

CITY OF ENTERPRISE BOARD OF ADJUSTMENT MEETING – May 12, 2021

The Enterprise Zoning Board of Adjustment met on Wednesday, May 12, 2021 at 4:30 p.m. in the Council Chambers of City Hall with the following members:

Present: Jacque Hawkins-Chairperson
 Warren Bowron
 Christopher Rogers
 Gwen Gilley

Absent: Steve Nagy- Vice Chairperson
 Becky Hancock
 Anne Bridgette

Also Present: Rainer Cotter- City Attorney
 Staci Hayes- Administrative Official
 Celeste Davis- Secretary Recorder

REVIEW OF MINUTES- April 14, 2021

A copy of the minutes from April 14, 2021 meeting was provided to each member of the Board of Adjustment. Being there were no corrections, additions, or deletions the minutes will be filed.

OLD BUSINESS

N/A

NEW BUSINESS

A REQUEST BY ROBERT PREACHERS FOR A 5' FRONT YARD VARIANCE TO CONSTRUCT A FRONT PORCH AND 5' REAR YARD VARIANCE TO CONSTRUCT AN ADDITION LOCATED AT 100 PINECREST LOOP.

Ms. Hawkins introduced a request by Robert Preachers for a 5' front yard variance to construct a front porch and a 5' rear yard variance to construct an addition located at 100 Pinecrest loop.

Mr. Preachers stated he got the opportunity to buy the house across the street from his home. He stated he wanted to do a Florida sunroom on the back, extend the driveway, and do a remodel on the front porch.

Ms. Hawkins opened the floor for public comment.

Mr. Rogers asked if Mr. Preachers was going to do the work himself. Mr. Preachers stated he would sub the work out.

Ms. Gilley made a motion to approve the request by Robert Preachers for a 5' front yard variance to construct a front porch and a 5' rear yard variance to construct an addition located at 100 Pinecrest Loop. Mr. Rogers made the second. All votes being ayes, motion carried.

A REQUEST BY M&S DEVELOPMENT, LLC. FOR 5' SIDE YARD VARIANCE TO CONSTRUCT A NEW HOME LOCATED ON 108 ARCHER TRAIL, 110 ARCHER TRAIL, AND 214 ARCHER TRAIL.

Ms. Hawkins introduced a request by M&S Development, LLC. for 5' side yard variance to construct a new home located on 108 Archer Trail, 110 Archer Trail, and 214 Archer Trail.

Mr. Martin stated in development you sometimes end up with irregular shaped lots and in this development, he ended up with 3 irregular shaped lots. He stated this project is zoned agriculture which is fine because all the homes are larger. He stated with that zoning the side setbacks are 15' and he is requesting to have 10' side yard setbacks.

Ms. Hawkins opened the floor for public comment.

Mr. Bowron asked if all 3 lots were open lots right now. Mr. Martin stated yes. Mr. Bowron asked if there was any construction going on around the lots right now. Mr. Martin stated not directly beside them.

Ms. Gilley made a motion to approve the request by M&S Development, LLC. for 5' side yard variance to construct a new home located on 108 Archer Trail, 110 Archer Trail, and 214 Archer Trail. Mr. Bowron made the second. All votes being ayes, motion carried.

A REQUEST BY BKS ENTERPRISE, LLC FOR CONDITIONAL USE FOR A WAREHOUSE, WHOLESALE, DISTRIBUTION CENTER LOCATED AT 612 GLOVER AVE.

Ms. Hawkins introduced a request by BKS Enterprise, LLC for conditional use for a warehouse, wholesale, distribution center located at 612 Glover Ave.

Ms. Hayes stated this is the Flowers Bakery and the owner is selling the business. She stated the mortgage company is just requiring that it is able to state in the zoning verification letter that it is a distribution center because they distribute bread.

Ms. Hawkins opened the floor for public comment.

Ms. Gilley made a motion to approve the request by BKS Enterprise, LLC for conditional use for a warehouse, wholesale, distribution center located at 612 Glover Ave. Mr. Rogers made the second. All votes being ayes, motion carried.

A REQUEST BY DONNE AND DERELD TACEY FOR A FRONT AND SIDE YARD VARIANCE TO CONSTRUCT A 6' PRIVACY FENCE AND SIDE YARD VARIANCE TO PLACE A STORAGE SHE LOCATED ON 2801 QUAIL COVE.

Ms. Hawkins introduced a request by Donna and Dereld Tacey for a front and side yard variance to construct a 6' privacy fence and side yard variance to place a storage shed located on 2801 Quail Cove.

Ms. Tacey stated they have a 4' fence there and they now have a dog that can easily jump over the fence. She stated they are off the roadway and would just like to replace the 4' chain link fence with a 6' privacy fence.

Ms. Hawkins opened the floor for public comment.

Ms. Gilley asked if the fence would match the privacy fence on the back side of the house. Ms. Tacey stated yes. Ms. Gilley asked if they were going to put a storage shed in as well. Ms. Tacey stated on the other side

of the house. Mr. Tacey stated it would be their side yard on the other side by the garage. Ms. Gilley asked if the shed would have shingles and match the house. Mr. Tacey said yes, that it would be attached to the garage by 2x6s and 2x4s. Mr. Tacey stated where it goes to the house it would be enclosed and it would look like it was part of the house when they were done. Mr. Bowron asked where the door would face and Mr. Tacey stated the same as the garage. Ms. Gilley asked if there was a reason it couldn't go further back. Mr. Tacey stated no he could go further back. He stated their air conditioner is about 25' back and he could put it back about 5' from the air conditioner. He stated he just needed it on the side of the house for his VA scooter and storage of wood.

Ms. Gilley made a motion to approve the request by Donna and Dereld Tacey for a front and side yard variance to construct a 6' privacy fence and side yard variance to place a storage shed located on 2801 Quail Cove under the condition they place the shed at least 12' back from the front of the house. Mr. Bowron made the second. All votes being ayes, motion carried.

A REQUEST BY DONNIE PATRICK, JR. FOR A SIDE YARD VARIANCE TO CONSTRUCT A STORAGE BUILDING ON LOT LOCATED AT 107 MYRICK ST.

Ms. Hawkins introduced a request by Donnie Patrick, Jr. for a side yard variance to construct a storage building on lot located at 107 Myrick St.

Mr. Peak stated they are looking to put a storage building on the left side of the house, it is a 12x24. The way the lot is laid out and the slope of it the storage building company said they would not be able to get in to place the building. He stated it would be 10' from the house and 9' from the property line so it will meet the required setbacks.


Ms. Hawkins opened the floor for public comment.

Ms. Gilley asked what it would look like. Mr. Peak stated they have matched it to the house.


Mr. Rogers made a motion to approve the request by Donnie Patrick, Jr. for a side yard variance to construct a storage building on lot located at 107 Myrick St. Ms. Gilley made the second. All votes being ayes, motion carried.

ADJOURNMENT

There being no further business before the Board, Ms. Gilley made a motion to adjourn. Mr. Nagy seconded the motion. All votes being ayes, motion carried.



Jacquie Hawkins
Chairperson



Celeste Davis
Secretary/Recorder

