

BZA Meeting Tuesday September 16th, 2025

1. Call to order

2. Roll Call

Present (4): Kevin Bailey, Casey Caples, Doug Gilmore, Rick Miles, Matthew Millerd

Absent (0):

3. Approval of minutes

MIN-25:078 MINUTES August 19th, 2025 BZA

A motion was made by, seconded by, that the minutes be approved, the motion was PASSED with the following vote:

Aye (4): Kevin Bailey, Casey Caples, Doug Gilmore, Rick Miles, Matthew Millerd

Nay (0)

Absent (0)

4. Appeal Cases

VR-25-24 **VARIANCE: 1306 Charles Drive**

West Wagner is requesting a variance at 1306 Charles Drive.

Doug Gilmore (Chair): We have one today, Weston Wagner, 1306 Charles Drive.

Weston Wagner (Proponent): Good afternoon gentlemen I appreciate it for being the only one on the agenda today. I am here looking for a variance at 1306 Charles Drive. What I've handed you are, all five properties that have come before this board and received variances to build single-family homes. So, I know you are all aware that I'm building single-family homes but I just wanted to show you what I'm actually building and the quality that I'm building for the city of Jonesboro here. That being said, the lot I have is right at a half-acre of lot. I am looking to divide into two, to build two single-family homes. My plat, if it were to be divided, roughly to the front of the house, it's about 110 foot. 110 foot total so if you divide that by two it would be 55 foot. So, I'm about five foot short on my frontage to build for a replat.

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Weston Wagner: So, if you count half the front at Charles Drive, one is 52 the other is 52.78, so, both of them are 52 foot, but if you count where the houses are because as the lot goes back it gets wider so, it's 110 foot, 110.74 at the start of the houses.

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Derrel Smith (City Planner): Curve radius is 26.43.

Doug Gilmore: But it's got a 52.78, so it's actually a little bit wider.

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Weston Wagner: And you can also look at the one I just handed out. I'd have to look back at the numbers but, everything exceeds all of the zoning requirements and setbacks, the only thing I'm short is about roughly 5 to 8 foot, depending on what measurement you're looking at for a replat.

Matthew Millerd (Board): Derrel, what are the side setbacks?

Derrel Smith: The side setbacks are 7 and a half.

Matthew Millerd: 7 and a half? Okay, so we're good there.

Derrel Smith: We're good on the sides, the rear is fine. They're right on the front setback so those are good. It's just the lot width that we're looking at a variance for. From 60 down to 52 and then whatever that addition is there, but 52 something on the other.

Matthew Millerd: How does the city feel about it?

Derrel Smith: It's meets, the setbacks it doesn't meet the lot width requirements. If it was a new plat we wouldn't have platted it, if you're doing a new 60 foot wide subdivision, we wouldn't allow it to be that way but this is kind of a remodel.

Doug Gilmore: Any single-family home north of Johnson is a good idea.

Weston Wagner: Yes sir, it is in north Jonesboro. When this area was originally platted there was no city sewer there. So, the lots were a little bit bigger to allow septic tanks. Now, there is city sewer on Charles Drive.

Doug Gilmore: You don't need as much property.

Weston Wagner: That's correct. Yes, sir. And there's still a ton of backyard there. Front yard and everything.

Rick Miles (Board): So, right now lot 20 and lot 18, are they still vacant, nothing on them?

Weston Wagner: Those are the lots to the side of me, there are houses on both sides. So, I own this one lot where it says 1 and 2 there, there are houses on both sides yes, sir.

Rick Miles: Okay, so both of those are?

Weston Wagner: Yes, sir. There are already houses there.

Rick Miles: They're already developed?

Weston Wagner: Yes, sir.

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Derrel Smith: Yeah, there's a RS-zoning that allows a 50-foot lot width. But he'd have to rezone it, instead of applying for a variance.

Matthew Millerd: Would it change any of the house requirements or anything like that?

Derrel Smith: Well, it would actually reduce the front yard setback to 20 feet.

Kevin Bailey (Board): I think what he's showing as far as setbacks, versus what's on Charles Street, but it all lines up with it.

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Casey Caples (Board): This hasn't been re-platted yet into two lots?

Derrel Smith: No, it has not.

Doug Gilmore: Have those trees been cut?

Weston Wagner: The majority of them have been, yes sir.

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Derrel Smith: Not for this, it would be administrative since it's just one lot into two.

Doug Gilmore: Questions for Mr. Wagner?

Matthew Millerd: I have one, what's the reason for not just going for the rezoning and doing it that way?

Weston Wagner: It's all R-1 in the area, the reason is I would be going for the exact same thing. The reason is, because I'm trying to build single-family regardless. I'm not trying to do any kind of multi-family. So, if I don't think the proper way to approach it would be a rezoning for that land because everything in area on those streets is R-1. So, I think it would be better maintained as a R-1 zoning.

Matthew Millerd: We could get you a zoning where you wouldn't have to get a variance though.

Weston Wagner: If it were to rezone.

Derrel Smith: There are zonings out there, where we wouldn't have to have a variance, yes sir.

Kevin Bailey: All notifications have been sent out and come back?

Weston Wagner: Yes sir, I turned them in.

Casey Caples (Board): I'm trying to find the hardship, and what I mean by that is, I think I see the reason behind why you're doing it. You put two houses, double the investment. I get it. But by doubling the investment is what caused your hardship. So, that's why I'm trying to think through it. Usually I decide by what's the hardship, what's going on? But dividing the space to get two homes, which I think is good for that part of town, but it's almost a created hardship. Does that make sense?

Doug Gilmore: I think that makes sense, but I think an overriding factor would be the improvement to that street. Two more single-family homes as opposed to, what is it R-2?

Derrel Smith: R-1.

Doug Gilmore: Is it R-1? The whole thing's R-1?

Derrel Smith: Yep.

Doug Gilmore: Okay. It doesn't need to be an apartment complex, or a duplex, or fourplex or anything else.

Weston Wagner: And I agree with you.

Doug Gilmore: Of course, it couldn't be with R-1.

Weston Wagner: And the majority of our spots in Jonesboro before this new code came out, were all 50 by 100, and so that property got platted, how many years ago at double the size of, you know it's 104 total, 105 total, but because they had to have septic tanks. And now that we have city sewer there, I think this will be a great candidate to put, and divide it. And depending on how you look at it, I have at my front corners, I got 52 foot, if you look at where the house is actually going to be. There's 55 foot and as the lot goes back it gets bigger.

Matthew Millerd: I think, I just come back to, you come to BZA when there's no other option, and this has an option that he can pursue that doesn't require us to give him a variance. He can grow through the proper channels to rezone the property to something that's still a residential property, but would fit his lot size. And we wouldn't have to give the variance for it.

Doug Gilmore: I think this expedites his need, if you will. He takes this before the MAPC how many times?

Derrel Smith: Once, but then three times at City Counsel. Six to eight weeks.

Doug Gilmore: Yeah, compared to today. Where he can start tomorrow.

Rick Miles: What is the square footage of these houses?

Weston Wagner: The houses that I'm doing roughly are roughly 1400 to 1500 heated and cooled, and then they will have either a carport or a garage on there. They'll be very similar to the pictures that I showed you right there. Three bedroom, two bath. 100% Brick.

Kevin Bailey: Mr. Chair I am going to make a motion that we place the request on the floor for vote.

Board: Second.

A motion was made by Kevin Bailey, seconded by, that the matter be approved, and the motion was FAILED with the following vote:

Aye (1): Rick Miles

Nay (3): Matthew Millerd, Kevin Bailey, Casey Caples

Absent (0)

5. Staff Comments

6. Adjournment

Meeting was Adjourned.