



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, March 21, 2017

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

Present 4 - Doug Gilmore; Sean Stem; Rick Miles and Jerry Reece

Absent 1 - Max Dacus Jr.

3. Approval of Minutes

[MIN-17:028](#)

BZA Minutes from February 21, 2017 Meeting

Attachments: [BZA Minutes from February 21, 2017 Meeting](#)

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

Aye: 3 - Sean Stem; Rick Miles and Jerry Reece

Absent: 1 - Max Dacus Jr.

4. Appeal Cases

VR-17-03

VR 17-03: 2307 Congress Cove - Fence Height

Kevin Bailey of Bailey Contractors, Inc. on behalf of Hounds Hideaway, LLC request a variance for address 2307 Congress Cove for approval to construct an eight (8') foot tall wood privacy fence, to waive the six (6') foot standard wood fence height, parallel to the face of the building. This is located on a C-3 General Commercial District.

Attachments: [Application](#)
 [Site Plan](#)
 [Pictures of the Subject Property for Fence](#)
 [Aerial View of Location for Fence](#)
 [Adjoining Property Owners Notifications with Signed](#)
 [Receipt for Payment](#)
 [USPS Receipts](#)
 [USPS Returned Cards](#)

APPLICANT: Mr. Kevin Bailey requested a variance for address 2307 Congress Cove for approval to construct an eight-foot tall wood privacy fence, to waive the six-foot standard wood fence height, parallel to the face of the building. This is located in a C-3 General Commercial District. They would like to put this fence on the south side of the building running east to west. The applicant wants more protection in this area to prevent big dogs from seeing cars and other animals brought to the facility. Mr. Bailey also pointed out the business is going to be a doggie daycare.

BOARD: Mr. Rick Miles asked Mr. Bailey if there was any opposition to this request.

APPLICANT: Mr. Bailey said was not aware of any opposition.

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

Aye: 3 - Sean Stem;Rick Miles and Jerry Reece

Absent: 1 - Max Dacus Jr.

VR-17-04

VR 17-04: 2819 Longview Drive - Fence Height

Dacus Fence Company on behalf of Brett Burris request a variance for address at 2819 Longview Drive to waive the standard height limitation of six (6') foot in height to an eight (8') ft. wood privacy fence along the north property line to create a pleasing sight block for Dr. Burris patients. This is located on a C-3 General Commercial District.

Attachments: [Application](#)
 [Letter and Drawing from Dacus Fence](#)
 [Pictures of Location](#)
 [Adjoining Property Owners Notification](#)
 [Receipt for Payment](#)
 [USPS Receipts](#)
 [USPS Returned Cards](#)

APPLICANT: Ms. LuAnn Bringer requested a variance on behalf of Dr. Brett Burris for the address at 2819 Longview Drive. The variance is to waive the standard height limitation of six foot in height to an eight-foot wood privacy fence along the north property line to create a pleasing sight block for Dr. Burris patients. This is located on a C-3 General Commercial District. Mr. Bringer said they would like to put the eight-foot privacy fence behind the building to provide some privacy to their patients. Currently there are trees back there but those are going to be removed.

No opposition to this request.

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 - Sean Stem;Rick Miles and Jerry Reece

Absent: 1 - Max Dacus Jr.

[VR-17-05](#)

VR 17-05: 2410 and 2412 Boydston - Fence in Setbacks

Marque Mealing requests a variance for addresses 2410 and 2412 Boydston for fence that is extending into the front yard setbacks that is six (6') foot in height instead of the standard four (4') foot in height and 50% percent open. This is located in an R-2 Multi-Family Low Density District.

Attachments: [Application](#)
 [Pictures](#)
 [Pictures of Subject Property](#)
 [Pictures of Fence](#)
 [Adjoining Property Owners Notifications](#)
 [Application - Residential](#)
 [Letter - Immediate Action](#)
 [Survey Plat](#)
 [USPS Receipts](#)
 [USPS Returned Cards](#)
 [RECEIPT](#)

APPLICANT: Mr. Marque Mealing requested a variance for addresses 2410 and 2412 Boydston for a fence that is extending into the front yard setbacks. The fence is six-foot in height instead of the standard four-foot in height and 50% open. This is located in an R-2 Multi-Family Low Density District. Mr. Mealing built two duplexes and put the fence around his entire development. He explained the fence does not obstruct the view or line of sight for drivers on the road. The fence is around 43 feet from the center of the road.

BOARD: Mr. Doug Gilmore said the variance was for the height of the fence, location of the fence and how the fence was built. This fence should not have gone in the front yard. It should have also been built 4-foot tall and 50% open. The fence code also says that fences should have the pretty side facing the neighbor. This fence was built with the pretty side facing his duplexes.

APPLICANT: Mr. Mealing said the fence was built after construction. He thought the fence was approved with the building plans but that was not the case.

BOARD: Mr. Rick Miles asked if there was anyone opposing this request. There was no opposition.

BOARD: Mr. Rick Miles said he was not sure if the Board wanted to grant a variance for having the pretty side face his duplexes rather than face the neighbors. He felt like that would set a bad example for future situations that may come up.

BOARD: There was a motion made to grant a variance that would allow the applicant to put the fence two feet into the front yard setback and keep the fence at six foot in height. The motion did not include a variance that would have allowed him to have the pretty side of the fence placed facing his duplexes. Mr. Rick Miles wanted this to be stated that this variance did not have anything to do with how the fence faced with the pretty side facing the duplexes and the poles facing the neighbors. The Applicant said that if it came

up he would fix this issue.

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

Aye: 3 - Sean Stem;Rick Miles and Jerry Reece

Absent: 1 - Max Dacus Jr.

5. Staff Comments

6. Adjournment