

**Minutes
City of Mountain City
Board of Adjustment
8 May 2017, 7:00pm
City Hall**

1. CALL TO ORDER & ROLL CALL

The monthly Mountain City Board of Adjustment meeting was called to order at 7:12 pm by Phillip Taylor. There was a quorum, with all other Board members present. Other Board members present included Suzanne Hallam, Cynthia Holmes, Ralph McClendon, Ray Patterson, and Lee Taylor.

2. CONSENT ITEMS

a. Approve minutes from April 10, 2017 Board of Adjustment meeting

The April 10, 2017 Board of Adjustment minutes were approved by a vote of 5-0 (motion by Holmes, seconded by McClendon), with no changes.

3. NEW BUSINESS

a. Discuss and take possible action regarding proposed building plans - 201 Mountain City Dr. (Shaw)

There was a motion to open discussion on the proposal from Mr. Shaw at 201 Mountain City Drive (motion by Hallam, seconded by L. Taylor). The project proposal is to complete a rock fence around his property, raising the height of the fence in certain portions to 6 feet. Mr. Shaw was present at the meeting, to explain the proposal and answer questions.

It was noted that he was given a variance many years ago to construct the fence, since rock fences are not included in the list of acceptable fence types in the City's Land Use Ordinance. All such approvals are only good for one year. It was also noted that he had filled in a gate opening from earlier construction.

In response to Board concerns that an even taller fence might be unsafe, Mr. Shaw stated that the dry-stacked method he is using is structurally sound and is the method used by the original German settlers in the Hill Country. He also stated that he wants to complete the wall to increase the property value. He is in the process of moving to Montana.

There were additional concerns raised by the Board about ongoing Ordinance violations on his property, with diverse materials being stored in sight in his yard and driveway. He replied that his progress in moving and taking care of the violations was a result of sickness among family members and his own ill health. He noted that it is a 1500 mile trip to Montana and that he currently has 3 loads stored in his back yard. He is also attempting to sell some of the items.

Board member Holmes recommended specifying an agreed-upon completion date for the construction if it were approved. May 28, 2017 was agreed to by the Board and Mr. Shaw. The Board also specified that only the back portion of the wall could be extended in height. It was also stated that Mr. Shaw should agree to begin addressing the Ordinance violations once the wall is completed.

A motion was made (motion by Holmes, seconded by Hallam) to permit completion of the back wall. The vote was 3-2 in favor of the proposal (nay votes by L. Taylor & Patterson).

ADJOURN

The meeting adjourned at 7:50 pm.

These minutes approved on the 12th day of June 2017.

APPROVED

/s/Phillip Taylor, MAYOR

ATTEST

/s/Ellis Craig, CITY SECRETARY