



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Wednesday, August 31, 2016

1:30 PM

Municipal Center

Special Called Meeting

1. Call to Order

2. Roll Call

3. Approval of Minutes

BZA Meeting Minutes for August 16, 2016.

Approved

4. Appeal Cases

Variance: VR 16-31: 2113 Wingate - Bryan and Victoria Meadows

Bryan and Victoria Meadows request a variance for property located at 2113 Wingate Drive to waive the front yard setback requirement to allow a 6 foot fence to stay, but change from Wood to Rod Iron fence. This is located on an R-1 Single Family District.

APPLICANT: Mr. Gary Meadows presented his request for a variance before the BZA on behalf of his son Mr. Brian Meadows. Mr. Meadows explained that his son filed for a fence permit, had his land surveyed, and eventually built a 6 foot privacy fence on his property that allowed him to additional protection for his pool and dog. He went to explain that there were several issues that came up after the fence was already built. The fence was built according to the plans that were turned in with the application. Mr. Meadows continued explaining that the city agreed to put up a four foot rod iron fence in place of the 6 foot privacy fence that was in violation of city code. Mr. Meadows said that a four foot fence would not work.

PUBLIC INPUT: Ms. Edwards son, Mr. William Edwards, presented his mothers point of view regarding the fence that was built by Mr. Brian Meadows.

BZA MEMBER: Mr. Doug Gilmore took a few minutes to update the Edwards on the current situation and the proposed solutions that the city has presented to fix this issue. He explained that the city has been in negation with the Meadows for several weeks on different ways to fix the issue.

PUBLIC INPUT: Ms. Linda Edwards explained to the board that no one on the Edwards side of this situation had been given any updates regarding this

situation. She said she had not heard about the possibility of putting up a rod iron fence. They felt like they were kept uninformed and continued to wonder why the fence had not been removed.

BZA MEMBER: Mr. Jerry Reece asked the Edwards if they would be open to the idea of replacing the six foot privacy fence with the six foot rod iron fence.

PUBLIC INPUT: Mr. Edwards responded that they did not care about the rod iron fence. They were more concerned with the placement of the fence.

BZA MEMBER: Mr. Reece went on to explain that a rod iron fence would not block the view or lower the value of Ms. Edwards's property.

PUBLIC INPUT: Mr. Edwards explained that he still felt like a rod iron fence would decrease their property value. Ms. Edwards stated that it was not the type of fence that was the issue. They were more concerned about the placement of the fence. She felt like even with a rod iron fence her mother would still be forced to look through bars.

STAFF: Ms. Tracy McGaha explained to the Edwards that the Meadows could still put a four foot rod iron fence in the front yard. That type of fence would not be against code. She went on to show them where the four foot fence could go and where the six foot fence could go.

PUBLIC INPUT: Mr. Edwards said that they understood.

BZA MEMBER: Mr. Doug Gilmore explained to the Edwards that the issue at hand was not whether or not they could have a rod iron fence in the front yard but rather could that rod iron fence be an additional two feet taller than the allowed height of four feet. He went on to explain that the rod iron fence would begin at the setback line and continue on around through the front yard setback in the same location that the fence is currently placed.

PUBLIC INPUT: Ms. Edwards brought up the neighborhood Bill of Assurance.

BZA MEMBER: Mr. Doug Gilmore explained that Bills of Assurance are civil matters. He said the city does not go by those. The city stays out of issues regarding Bills of Assurance.

BZA MEMBER: Mr. Sean Stem asked the individuals present how the issue of the rod iron fence was even brought up. He wanted to know whose idea the rod iron fence was.

STAFF: Mr. Derrel Smith explained that this proposal was a compromise from the mayor's office to eliminate any visibility issues.

APPLICANT: Mr. Gary Meadows explained that the reason they could not move their fence back to the setback line was because they had already moved their pool in that area. He went on to say that the issue at hand is not about where the fence will be located. He said that they are going to keep the fence in its exact location. The variance they are requesting is to allow them to build a six foot rod iron fence in that location instead of only a four foot fence. He went on to explain that the six foot fence would prevent their dog from jumping the fence and make it harder for kids to climb the fence and get in their pool.

PUBLIC INPUT: Ms. Edwards said that she would be okay with the six foot rod fence.

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

5. Staff Comments

6. Adjournment