



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Board of Zoning Adjustments

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Tuesday, April 20, 2021

1:30 PM

Municipal Center, 300 S. Church

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### 1. Call to Order

### 2. Roll Call

**Present** 3 - Max Dacus Jr.; Rick Miles and Casey Caples

**Absent** 2 - Doug Gilmore and Jerry Reece

### 3. Approval of Minutes

[MIN-21:029](#)

MINUTES: Meeting Minutes from March 16th, 2021 BZA Meeting

**Attachments:** [Meeting Minutes from March 16th, 2021 BZA Meeting](#)

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

**Aye:** 3 - Max Dacus Jr.; Rick Miles and Casey Caples

**Absent:** 2 - Doug Gilmore and Jerry Reece

### 4. Appeal Cases

[VR-21-11](#)

## VARIANCE: 2017 Bridger Road

Tralan Engineering, LLC on behalf of Reserve, LLC are requesting a variance for 2017 Bridger Road to reduce the Green-space Requirements and Building Finishes of 80% wood, brick or stone since this lies in the Overlay District. This is located in a C-3 General Commercial Density District with Limited Use Overlay.

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

Tralan Engineering, LLC on behalf of Reserve, LLC are requesting a variance for 2017 Bridger Road to reduce the Green-Space Requirement and Building Finishes of 80% wood, brick or stone since this lies in the Overlay District. This is located in a C-3 General Commercial Density District with Limited Use Overlay.

**APPLICANT:** Michael Boggs with Tralan Engineering on behalf of the owners states, they need a variance for the Green- space requirement and 80% wood, brick or stone building finishes for this project. It's an Assisting Living / Resident type Home. This will be at 2017 Bridger Road just south of the New Reserve Boulevard development. One of the reason for the green space requirements is, they want to put a walking trail around the perimeter of the site. The trail would be inside that 10 ft. and there wouldn't be enough room for green space requirement. There's only about 300 ft. north of Johnson right-of-way and a small portion of this property falls into the 300 ft. and that's why we're asking for a variance.

**COMMISSION:** Rick Miles ask has the plans been already turn-in for this project to be reviewed

**APPLICANT:** Michael Boggs stated they have not because we're going through this phase first before we move forward with the plans.

**COMMISSION:** Rick Miles stated that we do not know what the exterior going to consist of

**APPLICANT:** Michael Boggs stated from the architect this is what I was given (see video for picture). Their propose stuff is going to be a mixture of fiber ware material brick and stone.

**COMMISSION:** Rick Miles ask for Staff Comments

**STAFF:** Derrel Smith stated they still have to meet the Multi Family design guidelines which is still going take care of the type of Finishes.

**COMMISSION:** Rick Miles ask for Staff Comments

A motion was made by Max Dacus Jr. to grant the variance once everything is turned in and the City reviews and adjustments are made, seconded by Casey Caples, that this matter be Approved. The motion PASSED with the following vote.

**Aye:** 3 - Max Dacus Jr.;Rick Miles and Casey Caples

**Absent:** 2 - Doug Gilmore and Jerry Reece

[VR-21-12](#)

VARIANCE: 406 and 408 W. Allen

Horizon Land Surveying on behalf of Corey Ross are requesting a variance for 406 and 408 W Allen for the side setback on the west property line that is 3.35 ft. instead of the standard 7.5 ft. that is required of the ordinance. This is located in an R-3 Multi Family High Density District.

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

Horizon Land Surveying on behalf of Corey Ross are requesting a variance for 406 and 408 W Allen for the side setback on the west property line that is 3.35 ft. instead of the standard 7.5 ft. that is required of the ordinance. This is located in an R-3 Multi Family High Density District.

**APPLICANT:** Danny Burns with Horizon Land Surveying behalf of the owners of the property stated we have existing parcel that have two structure and one has burned down. We're going to re-plat the property into two lots leaving one left which is a manufactured home. The he is going to apply for a building permit and rebuild a new structure on the new lot that we're creating eastside lot 2. The existing mobile home is within 3 ½ ft. of the existing property line.

**COMMISSION:** Max Dacus ask do we know how long the manufactured home been there.

**APPLICANT:** Danny Burns states he at this time doesn't know the date of time

**COMMISSION:** Rick Miles ask are you splitting the lots into two.

**APPLICANT:** Danny Burns stated correct.

**COMMISSION:** Max Dacus stated it originally had the two homes on it and one burned, so they're wanting to be able to build a home back they would have to replatted into two separate lots.

**APPLICANT:** Danny Burns stated with the existing home sitting originally we couldn't replatted it and met city standards with lot width because the other home was too close to the mobile home.

**COMMISSION:** Rick Miles ask for Staff Comments.

**STAFF:** Derrel Smith states that it just cleaning it up, because it's an existing structure that's already there if they didn't replatted it they would come before us. They do what to build on lot 2 which they're met all setbacks on lot 2, but making that lot 1 they need a variance to leave it the way it is.

**COMMISSION:** Rick Miles ask for Staff Comments.

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

**Aye:** 3 - Max Dacus Jr.;Rick Miles and Casey Caples

**Absent:** 2 - Doug Gilmore and Jerry Reece

[VR-21-13](#)

**VARIANCE:** 4204 Nobhill

Moss Fencing on behalf of David Brown are requesting a variance for 4204 Nobhill Circle to install a 8 ft. Trex Fence along the east property line instead of the standard 6 ft. that is required by code. This is located in an R-1 Single Family Residential District.

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

**Moss Fencing on behalf of David Brown are requesting a variance for 4204 Nobhill Circle to install a 8 ft. Trex Fence along the east property line instead of the standard 6 ft. that is required by code. This is located in an R-1 Single Family Residential District.**

**APPLICANT:** Josh Moss with Moss Fencing on behalf of David Brown states we're asking for 8 ft. privacy fence variance were a 6 ft. normally would be allowed. My client is in need for a little more height on the fencing for privacy. It's on the east line that backs up to the woods that was recently cleared.

**COMMISSION:** Rick Miles ask has all neighbors been notify.

**APPLICANT:** Josh Moss stated yes and I have spoken with two.

**COMMISSION:** Rick Miles ask for Staff Comments.

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

**Aye:** 3 - Max Dacus Jr.;Rick Miles and Casey Caples

**Absent:** 2 - Doug Gilmore and Jerry Reece

[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](#)**Tabled**

[VR-21-15](#)

VARIANCE: 210 E Johnson Avenue

Monroe Pointer of Jonesboro Public Schools is requesting a variance for 210 E Johnson Avenue to locate temporarily a premanufactured portable classroom structure within the side setbacks. This is located in a C-3 General Commercial District.

**Attachments:**     [Application](#)  
                              [Site Plan Layout](#)  
                              [Plans for Building](#)  
                              [Pak Mail receipts](#)  
                              [Aerial View of Location](#)  
                              [Southern Hills Final Plat](#)

Monroe Pointer of Jonesboro Public Schools is requesting a variance for 210 East Johnson Avenue to locate temporarily a pre-manufactured portable classroom structure within the side setbacks. This is located in a C-3 General Commercial District.

**APPLICANT:** John Nixon representing Jonesboro Public state we're here to request a variance to be able to place a portable classroom structure which is currently at MacArthur campus at Pre-K north campus behind the Family Dollar and their privacy fence they have. We're asking to place it within the setback in the green space just north of Family Dollar. The growth since the district work with Phillips and the City was involved making it available the property to the school to be able to have Pre-K North on the Northside of town has been large with the needs. So this is to help fulfill the need.

**COMMISSION:** Rick Miles ask what is the timeline on the permanent structure being built.

**APPLICANT:** John Nixon stated he doesn't know if there's a current timeline for the construction. The request will be for it to be place there and it is portable and the district has shown over time they will replace portable ones with permanent one. That is basically their goal but they don't have a timeline on it when this would be able to be built.

**COMMISSION:** Rick Miles states typically on a temporarily structure which is this. We only allow in the past unto Twenty Four months and then it would have to be readdress.

**COMMISSION:** Rick ask for Staff Comments.

A motion was made by Casey Caples, 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 Casey Caples

**Absent:** 2 - Doug Gilmore and Jerry Reece

[VR-21-16](#)

VARIANCE: 3920 Southwest Drive

Kum and Go is requesting a variance for 3920 Southwest Drive for the Landscape Buffer that is in the Overlay District. This is located in a Planned Development - Multi District.

**Attachments:**     [Application](#)  
                              [Site Plan](#)  
                              [Letter](#)  
                              [Overall Vicinity Map](#)

Kum and Go is requesting a variance for 3920 Southwest Drive for the Landscape Buffer that is in the Overlay District. This is located in a Planned Development–Multi District.

**APPLICANT:** Jeremy Bevill with Fisher Engineers states the applicant would like to seek a variance on the buffer requirement. This is the Overlay District, because of the access drives that coming off Southwest drive and Keller Chapel Road on the property line. So the drives on the property line to provide interconnectivity to adjacent lots. So we're requesting a landscape variance. There will be additional green space along the frontage of each of those streets Southwest Drive and Keller Chapel Road.

**COMMISSION:** Rick Miles ask for Staff Comments.

**STAFF:** Derrel Smith stated if this was a stand along lot we wouldn't be in favor. This is connecting everything together. So when this came through this was more of an out lot originally. We saw the plat for the whole thing and this corner was more of the out lot of it. It should be the required greens space of the ordinance and all tie together with no notice.

**COMMISSION:** Rick Miles ask for Staff Comments.

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

**Aye:** 3 - Max Dacus Jr.;Rick Miles and Casey Caples

**Absent:** 2 - Doug Gilmore and Jerry Reece

**5. Staff Comments****6. Adjournment**