



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

Case Number
Date Submitted

VR19-23
6.25.19

BZA Deadline
BZA Meeting Date

6.25.19
7.16.19

OWNER/APPLICANT INFORMATION

Property Owner
Address
Phone
Signature

Delta Peanut, LLC
9605 C.W. Post Road
870-450-0412

Applicant
Address
Phone
Signature

Associated Engineering, LLC
103 South Church Street
(870) 932-3594

DESCRIPTION OF REQUESTED VARIANCE

Request the reduction of the 100 feet building setback required in I-2 to 50 feet
along the Barnhill Road right-of-way.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

This proposed peanut processing facility will have a rail load-out area located on the east side of the shelling
plant building which is adjacent to Barnhill Road. To provide this area, the intent is to continue the existing
rail spur alignment further south from the present termination point located approximately 170 feet north of the
Barnhill Road and C.W. Post Road intersection. Due to the required geometry for the rail spur extension, the
building setback distance from Barnhill Road has a direct effect on the required location of the building relative
to C.W. Post Road. The correlation is that the further the distance from Barnhill Road the proposed shelling plant
building is located, the further the distance south from C.W. Post the building location is required. A 100 feet
setback from Barnhill Road will require the building to be located approximately 127 feet further south than a
50 feet building setback from Barnhill Road.

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.