

A G E N D A
BOARD OF ADJUSTMENT
MARCH 9, 2026
6:00 P.M.
CITY HALL
CITY COUNCIL CHAMBERS

1. CALL TO ORDER:	PAGES
2. APPROVAL AND/OR CORRECTION OF MINUTES: Regular Scheduled Meeting of February 9, 2026	1-5
3. VARIANCE REQUEST(S):	
a. Rear Yard Setback Variance 195 Roosevelt Road Petitioner: Midark Houses LLC Representative: Tucker Land Surveying	6-7
b. Rear & Front Yard Setback Variance 709 Charlotte Circle Petitioner: Midark Homes LLC Representative: Tucker Land Surveying	8-9
c. Frontage Setback Variance Lots 1R & 2R, Foxwood Gardens (addressed as 8 & 7 Woodhaven Ct.) Petitioner: DG Homes LLC Representative: Bond Engineering (plat included in packet)	10
d. Side Yard Setback Variance 618 West Main Street Petitioner: Carlos Okpala	11-12
ADJOURNMENT	

MINUTES: BOARD OF ADJUSTMENT REGULAR MEETING
DATE AND TIME: February 9, 2026 6:00 p.m. - 7:00 p.m.
ATTENDANCE: Commissioners: Moore, Walker, and Chairman
Brittenum were present.

City Clerk Susan Davitt recorded those listed above in attendance and Chairman Brittenum declared a quorum.

APPROVAL AND/OR CORRECTION OF MINUTES: Commissioner Moore moved, seconded by Commissioner Walker to approve the regular meeting minutes of January 12, 2026. MOTION CARRIED with Chair voting AYE.

VARIANCE(S): a. Rear Yard Setback Variance 101 Cross Street

The public hearing opened at approximately 6:01 p.m.

City Engineer Adam Whitlow stated this request is for a variance from 25' to 13', the lot has been vacant, and the current owner bought the lot to improve the district with new single-family housing. He explained that the lot is non-conforming and not very deep, so in order to build a house, they require a shortened rear yard setback. He detailed that it was requested by the owner, there should be a representative present, it was properly advertised and posted, Public Works received no phone calls in objection or support, there are like properties in the area with substantially less than code requirements, and this is an old platted area with no building lines, so Staff supports granting the variance due to the above conditions.

Casey Smith, Project Manager for Arkansas Homes and Rentals, related that the house will be 1223 square feet with four bedrooms and two bathrooms. He noted that they have already built several of the same size houses in the Sunnyside Subdivision. He confirmed a lot of the older existing homes are smaller, but people need more space now. He mentioned it will have a two car driveway; wide enough to park two vehicles, but not deep enough. He brought up that it is currently planned to be a rental house.

The public hearing closed at approximately 6:06 p.m.

Commissioner Walker moved, seconded by Commissioner Moore to approve a 13' rear yard setback at 101 Cross Street. MOTION CARRIED with Chair voting AYE.

b. Rear Yard Setback Variance 130 Joiner Avenue

The public hearing opened at approximately 6:07 p.m.

Engineer Whitlow stated this is a similar request to the last, except it is to go from 25' to 23'. He confirmed it is a small, non-conforming lot, it was properly advertised and posted, Public Works received no phone calls in objection or support, there are like properties in the area with substantially less than code requirements, and this is an old platted area, so Staff supports granting the variance.

Mr. Smith related that this would be the same exact house as the previous request.

The public hearing closed at approximately 6:08 p.m.

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Commissioner Moore moved, seconded by Commissioner Walker to approve a 23' rear yard setback at 130 Joiner Avenue. MOTION CARRIED with Chair voting AYE.

c. Fence Height Variance 911 Southeastern Avenue

The public hearing opened at approximately 6:08 p.m.

Engineer Whitlow stated this request is for a height variance to go from 6' to 8' for a fence spanning along the common lotline between 911 and 907 Southeastern Avenue. He explained it will be set approximately 5' off of the property line to provide access to maintain the area between and will transition to 4' beyond the front of the house. He confirmed the request is from the owner, a representative was requested to be present, the property was advertised and posted, Public Works received no phone call in objection or support of the request, but Staff cautions granting the variance due to the hardships stated being general in nature and not specific to this property; also, this is relating to a newer ordinance.

Representative Rob Purvis with Bee Fencing mentioned a code change last year and told how the company was replacing a shared dilapidated fence that also has to do with the security of the petitioner. He explained the occupants of the house to the right have made threatening remarks to her, so she is wanting to install an 8' fence from the right side of the property, then bring it down to 4' in the front. He noted this is more than just about a fence; there are other issues related to the neighbors. He told how the work was in progress when Code Enforcement received a call, but they were unaware a permit was needed to work on an existing fence line.

Petitioner Nellie Marion affirmed she had contacted the City when she had fencing installed in 2019, but recently found out it the code was changed four months prior to this most recent instance. When Chairman Brittenum inquired about the attached tarp from the pictures provided, she explained that when the tornado came in 2023, it caused some of the boards to be blown away, so she nailed some salvaged ones on top of the existing fence. She told how the City explained to her the variance request had to do with a hardship regarding the property. She noted near the light pole, the fence is taller than 6' because the ground is a bit higher than her yard. She mentioned trees being cut down on the fence line, which left roots. When Chairman Brittenum inquired what the hardship is, she brought up the land slope, noting if she puts up a 6' fence, it would be shorter than the existing fence.

Mr. Purvis stated with the slope, if they put a 6' fence, it is not going to be tall enough because of the way the ground runs.

Ms. Marion pointed out there is a lot of dips and holes in the ground all over because of moles and unlevelled ground.

Engineer Whitlow does not feel like it is at enough of a slope to justify a hardship. He gave an example of someone having a 15% slope where their neighbor is 8-10' higher and an 8' may have the visibility standards equivalent to a 6'.

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Mr. Purvis called attention to a picture that currently has 8' and 6' fencing. He also noted property across from Ms. Marion has 8' fencing.

Ms. Marion recalled the fence laying on the ground when she moved in 8 years ago.

A brief discussion ensued regarding the distance of the new fence relating to the existing fence.

Ms. Marion noted the tarp being torn is from the neighbors; there are several reports where she called the police. She told how they used to come in her yard, explaining they are two adult brothers who have mental issues, but she does have a civil talking relationship with their sister. She assured if the height is approved, it will not obstruct any views.

When City Clerk Davitt inquired, Engineer Whitlow replied that any fencing forward of the structure has to be reduced down to 4' and has to be see-through. He mentioned they have allowed side fences only to be opaque, but if it encloses the front yard, it needs to be alternating pickets, wrought iron, or something to that effect.

Commissioner Moore shared that he visited the property and the 8' frame has already been installed with metal poles in between posts. He noted it would be very expensive if she had to tear it down, so he is against touching the front part, but 8' is unacceptable for the back.

Chairman Brittenum brought up that City Council passed an ordinance where the maximum height is 6'. She understands part of the 8' fence is up, but to her, it is the responsibility of the contractor to find out local codes.

Mr. Purvis acknowledged it was their mistake for not knowing, but if they can move forward and finish the fence, he believes it would be best for all parties.

City Clerk Davitt related if the Board approves it, they have no leg to stand on with anyone else under the ordinance. She related only fences standing prior to the ordinance were grandfathered in; if they require repair or replacement, they would have to go by the same 6' rule.

A brief discussion ensued regarding a previous approved variance, but it was determined that receipts were provided showing they purchased materials before the ordinance was passed, but in this instance, it was not.

Commissioner Moore stated it can be cut down to 6' since the metal pole does not go all of the way to the top.

Mr. Purvis noted the whole issue is that the 8' standing fence with the tarp will be over the top of the 6' new fence. He requested leaving the existing 8' then tapering it down to 6' then 4'.

City Clerk Davitt pointed out if the Board grants this, under what conditions can they ever deny anyone, because this is against the ordinance and there is no true hardship.

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February 9, 2026 6:00 p.m. - 7:00 p.m.**

Engineer Whitlow clarified that this Board is not a legislative body; the City Council is the one who created the ordinance.

Ms. Marion reiterated there are roots that have come to her yard on the side where she has sewer and a water faucet. She surmised the roots could tie into her water lines and asked if that would be a hardship.

City Clerk Davitt does not believe that relates to the height of the fence.

The public hearing closed at approximately 6:40 p.m.

Commissioner Walker moved to deny the fence height variance at 911 Southeastern Avenue.

A brief discussion ensued regarding the heights contained in the ordinance.

Commissioner Moore seconded the motion. MOTION CARRIED at this time with Chair voting AYE.

d. Fence Height Variance 305 West Martin Street

The public hearing opened at approximately 6:43 p.m.

Engineer Whitlow stated this request is to go from 6' to 8', while transitioning down to 5' beyond the front of the house. He explained it is requested by the owner, a representative should be in attendance, the property was properly advertised and posted, and Public Works received no phone calls in objection or support of the request. He confirmed Staff has the same concerns mentioned in the previous request; they do not feel like there is a hardship represented.

Co-petitioner Nivea Chapple (Thornton) related they are here to request an 8' fence in the rear and 5' on the front sides. She explained the reason is because both her side neighbors have very large dogs, so they would like to put up a fence to keep them from jumping over.

Co-petitioner Calvin Chapple told how they cannot go in their backyard because the dogs threaten to come across the fence each time.

Chairman Brittenum noted pit bulls are banned in the City, so Animal Control should be contacted.

Mrs. Chapple brought up that they are the second house behind Splash Zone, and with that comes a lot of foot traffic. They would like to put up a fence to deter people from walking through their yard. She mentioned a barrier is needed between her neighbors on the right side due to the way they take care of their property, and on the left side, there have been issues with them parking on their property line with their vehicles. She shared pictures of the neighbor's vehicle track marks in their yard, noting that they plan on expanding their driveway to have more room to park their own three vehicles. They would like to put up a fence as well.

BOARD OF ADJUSTMENT REGULAR MEETING
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Commissioner Moore stated the entrance to their backyard is blocked from the neighbor parking in their yard.

Mrs. Chapple noted page 22 of the agenda shows the side of the property where they have issues with the cleanliness of neighbors. She told how they are trying to deter rodents and shield the eyesore of inoperable vehicles.

Chairman Brittenum recommended they notify Code Enforcement regarding the vehicles. She understands, but the ordinance states 6' and 4', not 8' and 5'. She suggested the petitioners speak to City Council.

City Clerk Davitt explained a hardship could be in regards to the topography of the land; something out of the property owner's control. When the petitioners inquired about City Council or appeal procedures, she replied that the appeal goes to a court of law; the other would be going to City Council and try to persuade them to amend the ordinance, which is newer.

Engineer Whitlow related if they feel like the ordinance needs changed, they can discuss it with their Council representative since they are the lawmakers.

A brief discussion ensued regarding what is considered reasonable privacy and the possibility of having a two-story house adjacent to some properties.

Chairman Brittenum advised the petitioners to reach out to their Council Member Trenika McCoy.

The public hearing closed at approximately 6:59 p.m.

Commissioner Walker moved, seconded by Commissioner Moore to deny the fence height variance at 305 West Martin Street. MOTION CARRIED with Chair voting AYE.

ADJOURNMENT: Without objection, Chairman Brittenum adjourned the meeting at approximately 7:00 p.m. MOTION CARRIED.

Respectfully,

Susan L. Davitt
CITY CLERK - TREASURER

CHAIRMAN Vivian Brittenum



Mylissa J. Griggs
City of Jacksonville Engineering Department
501-982-6071

To whom it may concern,

The application letter is regarding a submittal made by Nick Tucker, PS #1755, to the Jacksonville Planning Board for a rear setback variance of Lot 62 of Sunnyside Hills Addition as submitted to Mylissa Griggs.

Property Address:
195 Roosevelt Rd
Jacksonville, AR

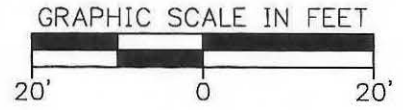
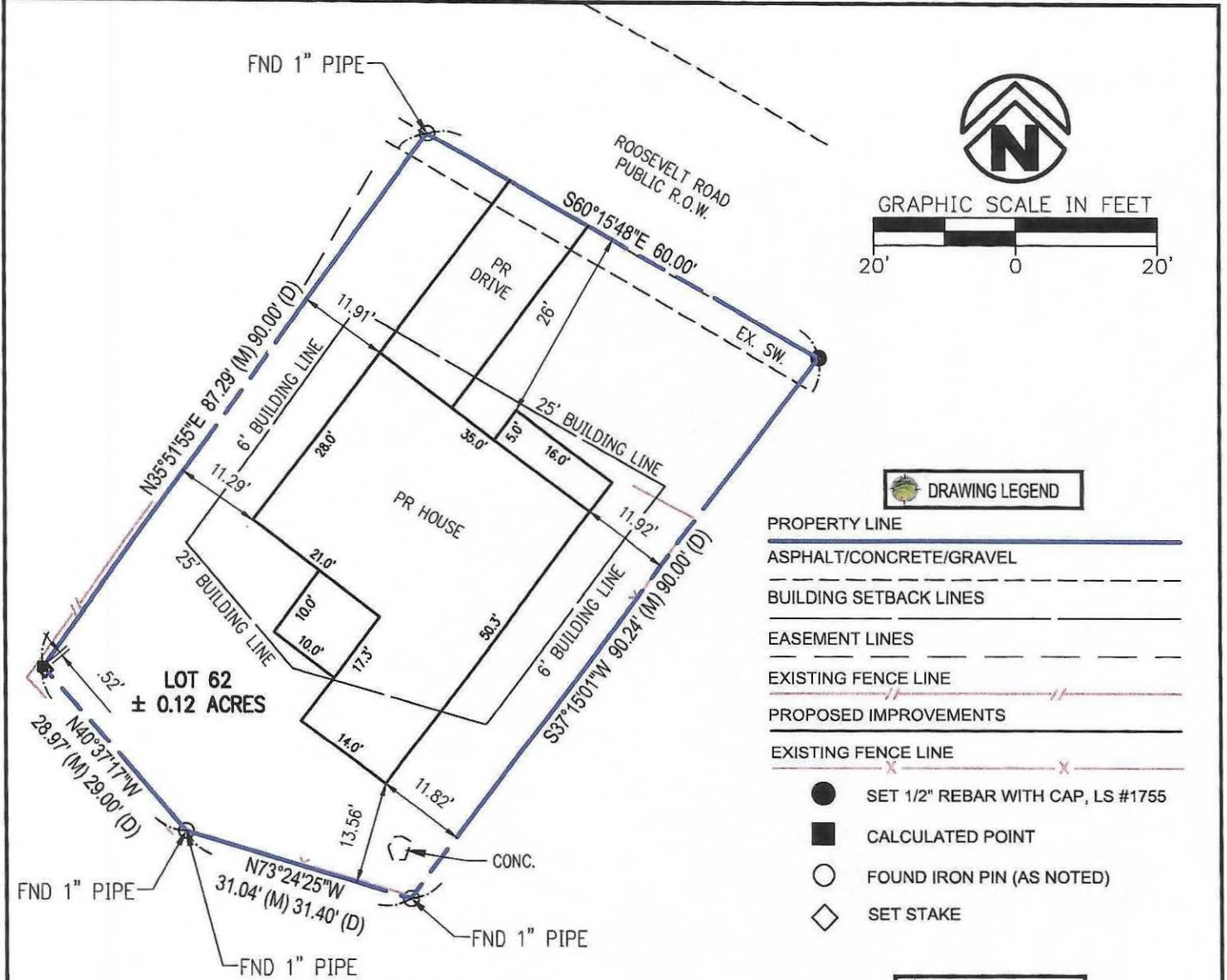
Tucker Land Surveying and its Client are requesting that the variance request and survey plot plan be reviewed by the board at the next meeting as scheduled.

As a part of this submittal, Tucker Land Surveying, and its client, are requesting a variance for the following items as submitted to Mylissa Griggs and the Jacksonville Planning Board:

1. Rear Setback Requirements: The minimum rear setback according to the city's zoning code is 25 feet. This lot has been vacant for quite some time now and the current owner bought the lot to improve the district with new single-family housing. This lot is not very deep and in order to build a Single-family home, we need the rear setback shortened. Tucker Land Surveying and its Client are requesting that the variance for the rear setback be reduced to 13 feet to accommodate the proposed house.

Sincerely,

Nick Tucker, PS #1755
Owner
Tucker Land Surveying
PO Box 1021
Cabot, AR 72023
501-269-7138



DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- BUILDING SETBACK LINES
- EASEMENT LINES
- EXISTING FENCE LINE
- PROPOSED IMPROVEMENTS
- EXISTING FENCE LINE
- SET 1/2" REBAR WITH CAP, LS #1755
- CALCULATED POINT
- FOUND IRON PIN (AS NOTED)
- ◇ SET STAKE

BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM,
 ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 1.000014833172
 CONVERGENCE ANGLE: -0° 03' 44.78853903"
 VALUES TAKEN AT NW/C

LEGAL DESCRIPTION

LOT 62 OF SUNNYSIDE HILLS ADDITION, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, PLAT BOOK 4, AT PAGE 152, RECORD'S OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF MIDARK HOUSES LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 1/8/2026.

DATE OF PLAT OR MAP: 1/9/2026

Nicholas Tucker
 NICHOLAS TUCKER, LS #1755



FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0376G, DATED JULY 6, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

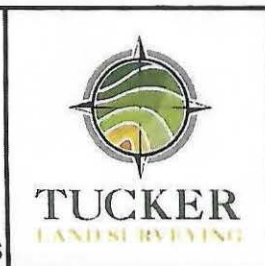
STATE PLAT CODE: PLATTED SUBDIVISION

DELTA	DESCRIPTION	DATE

PRELIMINARY PLOT PLAN
 LOT 62
 SUNNYSIDE HILLS ADDITION
 195 ROOSEVELT ROAD

PREPARED FOR:
 MIDARK HOUSES LLC

JACKSONVILLE, PULASKI COUNTY ARKANSAS



P.O. Box 1021
 Cabot, Arkansas 72023
 phone: 501.269.7138
 www.tuckersurveying.com

© 2022
 TUCKER LAND SURVEYING, INC.

PROJECT NO: 26-0005
 ISSUE DATE: 1/9/2026
 DRAWN BY: CA
 APPROVE BY: N.TUCKER
 SHEET NO: 1 OF 1



Mylissa J. Griggs
City of Jacksonville Engineering Department
501-982-6071

To whom it may concern,

The application letter is regarding a submittal made by Nick Tucker, PS #1755, to the Jacksonville Planning Board for a rear setback variance of Lot 17 of Block 8 of Briarfield Section #3 Subdivision as submitted to Mylissa Griggs.

Property Address:
709 Charlotte Cir
Jacksonville, AR

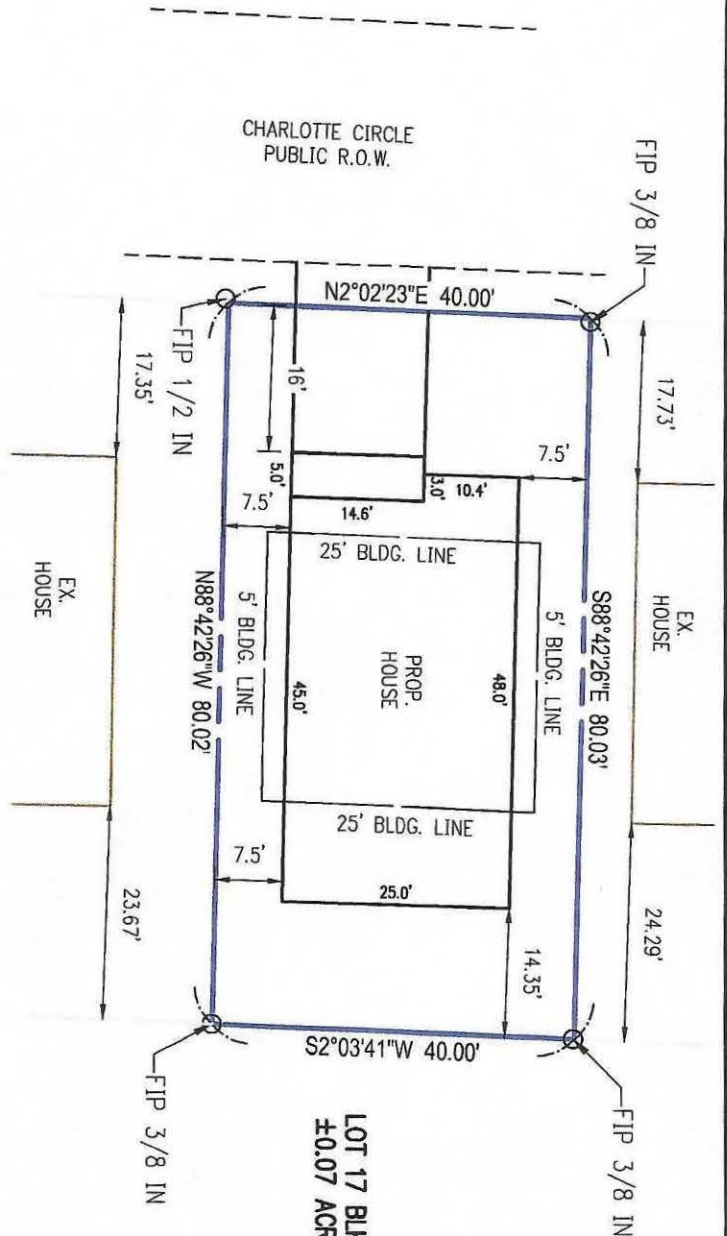
Tucker Land Surveying and its Client are requesting that the variance request and survey plot plan be reviewed by the board at the next meeting as scheduled.

As a part of this submittal, Tucker Land Surveying, and its client, are requesting a variance for the following items as submitted to Mylissa Griggs and the Jacksonville Planning Board:

1. Rear Setback Requirements: The minimum rear setback according to the city's zoning code is 25 feet. This lot is not very deep and in order to build a Single-family home, we need the rear setback shortened. Tucker Land Surveying and its Client are requesting that the variance for the rear setback be reduced to 14 feet to accommodate the proposed house.
2. Front Setback Requirements: The minimum front setback according to the city's zoning code is 25 feet. This lot is not very deep and in order to build a Single-family home, we need the front setback shortened. Tucker Land Surveying and its Client are requesting that the variance for the front setback be reduced to 16 feet to accommodate the proposed house.

Sincerely,

Nick Tucker, PS #1755
Owner
Tucker Land Surveying
PO Box 1021
Cabot, AR 72023
501-269-7138



FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0380G, DATED JULY 06, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

LEGAL DESCRIPTION

LOT 17, BLOCK 8 OF BRIARFIELD SEC #3, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

**LOT 17 BLK 8
±0.07 ACRES**

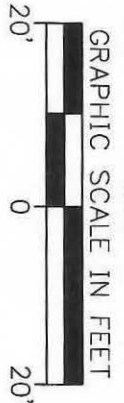
DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- BUILDING SETBACK LINES
- EASEMENT LINES
- EXISTING FENCE LINE
- PROPOSED IMPROVEMENTS
- SET 1/2" REBAR WITH CAP, LS #1755
- CALCULATED POINT
- FOUND IRON PIN (AS NOTED)



BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM,
 ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 1.000015177898
 CONVERGENCE ANGLE: -0° 03' 06.87566325"
 VALUES TAKEN AT NW/4



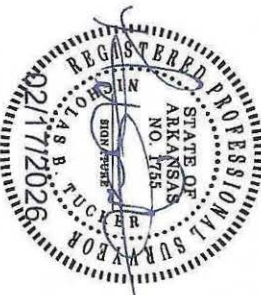
SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF MIDARK HOUSES LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 1/124/2025.

DATE OF PLAT OR MAP: 02/04/2026

Nicholas Tucker
 NICHOLAS TUCKER, LS #1755



STATE PLAT CODE: PLATTED SUBDIVISION

PRELIMINARY PLOT PLAN
 LOT 7 BLOCK 8
 BRIARFIELD SEC #3
 709 CHARLOTTE CIRCLE

PREPARED FOR:
 ALEX COVINGTON
 JACKSONVILLE, PULASKI COUNTY ARKANSAS



P.O. Box 1021
 Cabot, Arkansas 72023
 phone: 501.269.7138
 www.tuckersurveying.com

DELTA	DESCRIPTION	DATE

PROJECT NO: 25-0947
 ISSUE DATE: 02/04/2026
 DRAWN BY: AC
 APPROVE BY: N.TUCKER
 SHEET NO: 1 OF 1



2601 T.P. White Drive
Jacksonville, AR 72076

TEL 501.982.1538
FAX 501.982.1530

www.bondce.com

February 10, 2026

Mr. Adam Whitlow
Director of Engineering & Public Works
City of Jacksonville
No.1 Municipal Drive
Jacksonville, AR 72076

RE: Variance Request, Lots 1R and 2R, Foxwood Gardens, Jacksonville, Arkansas

Dear Mr. Whitlow:

We are requesting a variance on the front yard building line set back on Lots 1R and 2R of the referenced subdivision. Outlined within is our reasoning.

Due to lot 1R being a corner lot and the required setbacks of such, any proposed significant one-story house will not fit on the lot. The rear yard will face Foxwood Drive and therefore doesn't effectively need as much yard. Therefore, we are requesting approval of a 15-foot building line facing Foxwood Drive. In order to create continuity, we are requesting the same setback for lot 2R.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "AR", with a stylized flourish at the end.

Aaron Robinson P.E.

cc: Daniel Gray
BCE # 11054

Re: Site Improvements Review – 618 W Main Street

From carlos okpala <carlos@smiths-kitchen.com>

Date Thu 2/26/2026 9:26 AM

To Mylissa Griggs <mgriggs@jacksonvillear.gov>; Adam Whitlow <awhitlow@jacksonvillear.gov>

Good morning Ms. Griggs,

Thank you for the clarification.

I would like to formally request that my setback variance be placed on the March 9, 2026 meeting agenda. Please consider this email my written request.

The hardship necessitating this variance is due to the unique layout and configuration of my property at 618 W Main Street. The lot is positioned adjacent to an existing shopping center and has spatial limitations that make strict compliance with the standard setback requirements impractical for the intended development. In order to safely and efficiently position my food trailer and supporting unit while maintaining proper traffic flow, customer entry access, and controlled boundaries, a minor setback adjustment is necessary.

The requested variance will not negatively impact neighboring properties, visibility, or public safety. My intent is to develop the site in a structured, controlled manner that enhances the area and supports continued economic growth in Jacksonville.

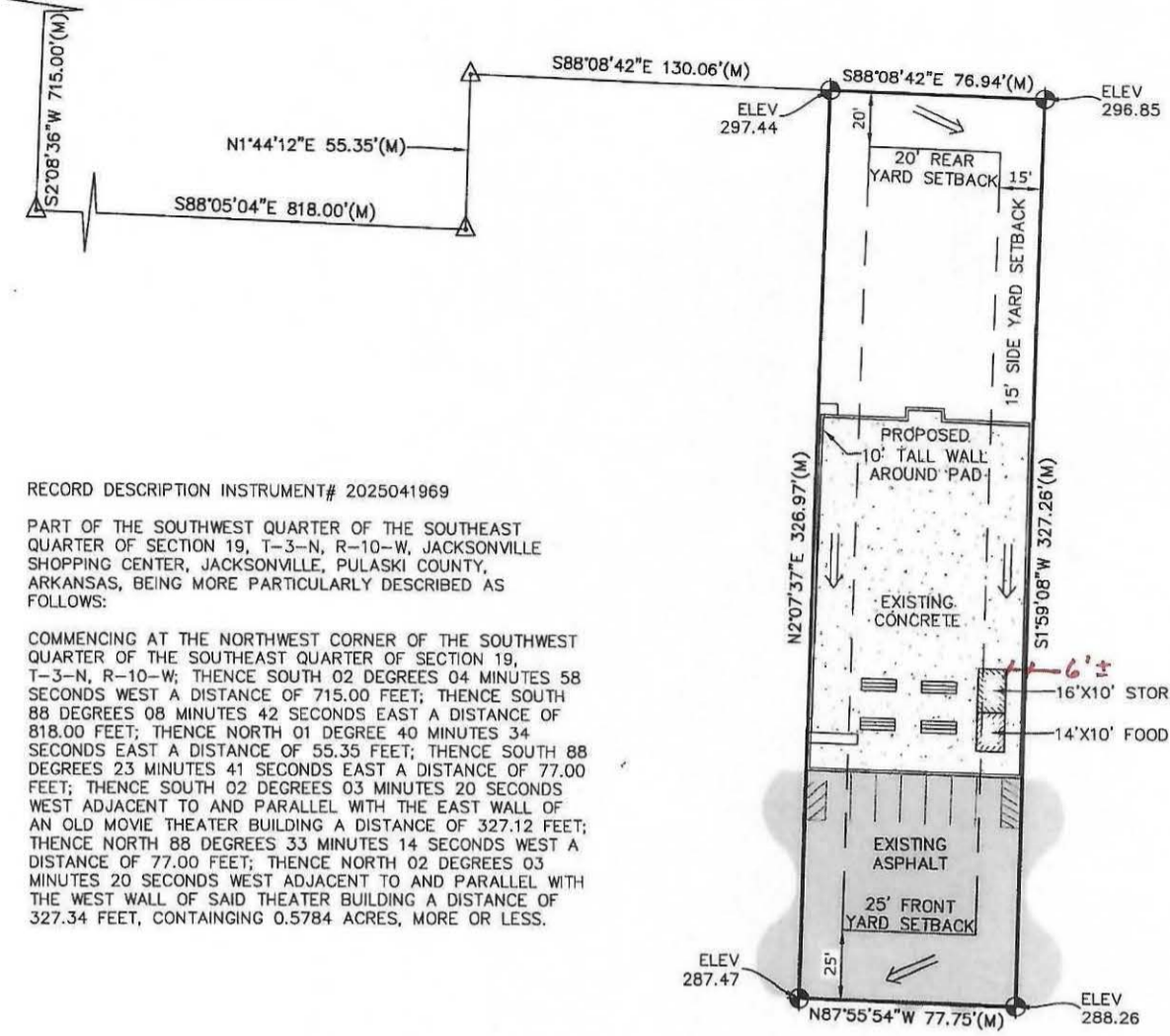
Please advise on the preferred method of submitting the \$50 advertisement fee, and I will ensure payment is made immediately to meet today's deadline.

Thank you again for your assistance.

Respectfully,
Carlos Okpala
Owner, Smith's Kitchen Enterprise
618 W Main Street
Jacksonville, AR 72076
940-597-6412

000011

POINT OF COMMENCEMENT
NW COR SW 1/4 SE 1/4
SEC 19, T-3-N, R-10-W



RECORD DESCRIPTION INSTRUMENT# 2025041969

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, T-3-N, R-10-W, JACKSONVILLE SHOPPING CENTER, JACKSONVILLE, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, T-3-N, R-10-W; THENCE SOUTH 02 DEGREES 04 MINUTES 58 SECONDS WEST A DISTANCE OF 715.00 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 42 SECONDS EAST A DISTANCE OF 818.00 FEET; THENCE NORTH 01 DEGREE 40 MINUTES 34 SECONDS EAST A DISTANCE OF 55.35 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 41 SECONDS EAST A DISTANCE OF 77.00 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 20 SECONDS WEST ADJACENT TO AND PARALLEL WITH THE EAST WALL OF AN OLD MOVIE THEATER BUILDING A DISTANCE OF 327.12 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 14 SECONDS WEST A DISTANCE OF 77.00 FEET; THENCE NORTH 02 DEGREES 03 MINUTES 20 SECONDS WEST ADJACENT TO AND PARALLEL WITH THE WEST WALL OF SAID THEATER BUILDING A DISTANCE OF 327.34 FEET, CONTAINING 0.5784 ACRES, MORE OR LESS.

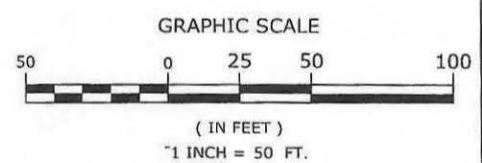
SURVEYOR'S NOTES:

ZONING: THIS PROPERTY IS ZONED C-2 (SHOPPING CENTER DISTRICT) WITH RECORD MINIMUM SETBACK DISTANCES OF 25 FEET ON THE FRONT, 20 FEET ON THE REAR, AND 15 FEET ON THE SIDES.

FLOOD INFORMATION: NO PART OF THIS SITE IS WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF JACKSONVILLE: COMMUNITY PANEL NUMBER 050180_0376 G, DATED JULY 6, 2015.

THIS PLOT PLAN DOES NOT REPRESENT AN ACTUAL SURVEY.

OWNER MAY INSTALL LIGHT POLES IN PICNIC AREA. UNSURE OF LOCATION.



LEGEND

- ELEVATION BENCHMARK
- DIRECTION OF DRAINAGE FLOW
- PICNIC TABLES
- BUILDING SETBACK LINE
- PROPERTY LINE



CLIENT NAME: JWW DATE: 1/29/2026 SCALE: 1" = 50' V1	PLOT PLAN	REVISIONS REV. DATE DESCRIPTION	FOR THE USE AND BENEFIT OF CARLOS ANTONIO OKPALA 618 W MAIN ST. JACKSONVILLE, AR 72076	MCE McCLELLAND CONSULTING ENGINEERS, INC. 7302 Kahn Rd Little Rock, AR 72204 PH# 501-371-0272 HTTP://WWW.MCE.US.COM
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