



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, January 19, 2021

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 4 - Doug Gilmore; Max Dacus Jr.; Jerry Reece and Rick Miles

Absent 1 - Sean Stem

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](#)

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

Aye: 3 - Doug Gilmore; Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

[MIN-20:122](#)

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

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

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

Aye: 3 - Doug Gilmore; Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

[MIN-21:002](#)

MINUTES: Meeting Minutes from December 28th, 2020 Special Called BZA Meeting

Attachments: [Meeting Minutes from December 28th, 2020 BZA Meeting](#)

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

Aye: 3 - Doug Gilmore; Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

4. Appeal Cases

[VR-20-49](#)

VARIANCE: 3000 E Parker

Keith Bayird of Bayird Properties, LLC is requesting a variance for 3000 E. Parker to gravel a parking area that will be used as a bullpen area for staging newly acquired cars while being processed into the current inventory. This is located in a C-3 General Commercial Limited Use Overlay District.

Attachments: [Application](#)
 [Site Plan](#)
 [Plan Set](#)
 [Commercial Application](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

Keith Bayird of Bayird Properties, LLC is requesting a variance for 3000 E. Parker to gravel a parking area that will be used as a bullpen area for staging newly acquired cars while being processed into the Current inventory. This is located in a C-3 General Commercial Limited Overlay District.

APPLICANT: Michael Bogg from Tralan Engineering on behalf of Keith Bayird of Bayird Properties LLC, states he is expending the lot of the old Car Choice Building at the corner of Parker and Stadium Ave. He's expending the parking lot to the south adding more space for inventory and connected it back over to rook road. When he brings cars in that is purchase or that needs a little work while he staging them before he puts them in the public viewing he would like to generate this bullpen areas where the cars can sit. He would like to keep that a gravel area and screen in from the public view. This is for is people to drop them off while they're waiting to get into the shop for detail or whatever has to be done before they go out for the public viewing. He is requesting a variance from the hard surface to leave a chat surface there. It' screen and fence off no public access to that area.

COMMISSION: Jerry Reece ask was there future plans for asphalt

APPLICANT: Michael Bogg stated not at this moment sir no. This is just an area to be used to store cars for cars while they wait to be process into inventory.

COMMISSION: Rick Miles ask are you looking for this to be a permanent solution.

APPLICANT: Michael Bogg state that I don't know if you can say permanent. Mr Bayird purchase all the property there that's Rook's had which was about 15 or 16 acres.

COMMISSION: Max Dacus ask does the plans show if it was to be left chat that is it curbed

APPLICANT: Michael Bogg state at this time it's not curbed. It's curbed on the west side because it butted up to the parking lot but the remaining of that is

fence.

COMMISSION: Rick Miles ask Staff Derrel Smith what do the city think about this.

STAFF: Derrel Smith states that we have allowed these in the pass with a time limited. Whatever you decide on this also make sure they know that this can't be an auto salvage back there. They can't put any salvage back there. You can look at a two year time period, because in two year things can change and if they doesn't have any plans they can come back before you. If they have new plans by then this may not be an issue

COMMISSION: Rick Miles ask for Staff Comments

A motion was made by Max Dacus to grant the variance with the following stipulation: that it will have a Two year time limited and at that time the plans would be brought before the city or if the board so move we can extend that time. All automobile has to be in running order and can't be use for salvage storage of any kind. Has to be fence and screened. Seconded by Doug Gilmore that the variance be approve.

Passed with the following vote:

Aye: 3 - Doug Gilmore;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

[VR-20-50](#)

VARIANCE: 1901 S Caraway Road # B

Horizon Land Surveying on behalf Gamble Land Company, LLC and MATH Investments, LLC are requesting a variance for 1901 S. Caraway # B for the rear 20-foot setback To 0 feet for the portion of the building that touches the property line and 15 feet for the portion that does not touch the line. This is located in a C-3 General Commercial Density District.

Attachments: [Application](#)
 [Site Plan](#)
 [USPS Receipts](#)
 [Property Notification Letter](#)
 [Aerial View of Location](#)

Horizon Land Surveying on behalf Gamble Land Company, LLC and MATH Investments, LLC are requesting a variance for 1901 S. Caraway # B for the rear 20-foot setback To 0 feet for the portion of the building that touches the property line and 15 feet for the portion that does not touch the line. This is located in a Commercial Density District.

APPLICANT: Danny Burns states there's an existing building that we want to plat this and take out an extra lot showing as lot 2 on the drawing. The existing old sears building has already been platted with the lot line being right along the building line so we're need to request a variance for the setback along that line.

COMMISSION: Doug Gilmore ask that you're trying to bring it up to compliance moving forward

APPLICANT: Danny Burns stated correct

COMMISSION: Rick Miles ask for Staff Comments

A motion was made by Doug Gilmore, seconded by Jerry Reece, that this matter be Approved. The motion PASSED with the following vote:

Absent: 1 - Sean Stem

[VR-20-51](#)

VARIANCE: 3101 AND 3105 Orval Orlan Drive

McAlister Engineering on behalf of Stone Concepts. LLC is requesting a variance for 3101 and 3105 Orval Orlan Drive to chat in the loading, unloading, and turning of large trucks. The area will also be gated, fenced and will not allow access to the public. This is located in a C-3 General Commercial Density District.

Attachments: [Application](#)
 [Site Plan](#)
 [Notification signed](#)
 [Letters Going Out](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

McAlister Engineering on behalf of Stone Concepts. LLC is requesting a variance for 3101 and 3105 Orval Orlan Drive to chat in the loading, unloading, and turning of large trucks. The area will also be gated, fenced and will not allow access to the public. This is located in a C-3 General Commercial Density District.

APPLICANT: Taylor McBride with McAlister Engineering states that on the north east corner of the land he would like to make that into a spot for large semi-trucks to come in and turn around back into his loading docks. We're ask for is the ability to use chat in there in-lieu of asphalt.

COMMISSION: Doug Gilmore ask is the parking for individuals, customers will be asphalt

APPLICANT: Taylor McBride stated yes the area we are requesting for chat is the business part it's not allowed. There's no public access to that it will be fence off on three side and a gate on the building on the other side. There will be no public access were we'll looking to chat.

COMMISSION: Doug Gilmore ask will they be storing any materials out on this lot as well.

APPLICANT: Taylor McBride states the material storage will be out in the very back of the building
Very southern end.

COMMISSION: Rick Miles ask is this a permanent fix or is this a temporary fix

APPLICANT: Taylor McBride states as of now it will be a permanent fix

COMMISSION: Rick Miles ask for Staff Comments

STAFF: Derrel Smith states that this isn't any difference in the one we just look at. Normally we can of set a precedent that we'll go up to twenty-four months. If they want to look at some type material other then chat. They would need to bring that before

engineering. We do allow some different pavement, but we're not seeing that purpose. But if they want to go with that I don't think we can go over twenty-four months without reviewing this again.

APPLICANT: Taylor McBride states he will be ok with that and that would give me some time to look into some other pavements possible put in front of the owners and it might make a better sense to do it sometime in the future.

COMMISSION: Rick Miles ask for Staff Comments.

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

Absent: 1 - Sean Stem

[VR-20-52](#)

VARIANCE: 3401 Day Drive

Bill Shouse is requesting a variance for 3401 Day Drive to not have to finish out the road with asphalt, curb, and gutter for the replatting of his property to build a shop. This is located in an R-1 Single Family Residential District.

Attachments: [Site Plan](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

Bill Shouse is requesting a variance for 3401 Day Drive to not have to finish out the road with asphalt, curb, and gutter for the replatting of his property to build a shop. This is located in an R-1 Single Family Residential District.

APPLICANT: Bill Shouse states that he would like to combine those three plats into one and put a shop on the west acre and not have to pave the road which connects to my driveway.

COMMISSION: Doug Gilmore ask did he own all three of those traces.

APPLICANT: Bill Shouse stated yes

COMMISSION: Doug Gilmore ask for City Comments

STAFF: Derrel Smith states if it becomes one lot he could pave up to sixty feet of it and met the ordinance. Sometime you waved the curb and gutter requirements and just allow sixty foot of asphalt into the lot and do the variance for everything else.

Aye: 3 - Doug Gilmore; Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

[VR-21-01](#)

VARIANCE: 2121 Barnhill Road

Colson Group USA is requesting a variance for 2121 Barnhill Road to eliminate perimeter curbing at all loading dock areas and access loop road around the building. This is located in an I-2 General Industrial District.

Attachments:[Application](#)[Site Plan for Curb and Gutter](#)[Site Plans](#)[USPS Receipts](#)[Aerial View of Location](#)

Colson Group USA is requesting a variance for 2121 Barnhill Road to eliminate perimeter curbing at all loading dock areas and access loop road around the building. This is located in an I-2 General Industrial District.

APPLICANT: Chad Gattis on behalf of Colson Group states they would like to request a variance to eliminate the curbing requirement at the loading docks and access loop road around the building that we're constructing. The curb and gutter will be install at the two access drive entering from Barnhill Road and also the employee parking lot in front of the building. All the drive lanes and service around the building will be asphalt or concrete as indicated on the drawing. The site grading is designed so the water should go across the driveways and the loop road and flow into the new retention pond areas on site so the storm water will be contain.

COMMISSION: Doug Gilmore ask for Staff Comments

STAFF: Derrel Smith states normally we require curb and gutter for help moving water into the retention area. I would let Michael see if Engineering have any problems with this.

STAFF: Michael Morris states we really do have any issues with this yes it's to direct water but also having a clean edge in my opinion too. With this being fenced off behind and not public access more for their trucks I'm not too oppose to this.

COMMISSION: Rick Miles ask for Staff Comments

A motion was made by Max Dacus Jr., seconded by Chair Doug Gilmore, that this matter be Approved. The motion **PASSED** with the following vote.

Aye: 3 - Doug Gilmore; Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

5. Staff Comments

6. Adjournment