



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Monday, December 28, 2020

1:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED MEETING

1. Call to Order

2. Roll Call

Present 4 - Doug Gilmore; Jerry Reece; Rick Miles and Sean Stem

Absent 1 - Max Dacus Jr.

3. Approval of Minutes

[MIN-20:121](#)

MINUTES: Meeting Minutes from November 17th, 2020 BZA Meeting

Attachments: [Meeting Minutes from November 17, 2020 BZA Meeting](#)

Postponed until next meeting.

[MIN-20:122](#)

MINUTES: Meeting Minutes from December 15th, 2020 BZA Meeting

Attachments: [Meeting Minutes from December 15, 2020 BZA Meeting](#)

Postponed until next meeting.

4. Appeal Cases

[VR-20-48](#)

VARIANCE 4818 E HIGHLAND DRIVE

Dan Garneau of Kum and Go, LLC is requesting a variance for 4818 E Highland to request some variances to the Access Management Policy concerning the new Kum and Go Store. This is located in a C-3 General Commercial Density District.

Attachments: [Application](#)
 [Letter](#)
 [Site Plan](#)
 [Traffic Study](#)
 [Aerial View](#)
 [USPS Receipts](#)

Dan Garneau of Kum and Go, LLC is requesting a variance for 4818 E Highland to request some variance to the Access Management Policy concerning the New Kum and Go store. This is located in a C-3 General Commercial Density District.

APPLICANT: Gary Harpole on behalf of Kum and Go states that the company is looking to close this property and there's an existing drive that you comes off of Hwy 18 and as well as Dara Drive. The fact that it's on a corner proximity to the Dara drive location makes this a variance in order to keep access coming off Hwy 18 which is important to the flow of what these guys are trying to do. So we have been working with the City and they had a traffic study done to look for ways to be able to accommodate and get the city comfortable in granting a variance. Basically, they have agree to build a deceleration lane at their own expense to be able to move the traffic off Hwy 18 to be able to turn into the drive from 18. They submitted this a few weeks ago, and I had the opportunity to sat down with Derrel and Craig and we went through this and talk about it. Both of them at that point said they were satisfied that their recommendation would take care of any concerns that the City had and they wouldn't have any problem recommending the variance to be granted. Now they would have to get their permit form ARDOT and they know that before they can move forward to get the permit. ARDOT has already been advised of the plan before they can move forward and get the permit from ARDOT they have to have a variance by the city.

COMMISSION: Doug Gilmore states from the City perspective what's is the problem with their plan and why do we need a variance

APPLICANT: Gary Harpole states because of the proximity to Dara Drive

STAFF: Michael Morris states with the new Traffic Access Management defines the exterior driveway spacing is greater then what they have on their property. Typically with a decel lane, they are a lot longer, but they're going to work with ARDOT to get one in there as long as they can get it

A motion was made by Sean Stem, seconded by Jerry Reece, that this matter be Approved. The motion **PASSED** with the following vote.

Aye: 3 - Doug Gilmore; Jerry Reece and Sean Stem

Absent: 2 - Max Dacus Jr. and Rick Miles

5. Staff Comments

6. Adjournment