



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, October 19, 2021

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

Present 5 - Doug Gilmore; Max Dacus Jr.; Rick Miles; Casey Caples and Kevin Bailey

[MIN-21:085](#)

MINUTES: September 21, 2021

Attachments: [MINUTES BZA September 21, 2021](#)

A motion was made by Rick Miles, seconded by Kevin Bailey, that this matter be Approved. The motion PASSED with an unanimous vote.

Aye: 4 - Max Dacus Jr.; Rick Miles; Casey Caples and Kevin Bailey

4. Appeal Cases

[VR-21-31](#)

VARIANCE: 3101 Parker Annex Road

George Hamman of Civilogic on behalf of HCS Investment and Development, LLC at 3101 Parker Annex Road in the I-1 Limited Industrial District has requested a variance to reduce the existing building front setback to 16.5' and the existing rear building setback to 15'. They are also requesting a variance to waive the overlay district regulations, access management regulations, and to maintain the existing drive width on the south side of the existing building.

Attachments: [3101 Parker Annex - Narrative Letter](#)
[Overall Aerial](#)
[3101 Parker Annex - Survey](#)
[Preliminary for BZA](#)
[3101 Parker Annex Road - Variance Request](#)
[Adjacent Notification](#)
[Certified Mail Receipts](#)
[Receipt](#)
[3101 Parker Annex - Application](#)

George Hamman of Civilogic representing HCS Investments and Development LLC has requested a variance for 3101 Parker Annex Road. This property is located in the I-1 Limited Industrial District. The variance would reduce the

existing building front setback to 16.5' and the existing rear building setback to 15', as well as waving the overlay district regulations, access management regulations, and maintain the existing drive.

APPLICANT: George Hamman stated that they have improved the previous sketch submitted to the Commission and Staff. George stated the all the variances being requested are created by the site geometry, where the existing building is. The existing building is preventing all of these things from happening.

COMMISSION: Doug Gilmore asked the applicant if they were going to put curb and gutter around the entire property.

APPLICANT: Answered yes.

COMMISSION: Doug Gilmore asked if there is enough room for a fire truck to circle the property, it looks like one way in, one way out. There are no other exits to this property is there?

APPLICANT: George answered it certainly would be one way traffic and there are no other exits. The existing drive is 50-60 feet wide, we want to add curb and gutter to define that.

COMMISSION: Doug Gilmore asked to list all the variances being asked for. You want to reduce the setback to 16.5' on the front, and the rear to 15'. Gilmore asked Derrel Smith what the applicant is short on for the overlay district regulations.

STAFF: Derrel Smith answered the applicant is short on everything; landscaping, buffers, they aren't showing any landscaping. They are asking for a variance for everything, that's why we are not supporting it.

APPLICANT: Hamman stated that they could add landscaping. The 25' setback and the entrance behind that would be 24' wide, we would virtually have to remove the existing building to accomplish that.

COMMISSION: Rick Miles asked if the grey area behind the building would be a single drive. What is the difference in coloring on the drawing?

APPLICANT: That's all the space we have. It's a chat drive right now but will be improved to an impervious surface. The grey coloring shows stormwater management that will be done underground on this site and a drive on top of it.

COMMISSION: Miles asked Derrel Smith what other regulations besides landscaping are there in the overlay district.

STAFF: Smith answered, besides landscaping and buffers in the front, side, and rear, the building should be 80% brick, wood, or stone. There is also a limit on signage.

APPLICANT: Hamman stated that they would have some room for landscaping but not the landscaping setbacks. The buildings would be the typical ministorage metal finish. Stan Staton of HCS Investments and Development

LLC, said they would be willing to put masonry on the existing and new building if that would help the situation. There is a line of trees around the property that should constitute landscaping or growth.

COMMISSION: Gilmore asked for any questions and asked for Smith to state the City's stand point.

STAFF: Smith state that he has spoken with Craig Light, City Engineer, and they agreed that it is too many variances for one piece of property. It means they are trying to put too much building on the property, we are opposed to all of it.

COMMISSION: Miles asked what the age of the existing building is and if any improvements or updates have occurred since it was built. What is the condition of the building now?

APPLICANT: Staton answered it is approximately 25 years old and no updates have been made. Overall the condition is good, there are a few things that need to be replaced and signage that needs to come down. We are willing to add masonry, we are open to whatever the board sees fit.

COMMISSION: Kevin Bailey asked the applicant if they tried to work on a layout for a smaller building to put on the lot that would fit within the setbacks.

APPLICANT: Hamman answered that the client came to him with the idea of duplicating the building on the property. The applicant asked the Commission if they would consider allowing these five conditions on the existing building and the new building abide by the rules.

STAFF: Smith stated the City would be okay with the existing building staying as is and the new building would follow all regulations and codes. Smith suggested that the applicant get with the fire department to determine if the driveway situation is acceptable.

A motion was made by Rick Miles to approve the request for the existing building only, seconded by Max Dacus. The motion **PASSED** with the following vote.

Aye (4) –Rick Miles, Max Dacus, Kevin Bailey, and Casey Caples
Nay (0)

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

[VR-21-32](#)

VARIANCE: 4214 Cornerstone Drive

Cassidy Lucas of 4214 Cornerstone Drive, R-2 Low Density District, is requesting a variance for a six foot privacy fence. She lives on a corner lot with three street frontages.

Attachments:

[Application](#)

[Narrative](#)

[Plans](#)

[Adjoining Owners' Notification](#)

[Certified Mail Receipt](#)

[Receipt](#)

5. Staff Comments

6. Adjournment