



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, May 4, 2021

1:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED MEETING

1. Call to Order

2. Roll Call

Present 4 - Rick Miles; Casey Caples; Doug Gilmore and Max Dacus Jr.

3. Approval of Minutes

4. Appeal Cases

[VR-21-14](#)

VARIANCE: 3700 E Johnson

Jeremy Austin on behalf of Vision 2000, LLC are requesting a variance for 3700 E Johnson to request a change from the Overlay District modifications of Landscaping, Light Pole Heights, Building Exterior Finishes, and Monument Sign that are required for this District. This is located in a C-3 General Commercial Density District with Limited Use Overlay.

Attachments: [Application](#)
 [Pictures of Car Wash](#)
 [Landscape Plan](#)
 [USPS Receipts](#)
 [Returned Signed Notifications](#)
 [Application - Commercial](#)
 [Tommy Car Wash Plans](#)
 [Tommys Car Wash Site Plan](#)

Jeremy Austin on behalf of Vision 2000, LLC are requesting a variance for 3700 E Johnson to request a change from the Overlay District modifications of Landscaping, Light Pole Heights, Building Exterior Finishes, and Monument Sign that are required for this District. This located in a C-3 Commercial Density District with Limited Use Overlay.

APPLICANT: Jeremy Bevill states they're requesting a variance for several items. A lot of them concerns landscaping buffer variance, because this a special Overlay District of that part of Johnson Avenue. The variance is as followed: 1) on the Johnson side a 15 foot length, on the East Side a 254 foot length variance, and a 15 foot side buffer variance we're at 14' which is one foot shy of that location. On the rear 10 foot is required but we're riding a little over 3 foot. The variance along Vision Avenue is the new street on the west side of Tommy Carwash which is about a 342 foot length. We're providing a little over 11 foot buffer there at that location, 2) Request Variance is on the Light Pole height, we proposing 25 foot poles on 3 foot foundations, 3) The Variance is building exterior features of the requirements of 80% brick, wood, or stone. 4) Variance for monument sign.

COMMISSION: Doug Gilmore ask staffer Derrel Smith on the light pole what does the ordinance read about light pole.

STAFF: Derrel Smith states he doesn't have it in front of him but believe it is 20' in max height

APPLICANT: Jeremy Bevill states it is 20' in max height and they would like to go over that.

COMMISSION: Rick Miles states what are the reason for that and why you asking for 25'

APPLICANT: Jeremy Bevill states so the light poles are standard light pole for Tommy Carwash.

COMMISSION: Doug Gilmore states the ordinance call for a 6' maximum height on a monument sign, but you going to put in a taller monument sign.

Discussing Monument sign by Commissioner(s) and Staff- see video

COMMISSION: Rick Miles stated he is curious on your first request because when that site work was started there was no street beside it to begin with

APPLICANT: Jeremy Bevill stated that's is correct. Vision Ave is a new street at connects to the north side of Hudson which connects to Johnson. We've had this street in different location and work with the City Engineering office and our own engineers to get vision to connect to Johnson. So we're lock in where that street has to connect to Johnson. Because there's some driveways across the highway and we was trying to line up with them.

See video for further discussion on site plan.

COMMISSION: Rick Miles ask Staffer Derrel Smith has anyone from the city look at the revised landscape plan with them

STAFF: Derrel Smith stated No

COMMISSION: Rick Miles stated is that something that will transpire

STAFF: Derrel Smith stated yes we will have too because we ok with reducing buffers if we have too. If we do that I would like to see additional landscaping to make up for that.

COMMISSION: Doug Gilmore ask the light pole on caraway is the height that you're requesting now.

APPLICANT: Stated Yes

COMMISSION: Rick Miles ask Derrel Smith what do the city feel about the light pole height.

STAFF: Derrel Smith stated if they were adjacent with residential we will be a lot more hesitant, but since there's still another lot commercial lot that buffers this all away around. It's going to be adjacent to commercial and on the highway and as long it stays on the property line we're ok.

Late Comments from the Public (see video)

A motion was made by Rick Miles that we accept the variance with the understanding that the landscaping and the directional lighting is in proper order. Once the landscaping is approved by the city, the variance will be approved, seconded by Max Dacus that this matter be approved. The matter was **APPROVED** by the following vote:

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

Abstain: 1 - Casey Caples

5. Staff Comments

6. Adjournment