



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, March 16, 2021

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 5 - Doug Gilmore; Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

3. Approval of Minutes

[MIN-21:012](#)

MINUTES: Meeting Minutes from January 19th, 2021 BZA Meeting.

Attachments: [Meeting Minutes from January 19th, 2021 BZA Meeting](#)

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: 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

4. Appeal Cases

[VR-21-02](#)

VARIANCE: 4405 and 4401 Finn Road

Jose and Samantha Manuel and Jackson Innovations, Inc are requesting a variance for 4405 and 4401 Finn Road to reduce the front yard setbacks of the required 25 ft. to 20 ft. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Letter](#)
 [Plat](#)
 [Notifications](#)
 [Aerial View of Location](#)

Jose and Samantha Manuel and Jackson Innovations, Inc. are requesting a variance for 4405 and 4401 Finn road to reduce the front yard setbacks of the required 25 ft. to 20 ft. This is located in an R-1 Single Family Residential District.

APPLICANT: George Hamman with Civilogic states we prepared the application and information to go here aside from the actual survey. Integrity Homes did a replat in this area a few years back. They built the northern home and sold it, and built the southern home and the buyers for the southern home requested that it be surveyed. When they surveyed it was found out the builders/foundation guys had got a few feet closer to the street. So that's what prompted to get the variance to drop the building setbacks from 25 ft. to 20 ft. along Finn Road. So we went and did a visual and found out the fronts of the two building was almost perfectly in line. So for that reason we included both homes in this request.

COMMISSION: Doug Gilmore ask was one or both homes sold at this point.

APPLICANT: George Hamman states the northern of the two has sold and the southern is under contract again contingent on this request.

COMMISSION: Doug Gilmore ask for staff comments.

COMMISSION: There were none.

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

Aye: 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

[VR-21-03](#)

VARIANCE: 3105 Southwest Drive

N & T Associates, LLC is requesting a variance for 3105 Southwest Drive for the requirements of the Overlay District with omitting 25 ft. front landscape and parking setback, omit 10 ft. side landscape setback, omit 20 ft. rear landscape setback, allow both existing entrances to remain in place, allow sidewalk to be placed adjacent to and along existing curbing, consistent with both existing sites, and waive the requirement for vehicular access to the existing adjacent sites. This is located in a C-3 General Commercial Density District.

Attachments: [Application](#)
 [Letter](#)
 [Notifications](#)
 [Plat](#)
 [USPS Receipts](#)
 [Aerial View of Location](#)

N & T Associates, LLC is requesting a variance for 3105 Southwest Drive for the requirements of the Overlay District with omitting 25 ft. front landscape and parking setback, omit 10 ft. side landscape setbacks, omit 20 ft. rear landscape setback, allow both existing entrances to remain in place, allow sidewalks to be placed adjacent to and along existing curbing, consistent with both existing sites, and waive the requirements for vehicular access to the existing adjacent sites. This is located in a C-3 General Commercial Density District.

APPLICANT: George Hamman with Civilogic states we prepared the application and information for this and this is a small lot that is the last remaining undeveloped lot between Parker Road and Wood St. This is a little Commercial area and on our drawing is shows on the North end is Arvest Bank and on the South is St. Bernard's Rehab facility. This lot fits in between the two and we're requesting to waive the further restrictions it is oppose by the Overlay District. This is fully developed area and this is the last lot remaining, and we would like the sidewalks all be a line with everything, and allow the existing entrances to remain in place.

COMMISSION: Doug Gilmore states that he counts five Variances is that correct.

APPLICANT: George Hamman states it is six Variances.

COMMISSION: Doug Gilmore states that he never been a part of six Variances on any structure. Do we have a case that we're putting the wrong building on the wrong lot?

APPLICANT: George Hamman states due to the Overlay we don't have the depth to give up 25 ft.

COMMISSION: Doug Gilmore states tell me about the drive around.

APPLICANT: George Hamman states that drive is to sever the majority of the patrons for the business. It is majority drive through pizza place call Marco's.

COMMISSION: Rick Miles states the drive around is strictly for the drive through traffic only going into the business.

APPLICANT: Rob Hester with Stonebridge Construction states he the developer for this project and we built the other Marco's on Johnson Ave. This is a 1000 square foot building and we fit it on a third acre lot. They drive through is not your standard drive through it's a pick up only window. The same franchisee that has that property ask could we figure out on this site.

COMMISSION: Doug Gilmore ask for Staff Comments

STAFF: Derrel Smith states that he has a problem with the two drives as the other. I will be ok with rear landscape buffer. I'm sure we haven't done a traffic impact study yet to determining what can of traffic this will produce.

APPLICANT: Rob Hester states that if we had to go back to a single drive I think we can still make that work. I have already brought that to his attention that I was considered about getting that approve.

COMMISSION: Rick Miles ask staff Derrel Smith if this was redevelop to a single drive in and out what would be the requirement with the city to make this happen.

STAFF: Derrel Smith states the two drives would have to go away and it would have to be a single drive in and out and more landscaping. If we stipulate only one drive in and out the city is ok.

COMMISSION: Rick Miles ask would this be better if we Tabled and allow them to go back and do a different drawing to show these changes before we make a decision.

A motion was made by Max Dacus Jr. to reduce down to one driveway and add more landscaping, seconded by Rick Miles, that this matter be Approved. The motion **PASSED** with the following vote.

Aye: 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

[VR-21-04](#)

VARIANCE: 4104 Manila Street / 2319 Boydston Street

Islas Investments, Inc. is requesting a variance for 4104 Manila Street and 2319 Boydston Street to have two residential structures on a single lot, allow the existing building footprint to define the building setback for this lot, allow all existing fences to remain in place, and all the existing sheds / accessory buildings. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Letter](#)
 [Notification](#)
 [Plat](#)
 [Aerial View of Location](#)

Islas Investments, Inc. is requesting a variance for 4104 Manila Street and 2319 Boydston Street to have 2 residential structures and a single lot, allow the existing building footprint to define the building setbacks for this lot, allow existing fence to remain in place, and all the existing sheds / accessory building. This is located in an R-1 Single Family Residential District.

APPLICANT: George Hamman with Civilogic states we prepared this application and this is a site that has two existing homes on it. The North Eastern home had some repair work and it is back in shape and people are living in there. The other one they repaired some floors and realize the damage was too extensive. They want to keep the home, but because of flood plan regulation and zoning codes not allowing two dwelling on an existing lot they decided to turn this into a variance request. They like to keep the same footprint on the building and bring it up to code with a concrete slab.

COMMISSION: Rick Miles ask the Manila address is the one that has to be totally renovated and take it totally to the ground and start over

APPLICANT: George Hamman states yes also the plumbing and everything and put it on a slab.

COMMISSION: Doug Gilmore ask would it be problem to Replat into two lots.

APPLICANT: George Hamman states it could be done, but again it will be a variance because the lot isn't large enough to make two standard R-1 lot with the required square footage and setbacks.

COMMISSION: Max Dacus ask staff Derrel Smith how is existing property like this usually treated are they grandfather in.

STAFF: Derrel Smith states they're grandfather in until you start doing significant changes to it and that's the reason it's coming before you. They having to take this to the ground and go back with it.

Commission: Doug Gilmore ask for Staff Comments.

See Video for addition Commissioner's and Applicant Comments.

NO MOTION was obtain: Variance FAILED.

Denied

[VR-21-05](#)

VARIANCE: 805 Gwen Street

Brent Meeks on behalf of Ana Gomez is requesting a variance for 805 Gwen Street to build a duplex on lot that is 6900 sq. ft. instead of the 7200 sq. ft. that is required. This is located in an R-3 Multi Family High Density District.

Attachments: [Application](#)
 [Plat](#)
 [Notifications](#)
 [Aerial View of Location](#)

Brent Meeks on behalf of Ana Gomez is requesting a variance for 805 Gwen Street to build a duplex on a lot that is 6900 sq. ft. instead of the 7200 sq. ft. that is required. This is located in an R-3 Multi Family High Density District.

APPLICANT: Brent Meeks on behalf of Gomez is requesting variance on this lot size, which is a couple hundred square feet short of building a duplex there.

STAFF: Derrel Smith ask are those houses Duplex or Single Family.

STAFF: Tracy McGaha stated the one next to 805 is a Single Family and the other one is also.

COMMISSION: Rick Miles ask has the neighbors been notified of this request.

APPLICANT: Brent Meeks stated yes they have and Ms. Gomez owns the property on the other side.

COMMISSION: Rick Miles ask if the property on both side rentals or the people actually own those.

APPLICANT: Brent Meeks states in that area is primarily rentals, now I can't totally confirmed 100%.

STAFF: Derrel Smith states we need to ask what the hardship is because it has the square footage for a Single Family and everything around it is Single Family. So what's the hardship is that we need to put a Duplex in there.

COMMISSION: Doug Gilmore ask for Staff Comments.

NO MOTION was obtain: Variance FAILED.

Denied

[VR-21-06](#)

VARIANCE: 3725 E Johnson

Stonebridge Construction on behalf of Hagg Brown Development, LLC is requesting a variance for 3725 E. Johnson from the Overlay District landscape buffer requirements of 25 ft. and 15 ft. grass vegetative buffer and tree planning along the road right of way to 10 ft. side and rear grass vegetative buffers. In addition, to have Pylon sign instead of the monument sign that is required in the Overlay District. This is located in a C-3 General Commercial District.

Attachments:[Application](#)[Site Plan](#)[Pole Sign Exhibit](#)[USPS](#)[Signed Notification sent back](#)[Aerial View of Locatin](#)

Stonebridge Construction on behalf of Hagg Brown Development, LLC is requesting a variance for 3725 E Johnson from the Overlay District landscape buffer requirements of 25 ft. and 15 ft. grass vegetative buffer tree planning along the road right of way to 10 ft. side and rear grass vegetative buffers. In addition, to have Pylon sign instead of the monument sign that is required in the Overlay District. This is located in a C-3 General Commercial District.

APPLICANT: Rob Hester of Stonebridge states this is drive through concept they're working on at this corner lot at Airport and Johnson. It's a drive through only and under a 1000 sq. ft. or at a 1000 sq. ft. We work closing with the City to figure out were some improvement to be made and right of way adjustments coming alone Airport Road. A few of those thing impact us with the offset of the Overlay so that what we ran into with this concept. We asking for that as well as Pylon variance.

STAFF: Derrel Smith states the Pylon will be 30 ft. tall.

APPLICANT: Rob Hester stated correct. A monument at that location would be almost useless where it's at.

COMMISSION: Doug Gilmore state will you be sharing an entrance with Fat City.

APPLICANT: Rob Hester states yes, because that was the way it was originally designed when Phillips developed the whole area. The Airport entry stays existing also.

COMMISSION: Doug Gilmore ask for Staff Comments

COMMISSION: Jerry Reece ask staff Derrel Smith does the sign meet signs codes.

STAFF: Derrel Smith states no it does not and we have stayed very steady on the signs in the Overlay District to not allow the tall 30 ft. signs. Now he's correct it matchs what was there, but any new sign being installed on Johnson

has been a monument sign. If you're consider the landscape buffer's, we would like for you to be very consent in requiring that they increase the landscaping if they decrease the landscape buffer.

APPLICANT: Rob Hester states the sign is the big deal for them where it's at with the location. A monument is useless at that location.

COMMISSION: Rick Miles ask staff Derrel Smith is the height of the sign is the problem.

STAFF: Derrel Smith states that is one of the problems. The other sign was there before the Overlay District came into existing.

See video for Commissioner and Applicant Comments.

A motion was made by Max Dacus Jr. stated if you decrease the buffer increase the landscape, seconded by Rick Miles, that this matter be Approved. The motion **PASSED** with the following vote.

Aye: 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

[VR-21-07](#)

VARIANCE: 5410 Brody Drive - Brody Reed Estates

Mark Morris of Mark Morris Construction on behalf of Hammerhead Contracting and Developing, LLC are requesting a variance for 5410 Brody Drive to go into the front yard required setback of 25 ft. to about 2.1 ft. on west side reducing that side setback to 22.9 ft. This is located in an R-1 Single Family Residential District.

Attachments:[Application](#)[Letter](#)[Plat](#)[PP 20-13 FP 20-13 BRODY REED ESTATES](#)[Adjoiners Map](#)[Aerial View](#)

Mark Morris of Mark Morris Construction on behalf of Hammerhead Contracting and Developing, LLC are requesting a variance for 5410 Brody Drive to go into the front yard required setback of 25 ft. to about 2.1 ft. on west side reducing that side setbacks to 22.9 ft. This is located in an R-1 Single Family Residential District.

APPLICANT: Mark Morris on behalf of Brody Reed Subdivision states they're asking for a variance on the front setback. The lot is near and when they was given an 80 ft. drainage in the back, it leaves about 35 buildable feet from front to back to fit a house on it. So they're ask for the front garage and part of the bedroom to hang over the setback.

COMMISSION: Doug Gilmore states you coming over 2 feet.

APPLICANT: Mark Morris states 2.1 feet.

COMMISSION: Doug Gilmore states on the west side you going down instead of 25 ft. to 22.9 ft.

APPLICANT: Mark Morris states yes in the worst spot and the other side less than a foot.

COMMISSION: Doug Gilmore ask for Staff Comments

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: 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

[VR-21-08](#)

VARIANCE: 4815 E. Parker Road

Jeremy Ellis of Little and Associates on behalf of Jonesboro Cycle & ATV are requesting a variance for address located at 4815 E Parker Road to reduce but not omit the overlay requirements of exterior 80% masonry wood stone exterior. To request for $\frac{3}{4}$ minus compacted chap paving at secured area in lieu of asphalt of the holding Bull Pen to be enclosed with security fencing to hold customer serviced machines, which shall be a non-public are and not visible from the public. This is located in a C-3 General Commercial District.

Attachments: [Application](#)
 [USPS Receipts](#)
 [Aerial View](#)

Jeremy Ellis of Little and Associates on behalf of Jonesboro Cycle & ATV are requesting a variance for address located at 4815 E Parker Road to reduce but not omit the overlay requirements of exterior 80% masonry wood stone exterior. To request for $\frac{3}{4}$ minus compacted chap paving at secured area in lieu of asphalt of the holding Bull Pen to be enclosed with security fencing to hold customer serviced machines, which shall be non-public are and not visible from the public. This is located in a C-3 General Commercial District.

APPLICANT: Jeremy Ellis on behalf of Jonesboro Cycle & ATV states we're asking for a reduction in the 80% exterior masonry wood stone requirement. We're asking that high end metal and a.c.m panels that it would be acceptable substitute within that metal list. The second part would be a reduction of the parts of the building that a non- customer touch points that would not be seen from the public. It is a large scale project around 200,000 sq. ft. and it would be a hardship on the business to brick a large part of that which is not seen from the public.

COMMISSION: Doug Gilmore states would that be to the rear and side.

APPLICANT: Jeremy Ellis states yes.

COMMISSION: Doug Gilmore ask for Staff Comment.

STAFF: Derrel Smith states I don't have a problem with architectural metal in there. Basically this was to stop or limited just plain old sheet metal building being put up. Architectural Metal is a little different and we can live with it.

APPLICANT: Jeremy Ellis states part of one request is to portion chat pavement also that we would like to request. It will be the south center area that would be chat. The bull pen where they would be storing the vehicle.

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

Aye: 4 - Max Dacus Jr.;Jerry Reece;Rick Miles and Casey Caples

[VR-21-09](#)

VARIANCE: 610 Willett Road

City Water and Light is requesting a variance for address located at 610 Willett Road to construct a concrete apron from Willett Road to approximately 10 ft. past the gated entrance to new main lift station and allow the remainder of the driveway be temporarily constructed of gravel. After two years, the gravel driveway will be replaced with concrete drive as stated by code. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Letter](#)
 [Site Plan for Variance](#)
 [Aerial View](#)
 [Plans](#)

City Water and Light is requesting a variance for address located at 610 Willett Road to construct a concrete apron from Willett Road to approximately 10 ft. past the gated entrance to the new main lift station and allow the remainder of the driveway be temporarily constructed of gravel. After two years, the gravel driveway will be replaced with concrete drive as stated by code. This is located in an R-1 Single Family Residential District.

APPLICANT: Kevin Imboden on behalf of City Water and Light is requesting a variance for lift station project that we're building on Willett Road. The reason for our request is that we did some very deep excavation that has been done in 30yrs. The lift station was dug down by 40 ft. for the foundation and concrete pits. Around that facility we have pipes coming out the East, South, and West side and range in depths of almost 30 ft. to about 20 ft. We're requesting for the driveways and the parking around the lift station to remain gravel and allow that property to settle, since we've had such deep excavation. Otherwise if we go in and put the pavement or concrete in on the driveway and around the lift station might settle and cause some damage and we would have to come back and repair. Our request will be build a concrete apron off of Willett Road to the East onto this property just pass the gate about 10 ft. and we will come back after 2yrs once most of the settlements has taken place

COMMISSION: Doug Gilmore states will that be grated lock gate area.

APPLICANT: Kevin Imboden stated yes it will be gated and around the lift station will be grated 8ft.

COMMISSION: Doug Gilmore ask for Staff Comments.

A motion was made by Max Dacus Jr. granted the variance except for the fence going from 6 ft. to 8 ft., seconded by Rick Miles, that this matter be Approved. The motion **PASSED** with the following vote.

Aye: 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

[VR-21-10](#)

VARIANCE: 2501 W. Washington

Jeremy Ellis of Little and Associates on behalf of BLR Investments, LLC are requesting a variance for 2501 W. Washington to reduce, but not omit the overlay requirements of exterior 80% masonry wood stone required for outside building materials. This is located in a C-3 General Commercial District.

Attachments: [Application](#)
 [Adjoining Property Owners](#)
 [Aerial View](#)

Jeremy Ellis of Little and Associates on behalf of BLR Investments, LLC are requesting a variance for 2501 W. Washington to reduce, but not omit the overlay requirements of exterior 80% masonry wood stone required for outside building materials. This is located in a C-3 General Commercial District.

APPLICANT: Jeremy Ellis on behalf of BLR Investments states they're wanting to build 3 buildings on this property. One will be your typical condition single story mini storage building. We're proposing doing a brick winch coat and cap around the perimeter instead of just putting the brick on one face. It will act as a protected at all the entries that way we would think it would look nicer.

COMMISSION: Doug Gilmore ask are these pop up office if you will.

APPLICANT: Jeremy Ellis states these two buildings are identical, and they meant to be small personal shops that he's wanting to lease out. They will have a small office and bathroom. We're again proposing to due masonry winch coat and architectural metal on the faces that you can see from the street. We have some nice awning over the doors.

A motion was made by Rick Miles to accept the variance with the understanding the frontage would have to be brick, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Casey Caples

5. Staff Comments**6. Adjournment**