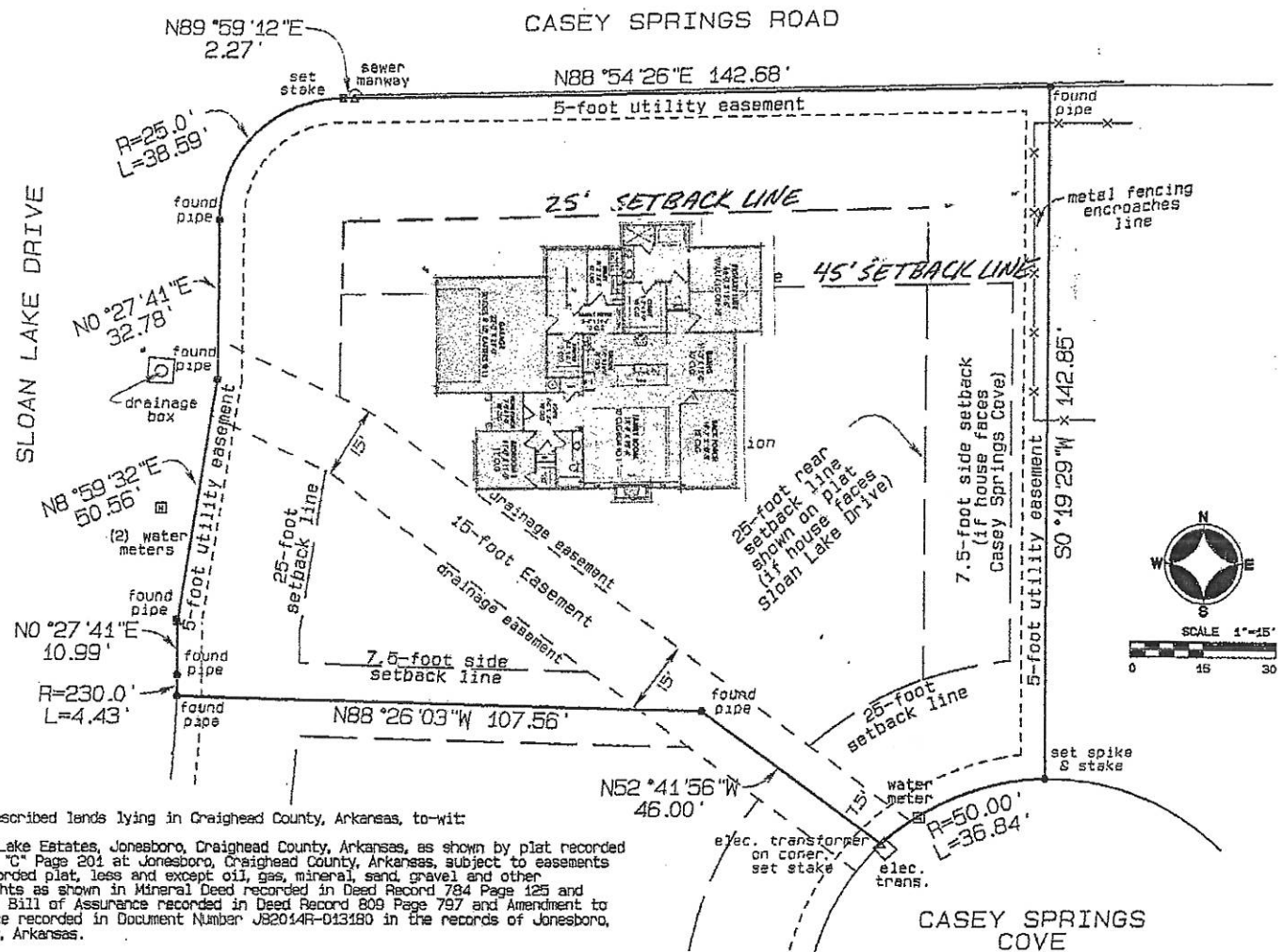
Tyer Construction Inc.
1067 E. Lawson Rd.
Jonesboro AR 72404
870-919-3687
Michael.tyer@gmail.com

Due to the drainage easement in the center of the lot and the 45' setback on Casey Springs Road, we are only left with approximately 20' of width for the front of the house. This 20' of house frontage would be if the house was placed at the front 25' setback line of Sloan Lake Drive. The other existing homes on the street have been built close to the front setback of Sloan Lake Drive. If we move the house toward the rear of the lot, where the buildable space widens, we will have the house moved so far back, it will be facing the rear of the house adjacent to it. This would not achieve the architectural cohesiveness desired by the developer and the other homeowners. If the 45' setback on Casey Springs Road could be reduced to the standard 25' setback, which would match the setback on Sloan Lake drive, we would have enough building frontage to achieve a similar style house as the other existing homes. The option to face the home to Casey Springs Road is unavailable due to the fact that the developer and HOA require the home to face Sloan Lake Drive. We have tried numerous house plans, which would accommodate the easement and setbacks, unsuccessfully. The curb appeal, with these options would not be preferred, per my conversations with the adjacent property owners.

Thank you for your consideration.

Michael Tyer
Tyer Construction Inc

SURVEY FOR: Tyer Construction LLC – Michael Tyer



The following described lands lying in Craighead County, Arkansas, to-wit:

Lot 1 of Sloan Lake Estates, Jonesboro, Craighead County, Arkansas, as shown by plat recorded in Plat Cabinet "C" Page 201 at Jonesboro, Craighead County, Arkansas, subject to easements as shown on recorded plat, less and except oil, gas, mineral, sand, gravel and other subterranean rights as shown in Mineral Deed recorded in Deed Record 784 Page 125 and being subject to Bill of Assurance recorded in Deed Record 809 Page 797 and Amendment to Bill of Assurance recorded in Document Number JB2014R-013180 in the records of Jonesboro, Craighead County, Arkansas.

Notes:

- 1.) Measured bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0304), North American Datum 1983.
- 2.) Lot is vacant.
- 3.) Building setbacks shown from record plat are for Residential (R-1) Zoning based on proposed house facing Sloan Lake Drive which makes the rear 25-foot setback along the East line, if the proposed house faces Casey Springs Cove the East line would be subject to a side setback of 7.5-feet as shown.

Dated: December 5, 2023



Tyer
Construction LLC

Bradley P. Hancock
Surveying & Mapping
PO Box 1522
Paragould, Arkansas