

Date: 07/15/26

To: City of Jonesboro

Project Name: Tractor Supply Company Remodel

A variance request for the proposed Tractor Supply Company located at 2308 S Caraway Road, Jonesboro, Arkansas 72401. This variance pertains to the code requirements in Jonesboro Arkansas – Municode Codification / Part II – Land Development Ordinances / Chapter 117 – Zoning / Article VIII – Other Standards and Requirements / Sec. 117-325. Driveways and access; multifamily and nonresidential.

The request is to vary this code by adding an additional section number three (3)

a.3; “Existed developments with existed parking areas shall not be required to provide cross access to the adjacent property owners if the existing parking layout and plat does not provide a cross-access drive and easement.”

Tractor Supply Company is proposing to retrofit an existing building and will keep the existing parking area parameters from the original design. The existing cross access to the north will remain. A requirement to provide cross-access to the south will create geometric problems within the parking arrangement and drive aisles. Also, there is not an easement to make a connection to the south adjacent property.