



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Board of Zoning Adjustments

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Tuesday, November 19, 2019

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

**Present** 4 - Doug Gilmore; Max Dacus Jr.; Rick Miles and Sean Stem

**Absent** 1 - Jerry Reece

### 3. Approval of Minutes

[MIN-19:109](#)

MINUTES: BZA Meeting Minutes from OCTOBER 15, 2019.

**Attachments:** [Meeting Minutes from October 15, 2019](#)

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

**Aye:** 3 - Max Dacus Jr.; Rick Miles and Sean Stem

**Absent:** 1 - Jerry Reece

### 4. Appeal Cases

[VR-19-45](#)

VARIANCE: 2910 Abernathy Lake Cove

Michael and Lauren Hallmark is requesting a variance for address 2910 Abernathy Lake Cove to allow the rear setback be to be reduced to 10 ft. instead of the standard 25 ft. that is required by code to build a new addition. This is located within an R-1 Single Family Medium Density District.

**Attachments:**    [Application](#)  
                              [Site Plan](#)  
                              [Pictures](#)  
                              [USPS Receipts](#)

Michael and Lauren Hallmark is requesting a variance for address 2910 Abernathy Lake Cove to allow the rear setback be to be reduced to 10 ft. instead of the standard 25 ft. that is required by code to build a new addition. This is located within an R-1 Single Family Medium Density District.

**APPLICANT:** Michael Hallmark stated he is requesting a variance from 25' to 10'. It is the rear part of his property, but if you look at the property it looks like the left side of the house. The addition is for an additional bedroom on the main level. The home only has one master bedroom on the main level. He stated they are looking to add another bedroom to that side. He stated last week they had another child and need the additional space. He stated the previous owner did an addition and back porch. These are already inside the variance.

**COMMISSION:** Doug Gilmore asked if the retaining wall will be extended.

**APPLICANT:** Michael Hallmark stated it will have to be extended. That part of the fence that is on the property line is pretty high. The retaining wall and drainage will need to be extended through there.

**COMMISSION:** Doug Gilmore asked for public comment. There was none.

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:** 3 - Max Dacus Jr., Rick Miles and Sean Stem

**Absent:** 1 - Jerry Reece

[VR-19-46](#)

VARIANCE: 3701 and 3707 S. Caraway Road

Josh Moss on behalf of South Caraway Baptist Church is requesting a variance for address 3701 and 3707 S. Caraway Road to approve a Replat of the property with the required 7.5 ft. setback to be reduced to 4.9 ft. on each sides from the buildings. This is located within an R-1 Single Family Medium Density District.

**Attachments:**    [Application](#)  
                              [Preliminary Replat](#)  
                              [Signed Property Owners](#)  
                              [Pictures](#)

Josh Moss on behalf of South Caraway Baptist Church is requesting a variance for address 3701 and 3707 S. Caraway Road to approve a Replat of the property with the required 7.5 ft. setback to be reduced to 4.9 ft. on each sides from the buildings. This is located within an R-1 Single Family Medium Density District.

**APPLICANT:** John Moss stated he is hear requesting a replat of the property and the variance needed is for the setback between the addition. Those buildings are not actually connected. It has to be reduced to 4.9'. The church needs to sell one or both of the buildings. To do that, they need to have this replat be approved and separate these two buildings. They are completely independent of each other. The buyer they have already has one of the buildings sold to another church. That is why this replat is needed. There is enough parking space and he stated he has spoken with Engineering and there should be no problem getting another drive on that north end if they ever needed it in the future.

**COMMISSION:** Rick Miles asked if South Caraway was selling all of the property or are they retaining one of the buildings.

**APPLICANT:** Josh Moss stated they are selling the entire property. The buyer only wants one of the buildings. They need in replatted to make the deal functional. The only way South Caraway can achieve a sale is to get this replat approved.

**COMMISSION:** Sean Stem stated in the end that will leave those buildings 4.9' each to the lot line. He stated he thought less than 10' was a problem with the fire department.

**STAFF:** Derrel Smith stated it probably will be. They may have to have rated walls. They may have to do other things besides this separation.

**APPLICANT:** Josh Moss stated the fire department has been notified and been a part of this discussion. They have already given an address to this other building.

**COMMISSION:** Max Dacus stated there is a possibility this has already been done. Since the buildings are so close, the newest build one may already have fire rated walls.

**APPLICANT:** Josh Moss stated most likely because it has a full fire suppression

system installed. They had to spend about \$200,000 in additional to their build to accommodate for what the fire codes were.

**COMMISSION:** Doug Gilmore asked for staff comment.

**STAFF:** Derrel Smith stated as long as they are aware there could be other steps besides this just replat. They are still going to have to get the buildings inspected through Building and Fire to make sure they meet current code. Both of them will have access of the road. It should not be a problem for the city.

**COMMISSION:** No public comment.

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

**Aye:** 3 - Max Dacus Jr.;Rick Miles and Sean Stem

**Absent:** 1 - Jerry Reece

[VR-19-47](#)

## VARIANCE: 908 Lombardy Cricle

Kenneth Vickery on behalf of Mark and Kathleen Lorange is requesting a variance for address 908 Lombardy Circle to allow an accessory building over the 12 ft. height limit that is per the code to build an accessory building at the height of 20.4 ft. This is located within an R-1 Single Family Medium Density District.

**Attachments:**[Application](#)[Bill of Assurance](#)[Building Placement](#)[Drawing of Placement of Building](#)[Drawing](#)[Pictures](#)[Lot Survey](#)[Map](#)[Pictures of Building](#)[Residential Application](#)[Plan and Site Plan](#)

Kenneth Vickery on behalf of Mark and Kathleen Lorange is requesting a variance for address 908 Lombardy Circle to allow an accessory building over the 12 ft. height limit City of Jonesboro Page 1 Printed on 11/19/2019 Board of Zoning Adjustments Meeting Agenda November 19, 2019 that is per the code to build an accessory building at the height of 20.4 ft. This is located within an R-1 Single Family Medium Density District.

APPLICANT: Kenneth Vickery stated they are looking to construct a detached garage at 908 Lombardy. It will be built with the same roof pitch, standard walls, and the same height as the existing home. The variance is because it exceeds height standards as they are currently written. The building will be roughly 20-something foot tall.

COMMISSION: Doug Gilmore asked if it will be the same size as the existing home.

APPLICANT: Kenneth Vickery stated it will probably match the attached garage that is on the home already. It is about the same width. It is being built to match the home. No setback issues, just a height variance.

COMMISSION: NO PUBLIC COMMENT.

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

Aye: 3 - Max Dacus Jr.;Rick Miles and Sean Stem

Absent: 1 - Jerry Reece

**5. Staff Comments**

**6. Adjournment**