



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, May 16, 2023

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 4 - Max Dacus Jr.; Rick Miles; Casey Caples and Kevin Bailey

Absent 1 - Doug Gilmore

3. Approval of Minutes

[MIN-23:047](#)

MINUTES: April BZA Minutes

Attachments: [April 18, 2023 BZA Minutes](#)

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 - Max Dacus Jr.; Casey Caples and Kevin Bailey

Absent: 1 - Doug Gilmore

4. Appeal Cases

[VR-23-25](#)

VARIANCE: 5601 East Highland Drive

Gibson's Sign-Mart is requesting a variance for the overlay district sign guidelines. This property is zoned I-2, general industrial district.

Attachments: [Application](#)
[Cover Letter](#)
[Neighbor Notifications](#)
[Site Plan](#)

Rob Gibson – Gibson's Sign Mart, 1021 Neil Dr.: We are working with ABB, used to be Thomas and Betts, and they want to put a monument sign in front of their facility. They are in a special overlay district which only allows an 8ft tall sign for single tenant and a 12ft sign for a multi-tenant. They are a single tenant. The sign we are proposing is 10ft tall.

Commission: Has this sign been designed? Is that what we're looking at?

Gibson: That is their old sign that will be removed. This is the new sign.

Commission: I'm assuming this falls out of the guidelines of the signage for the particular area.

Derrel Smith – Staff: Right. A single tenant is 8ft. They have 2 additional feet which is why they need a variance.

Commission: How tall is the existing sign?

Gibson: I think it's probably 6ft.

Commission: What elevation is the sign sitting? It looks like it's sitting in a hole from the highway.

Gibson: It's pretty low from eye level view. It needs to be raised if possible. They do have some shrubbery and landscaping they want to put around it. If we could get an extra couple of feet we can do some shrubs and get it up to eye level. This is a pretty big factory, so if we could get it up to give it a little more visibility.

Commission: How far is the sign off the shoulder of 18? How far is it back?

Gibson: From the right-of-way? I'd have to check. I really don't know.

Commission: You're not moving it any closer than the existing sign?

Gibson: No, we are taking down the existing sign and putting it back in its spot. It's pretty much the same width, we just want to make it taller.

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 - Max Dacus Jr.; Casey Caples and Kevin Bailey

Absent: 1 - Doug Gilmore

[VR-23-26](#)

VARIANCE: 5213 East Nettleton Avenue

WCMC LLC is requesting a variance for a reduced minimum lot width and lot area. This property is zoned RS-4, single-family residential district.

Attachments: [Application](#)
 [Cover Letter](#)
 [Certified Mail](#)
 [Record Plat](#)

William Conrad: The lot I'm talking about is 5213 E Nettleton. I've been working with Jeremy Bevill, a local engineer here. I have 2 lots here and I'm wanting to reduce the width of the lot. One of them from 80ft to 65ft and a square footage of 10,890 to 6,955 on 59R. Then on lot 60R I'm wanting to reduce from 80ft to 65ft and the square footage from 10,890 to 6,108. I've also given the city a 20ft right-of-way along Nettleton. That's proposed shown on the attached plat. I'm wanting to build two single homes with 4 bedroom 2 bath. With all of the setbacks, the house plan will still fit on those lots. Right now it's zoned an RS-4. When I purchased the lot, it was one lot.

Commission: You've already divided these lots?

Conrad: I have divided, but it hasn't been recorded. Once we got this we realized they were zoned the RS-4 so nothing has been recorded. The houses about 1,200sq ft.

Commission: Derrel or Monica, could you tell me the lot width and depth size to meet an RS-4 so I can get an idea of how much we're not complying by with this request.

Monica Percy – Staff: The lot size is 10,890 sq. ft. minimum lot width would be 80.

Commission: It seems to match better if it's just one lot.

Conrad: that's a really big lot to build one house on.

Commission: What would it have to be zoned for 2 lots to work?

Derrel Smith – Staff: Probably an RS-7 or RS-8. 7 is 6,200.

Bailey: Is it not better to rezone it and ask for a rezone request than be here right now?

Smith: It's up to the owner to make that decision, but it is a longer process.

Bailey: In the certified mail that you've sent out, none of your neighbors have come with any opposition?

Conrad: No, sir. My understanding is that it's been an empty lot for a while. I'm currently building a lot behind this house.

Bailey: Derrel, does the city have any problem with this?

Smith: It's a lot of variances for one zone, but he is right. We need single family homes.

Commission: Have you considered having them rezoned to a proper zoning where you wouldn't have to have this variance?

Conrad: No, I thought I would give this a shot first. This is how I was directed to try this first since it would be the easiest and simplest way.

Miles: If I were going through this process, I know it would take a little more time, but I would have them zoned properly. That's just my opinion.

Conrad: How would I go about that?

Miles: Let us get through this first. We'll see how this comes out.

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

Nay: 3 - Max Dacus Jr.; Casey Caples and Kevin Bailey

Absent: 1 - Doug Gilmore

[VR-23-27](#)

VARIANCE: Woodsprings Road

Associated Engineering is requesting a variance for an increase in lot coverage. This property is zoned C-3, general commercial district.

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

John Easley – Associated Engineering: Here on behalf of Focal Point. The owner is Chad Fisher. We came before the Planning Commission about a month and a half ago for Conditional Use for mini storages on Woodsprings Rd in the C-3 zoning. At the time it was brought up that lot coverage by the code be 60% maximum. We are currently at 70% coverage. Which in turn gives 30% green space. The landscape ordinance has 20% minimum and we're well above that. In order to have what we have right now, to come down to 60%, a 10% reduction, we'll be losing 5 buildings on the South by the Woodsprings exit next to the vet center. Then the 4 buildings in what I call the peace corner. We'd lose 1 building and then modify or reduce 2 more. In order to come down to 60 we'd lose a large amount of development. At the Planning Commission we discussed project overall, read the landscape ordinance, also in the overlay district by I-55. So we'll have the additional landscaping and more importantly we'll have the building finishes. Which was the brick and stone facades and all the sides. As I said, with the overlay district it's also the overall landscaping requirements. As part of the design, we discussed it with engineering briefly about making improvements to Christian Creek. What we plan on doing is laying it back 3 to 1, stabilize it, landscaping it, and stabilize it until it looks nice. So we're not asking to make the site bigger, we're asking to

keep it as it is right now.

Kevin Bailey – Commission: Is this the same layout that you presented to the MAPC?

Easley: Yes.

Bailey: And you haven't deviated from that at all?

Easley: No. Like I said, we don't want to go bigger, we want to keep it the same.

Chad Fisher: We did reduce a couple of those building sizes from the last plan to meet fire code. It's not reflected on this plan and a few will change, but I believe it's Building A and Building B we had to reduce the square footage to meet fire code so we don't have to sprinkler those. So, actually the sites been reduced mildly.

Commission: Are these renderings what you're proposing to build here?

Fisher: We're going to approach that with an architect. We're going to set up a meeting with Mr. Derrel and everybody to figure out what the actual materials are that we have to design to. These are ones we've already built. Whatever code we have to meet. It'll be 100% brick.

Unable to transcribe

Derrel Smith – Staff: As long as it meets code, we'll review it and we'll approve it at staff level. The only time it comes to you or MAPC is when something doesn't meet code.

Bailey: You do have 30% greenspace?

Easley: Yes, 30% as of right now.

Miles: I'm assuming all the neighbors have been notified of this?

Monica Percy – Staff: No opposition.

Miles: Is anyone here in opposition of it today?

(None)

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 - Max Dacus Jr.; Casey Caples and Kevin Bailey

Absent: 1 - Doug Gilmore

[VR-23-28](#)

VARIANCE: 4603 Southwest Drive

Damian Sylve is requesting a variance for a reduced minimum lot depth. This property is zoned R-1, single family medium density district.

Attachments: [Application](#)
 [Notification Receipt](#)
 [Site Plan](#)

Kim Shelton – Realtor: Representing Damian Sylve, he's a potential buyer on this property. Ryan Ivy is the realtor representing the seller Ms. Amy Newberry-Lovins. We're here today because we've applied for a change in code. It's currently zoned R-1 and we applied for C-3. In putting in that application, we found out we needed variance because it's not 100ft deep on this lot. That's why we're here today.

Damian Sylve: I'm from New Orleans, and I've come up here to Jonesboro and I see you don't have too many selections of Cajun foods or southern foods. We're on S. Caraway right now selling food across from Casey's gas station. We want to find a home for our business. It's temporary right now. I want to put a food business there. It's not a big business. Right now we're operating out of

an 8ft x 20ft food truck. I had an idea of finding a piece of land and moving it there. That way I can get everything I need to have a complete operation on Southwest Dr. Right now it's just one food truck, and I considered doing maybe storage bins to recycle and keep it together. Maybe put 2 of them on the same lot which will still leave room for parking and a seating area. I just need enough room for maybe 2 food trucks.

Kevin Bailey: Derrel, if we granted the lot depth variance, it's still coming to MAPC for the rezoning, correct?

Derrel Smith: Correct. Right now it's zoned residential.

(Unable to transcribe)

Smith: You can go either way on this one. Without a variance the zoning won't go through. I think this is the way to do this since it's a limited lot depth. It's zoned R-1. It's limited in R-1. It doesn't meet the R-1 requirements.

Bailey: We're not here today to look at their design or anything, but that is a state highway.

Smith: It'll have to go through a site review.

Bailey: It'll be challenging.

(Unable to transcribe)

Bailey: Entrances, setback, utilities, stormwater retention, just off the top of my head. Landscape buffer between commercial and residential.

Miles: If we grant this, you're not near it being approved.

Bailey: Not trying to dishearten you, it's a good idea. I'm just not sure if you'll overcome the hurdles, but you might.

(Unable to transcribe)

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 - Max Dacus Jr.; Casey Caples and Kevin Bailey

Absent: 1 - Doug Gilmore

5. Staff Comments

6. Adjournment