



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, January 21, 2020

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

Present 3 - Doug Gilmore; Max Dacus Jr. and Rick Miles

Absent 2 - Jerry Reece and Sean Stem

3. Approval of Minutes

[MIN-20:006](#)

MINUTES: BZA Meeting Minutes from December 17, 2019

Attachments: [Meeting Minutes from December 17, 2019](#)

Approved

Aye: 2 - Max Dacus Jr. and Rick Miles

Absent: 2 - Jerry Reece and Sean Stem

4. Appeal Cases

[VR-19-49](#)

VARIANCE: 3905 Teal Drive

George Hamman of Civilogic, LLC on behalf of Matt Millerd is requesting a variance for address 3905 Teal Drive to allow the southern side setback to be reduced from 7.5 ft. to 5.61 ft. and the rear setback to be reduced from 25 ft. to 23.74 ft. This is located within an R-1 Single Family Medium Density District.

Attachments:[Application](#)[Letter](#)[Replat](#)[Variance Plat](#)[Property Owners](#)[USPS](#)[SFR 16-613 3905 Teal Drive HOUSE - Residential Plans](#)[Pictures of Location](#)

George Hamman of Civilogic, LLC on behalf of Matt Millerd is requesting a variance for address 3905 Teal Drive to allow the southern side setback to be reduced from 7.5 ft. to 5.61 ft. and the rear setback to be reduced from 25 ft. to 23.74 ft. This is located within an R-1 Single Family Medium Density District.

APPLICANT: George Hamman stated they did a survey on this lot for a seller. They discovered an encroachment on the Northside. In order to replat that lot we would have to file a variance because this home was inadvertently built a little too close to the sideline and a little too close to the rear line.

COMMISSION: Doug Gilmore asked how long the house has been there.

APPLICANT: George Hamman stated it is not that old. Teal Drive was developed by Todd Wilcox. Todd built the house for the original owner and this owner did not get a survey when he bought it.

A motion was made by Rick Miles, seconded by Max Dacus Jr., that this matter be Approved. The motion **PASSED** with the following vote:

Aye: 2 - Max Dacus Jr. and Rick Miles

Absent: 2 - Jerry Reece and Sean Stem

[VR-19-50](#)

VARIANCE: 2213 Auburn Drive

George Hamman of Civilogic, LLC on behalf of Clark and Summer Tyson is requesting a variance for 2213 Auburn Drive to allow the South front setback reduced from 25 ft. that is required to 18 ft. for a portion of the frontage. This is located within an R-1 Single Family Medium Density District.

Attachments: [Application](#)
 [Letter](#)
 [Variance Plat - 2213 Auburn Dale Cove](#)
 [Returned Sign Property Owner](#)
 [USPS Receipts](#)
 [Pictures of Area](#)

George Hamman of Civilogic, LLC on behalf of Clark and Summer Tyson is requesting a variance for 2213 Auburn Drive to allow the South front setback reduced from 25 ft. that is required to 18 ft. for a portion of the frontage. This is located within an R-1 Single Family Medium Density District.

APPLICANT: George Hamman stated the home the owners own now was on the lot to the North. There was another home on the lot immediately to the South. Months ago the house burned. Those people vacated and had the house removed. Clark and Summer purchased the lot to the South. They now would like to expand their existing home. The front entry will protrude into the typical 25' front setback. They are requesting an 18' front setback to accommodate that new addition.

COMMISSION: Rick Miles asked if the footprint has already been laid.

APPLICANT: George Hamman stated it has not.

COMMISSION: Rick Miles asked if the new footprint will be in part of the footprint the old house was in. He also asked if the footings were still present.

APPLICANT: George Hamman stated to some degree, yes. To his knowledge, the footings have been removed.

A motion was made by Rick Miles, seconded by Max Dacus Jr., that this matter be Approved. The motion **PASSED** with the following vote:

Aye: 2 - Max Dacus Jr. and Rick Miles

Absent: 2 - Jerry Reece and Sean Stem

[VR-19-51](#)

VARIANCE: 220 Allis Street

George Hamman of Civilogic, LLC on behalf of Eric Grotheer is requesting a variance for address 220 Allis Street to allow the South side setback be reduce from the 25 ft. that is required to 11.5 ft. This is located with an R-3 Multi-Family High Density District.

Attachments: [Application](#)
 [Letter](#)
 [Plot Plan Variance Plat](#)
 [Pictures of Area](#)
 [USPS Receipts](#)

George Hamman of Civilogic, LLC on behalf of Eric Grotheer is requesting a variance for address 220 Allis Street to allow the South side setback be reduce from the 25 ft. that is required to 11.5 ft. This is located with an R-3 Multi-Family High Density District.

APPLICANT: George Hamman asked the commission to look at photos of Paget Street. It is located between Patrick and Alice. In order to build a home, the South setback will need to be reduced from 25' to 11.5'. He stated they looked at the possibility of replating the two lots and trying to make it work without a variance, but that still did not provide adequate room and would cause the need to extend a water line.

COMMISSION: Rick Miles asked if this is for a single family home and if everyone has been notified.

APPLICANT: George Hamman confirmed it is single family and that all neighbors were notified.

A motion was made by Max Dacus Jr., seconded by Rick Miles, that this matter be Approved. The motion **FAILED** with the following vote:

Aye: 2 - Max Dacus Jr. and Rick Miles

Absent: 2 - Jerry Reece and Sean Stem

[VR-19-52](#)

VARIANCE: 6100 Highland Drive

George Hamman of Civilogic, LLC on behalf Jackson Innovations, LLC is requesting a variance for address 6100 Highland Drive to allow Masonry exterior on South building Faces only, Parking Reduction and 12 month to complete the parking and drive final surfaces. This is located within an I-1 Limited Industrial District.

Attachments: [Application](#)
 [Letter](#)
 [Variance Plat](#)
 [Returned Sign Property Owner Notifications](#)
 [USPS Receipts](#)
 [Pictures of Area](#)

George Hamman of Civilogic, LLC on behalf Jackson Innovations, LLC is requesting a variance for address 6100 Highland Drive to allow Masonry exterior on South building Faces only, Parking Reduction and 12 month to complete the parking and drive final surfaces. This is located within an I-1 Limited Industrial District.

APPLICANT: George Hamman stated a portion of this land is zoned C-3 and a portion is zoned I-1. The owner wants to place some ministorage buildings there which are allowed in the I-1 and they will apply for the conditional use for the C-3 portion. The variance they are asking for is a masonry exterior on the South face of the building only and for parking to be setup as shown. When people go to a ministorage they do not park in the parking space and carry their things. They park in front of the door. He would like 12 months to complete all of the parking. He stated the parking will probably be a combination of asphalt and concrete.

COMMISSION: Doug Gilmore stated that it was strange that one lot is classified under two different zonings.

APPLICANT: George Hamman stated that is not typical, but does happen occasionally. City, Water, and Light own the "U" shaped parcel behind them. He stated he has visited with them and they own that land and will hold on to it for a while. If they are forced into providing soft water to the city that is probably where their softening plant will be.

COMMISSION: Doug Gilmore asked for the rationale on the 12 months.

APPLICANT: George Hamman stated it will allow the rock base to get well compacted so the maintenance requirement will be decreased.

COMMISSION: Rick Miles asked for the reasoning behind the masonry on the South only.

APPLICANT: George Hamman stated being the kind of units they are, the sides will have doors and very little masonry anyway. He just wants to be consistent through there with metal on the buildings.

COMMISSION: Rick Miles if all neighbors have been notified.

APPLICANT: George Hamman confirmed they had.

COMMISSION: Rick Miles asked if he needs the variance before he can ask for a conditional use.

APPLICANT: George Hamman stated that is correct due to the masonry and parking requirements.

A motion was made by Max Dacus Jr., seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote:

Aye: 2 - Max Dacus Jr. and Rick Miles

Absent: 2 - Jerry Reece and Sean Stem

[VR-19-53](#)

VARIANCE: 2408 High Street

Woodrow Byrd of Blue Byrd Rentals, LLC is requesting a variance for 2408 High Street to make the lot depth requirement for a lot that is 76.44 ft. instead of the 100 ft. depth that is required by city code to place a duplex on this lot. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application](#)
 [Plat Survey](#)
 [Pictures of Area](#)
 [USPS Receipts](#)

Woodrow Byrd of Blue Byrd Rentals, LLC is requesting a variance for 2408 High Street to make the lot depth requirement for a lot that is 76.44 ft. instead of the 100 ft. depth that is required by city code to place a duplex on this lot. This is located within an R-2 Multi-Family Low Density District.

COMMISSION: Doug Gilmore asked if there are two houses on the lot.

APPLICANT: Jon Moore stated nothing is on the lot.

STAFF: Tracy McGaha stated there is nothing on the lot, but it is too short to meet the depth requirement. The lot is supposed to be 100' deep and it is only 76.44' deep. This is the reason a variance is needed. She stated the only thing she has talked to Woody about is that you cannot have parking in the front of the duplexes. It has to be either on the side or rear. He has them shown here on the front. If they vote yes, he will have to make revisions to his plans.

COMMISSION: Doug Gilmore asked if this needs to be tabled.

STAFF: Tracy McGaha stated that can be approved through staff. This is a variance for the depth of the lot. He will still have to go by the duplex guidelines.

COMMISSION: Rick Miles asked if this is R-2 zoning.

STAFF: Tracy McGaha confirmed it is R-2.

COMMISSION: Rick Miles asked what are the setbacks here.

STAFF: Tracy McGaha stated the setbacks are 25' from front, 20' from rear, and 7.5' on each side. He has to make it work with those.

COMMISSION: Rick Miles stated that if he has a 30' building he does not know how he is going to make it work.

COMMISSION: Doug Gilmore stated he would have to get with the city employees if approved and show them how the parking will fit with the building. If he needs a variance for that, he will have to come back.

COMMISSION: Rick Miles stated that since he owns most properties around it, he assumes all neighbors were informed.

APPLICANT: Jon Moore stated they have all been informed. One of the people notified actually sold the property to them.

A motion was made by Max Dacus Jr., seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote:

Aye: 2 - Max Dacus Jr. and Rick Miles

Absent: 2 - Jerry Reece and Sean Stem

[VR-20-01](#)

VARIANCE: 2205 Manchester

John Yates on behalf of Brenda Phillips is requesting a variance for address 2205 Manchester to allow a 6 ft. fence to be installed into the front yard setback on Britton Street 15 ft. into the 25 ft. setback. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application](#)
 [Plat Survey](#)
 [Pictures of Area](#)
 [USPS Receipts](#)

John Yates on behalf of Brenda Phillips is requesting a variance for address 2205 Manchester to allow a 6 ft. fence to be installed into the front yard setback on Britton Street 15 ft. into the 25 ft. setback. This is located within an R-2 Multi-Family Low Density District.

APPLICANT: John Yates stated he is needing a variance for a fence at 2205 Manchester. It is a corner lot which is considered a front yard. The letter was signed by all neighbors and no one seems to have a problem with it. The fence is going to be no more than 15' into the setback.

COMMISSION: Doug Gilmore stated that it appears it would not be blocking traffic from being able to see.

STAFF: Tracy McGaha stated where it is being placed should not block the view of traffic at all.

COMMISSION: Rick Miles asked if all neighbors were notified.

APPLICANT: John Yates stated yes, they have all signed the letter.

A motion was made by Rick Miles, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote:

Aye: 2 - Max Dacus Jr. and Rick Miles

Absent: 2 - Jerry Reece and Sean Stem

5. Staff Comments

6. Adjournment