

Mr. Townsend stated he leased the facility under the assumption that two churches had been located there prior to him leasing the property. He stated he moved his church to Enterprise from Troy. He also stated that he was not aware the zoning had changed for that area.

The floor was opened for public comment.

Ms. Hayes stated when the zoning ordinance was adopted it stated if a church was going to be established it would go through a rezoning process. She stated Mr. Townsend and his church was not sure they wanted to make the property their forever home. She stated the church signed a 3-year lease. Ms. Hayes stated he is requesting a conditional use for 3 years and at the end of the lease Mr. Townsend and Ms. Hayes will communicate with each other and decide where to go from there.

Being there were no further questions, Ms. Hawkins made a motion to approve the request. Ms. Gilley seconded the motion. All votes being ayes, motion carried.

BULL RUSH LAND, LLC - VARIANCE - 6008, 6010, AND 6012 BOLL WEEVIL CIRCLE.

Ms. Bridgette introduced a request by Fox Fleming on behalf of Bull Rush Land, LLC for a 54' height variance for a new commercial development located at 600. 6010, and 6012 Boll Weevil Circle.

Ms. Bridgette asked Mr. Fleming to give some background on the request.

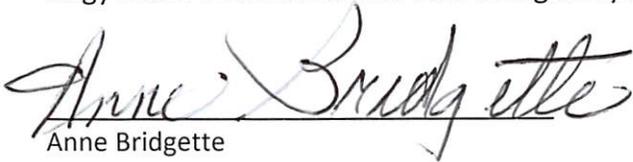
Mr. Fleming stated the request was for a hotel that is purchasing the 3 lots on Boll Weevil Circle. He stated there were two hotels across the street that had also gone through the board for height variances and had been approved. He stated they were requesting the variance so they could build a 4-story building.

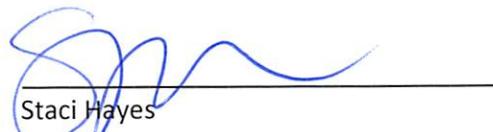
The floor was opened for public comment.

Being there were no further questions, Mr. Nagy made a motion to approve the request. Ms. Hawkins seconded the motion. All votes being ayes, motion carried.

ADJOURNMENT:

There being no further business before the Board, Ms. Gwen made a motion to adjourn and Mr. Nagy made the second. The vote being all ayes, motion carried.

  
Anne Bridgette  
Chairperson

  
Staci Hayes  
Secretary/Recorder

Handwritten signature or text, possibly "J. C. ..."

CITY OF ENTERPRISE BOARD OF ADJUSTMENT MEETING –March 11, 2020

The Enterprise Zoning Board of Adjustment met on Wednesday, March 11, 2020, at 4:30 p.m. in the Council Chambers of City Hall with the following members:

Present: Anne Bridgette – Chairperson  
Jacque Hawkins – Vice Chairperson  
Joddy James  
Steve Nagy  
Gwen Gilley  
Becky Hancock – Supernumerary  
Sue Neuwien- Supernumerary

Also Present: Staci Hayes- Secretary/Recorder  
Justin Tolbert- Building Inspector  
Tyler Hurst- Code Enforcement Officer  
Rainer Cotter – City Attorney  
Reba Johnson  
Celeste Davis

REVIEW OF MINUTES- February 12, 2020

A copy of the minutes from February 12, 2020 meeting was provided to each member of the Board of Adjustment. Being there were no corrections, additions, or deletions, Mr. James made a motion to approve the minutes; Mr. Nagy made the second. The vote being all ayes, motion carried.

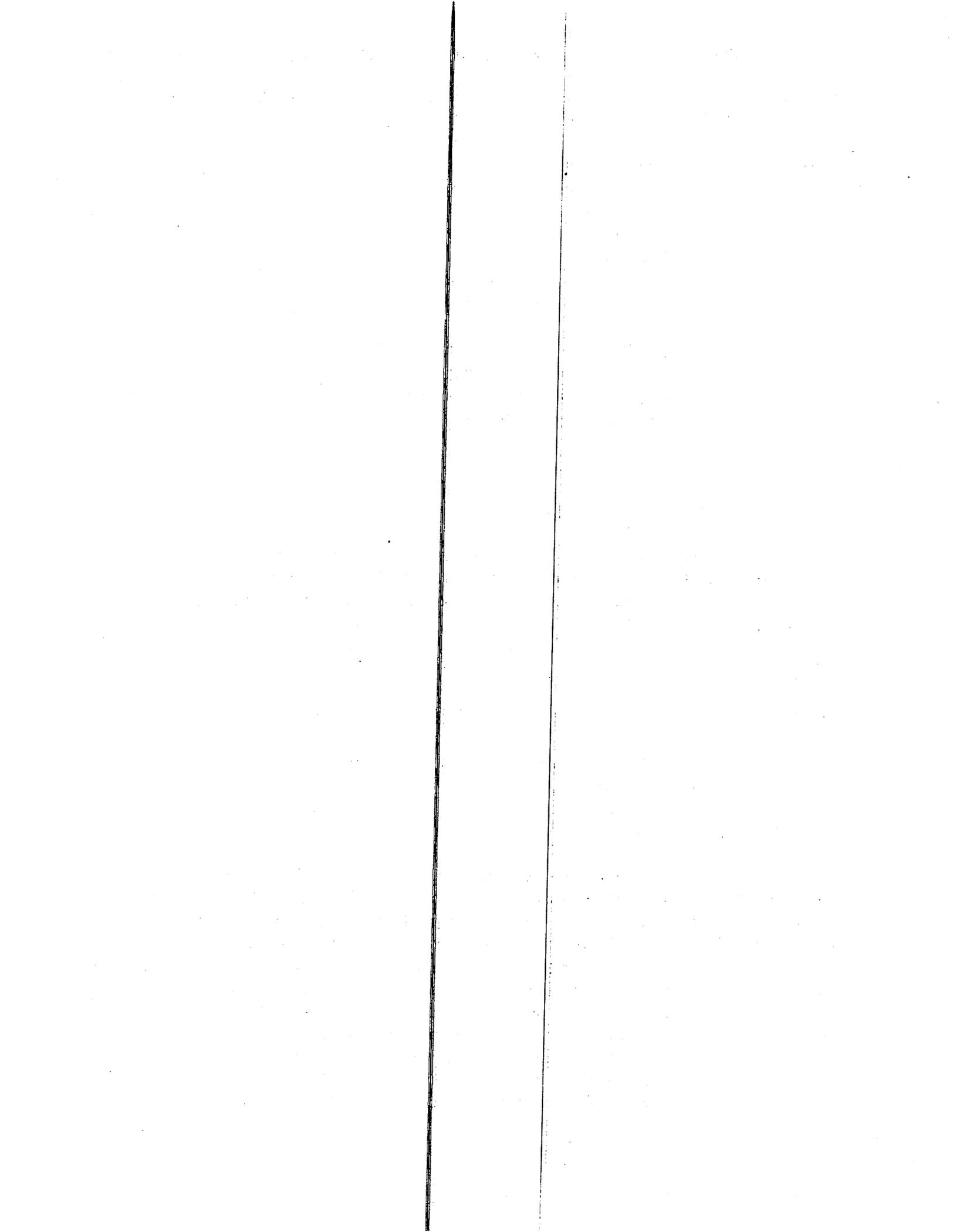
OLD BUSINESS

SHANNON BYRON WASHINGTON- AFTER THE FACT VARIANCE – 300 PIERCE STREET

Ms. Bridgette introduced a request for an after the fact side yard variance for a 12x12 detached carport located at 300 Pierce Street.

The floor was opened for public comment

Ms. Bridgette asked Ms. Hayes to come forward. Ms. Hayes stated the Engineering Department got an anonymous complaint about a carport that had been built. She sent Mr. Hurst over to inspect the complaint. Mr. Hurst went over with a copy of the zoning ordinance and the paperwork for the Board of Adjustment. Mr. Hurst spoke to Ms. Washington. Ms. Hayes stated the carport was already built and constructed at that time. Mr. Hurst told her it was in violation with the zoning ordinance and with them being on a corner lot she would have to go to the Board of Adjustment. Ms. Hayes stated Mr. Washington then came into the Engineering Department and spoke with Ms. Hayes directly. He stated the carport was just there to cover his wife's car. She explained to him again what the zoning ordinance stated and unfortunately it was in violation. Ms. Hayes told him he had two options: either remove it, he could put it where the zoning ordinance allowed in his yard, or he could come to the Board of Adjustment. Ms.



Hayes stated a month went by and he had not brought anything in so she was going to send Mr. Hurst back over to the residence. Then Mr. Washington brought the paperwork in for the Board. He missed the January meeting so he came to the February meeting.

Ms. Washington stated they did not know they couldn't have the carport. She stated Mr. Hurst saw the men building the carport. Ms. Washington stated had he stopped and told her they were not aloud to have it then they would not have let the men build it. She stated they let them build it and on Thursday Mr. Hurst was at their door. Ms. Washington stated they don't get a report or anything telling them what they can or can't have on their property.

Ms. Hayes interjected stating she has dealt with Mr. Washington for 12 years and there have been 7 times previously that he had to be stopped and told he had to get a permit when doing work to their home. She also stated he never got anything inspected even after getting the permits. Ms. Hayes stated unfortunately the Washingtons were on a corner lot and the regulations are a lot different as far as what a front yard, side yard, and rear yard are.

Ms. Bridgette asked if there were any alternate decisions. Ms. Hayes stated with his house being on the corner lot he technically has two front doors so technically where they put the carport is considered the front yard.

Ms. Bridgette opened the floor for the board to speak.

Mr. James asked if the carport could be moved to the back yard behind the house. Ms. Hayes stated if it was in the proper place but the ordinance states you can only use 30% of your required rear yard. The Washington's rear yard space is already small and they already have a lean to shed in their rear yard.

Ms. Washington then asked if they could move the carport to their lot across the street from their home. Ms. Hayes stated no they could not.

Ms. Gilley asked if they could move the carport anywhere in the side yard. Ms. Hayes stated the zoning ordinance prohibits accessory structures in the side yard.

Ms. Hancock asked if it could be taken to the back yard and put up next to the house covering the back door for the use of Ms. Washington's mother to sit under. Ms. Hayes stated accessory structures have to be 10 feet from the house and 5 feet from the property line.

Being there were no additional questions, Mr. James made a motion the variance be denied. Mr. Nagy seconded the motion. All votes being ayes motion carried.

## NEW BUSINESS

### ALFRED T. TOWNSEND - CONDITIONAL USE - 2551 SALEM ROAD

Ms. Bridgette introduced a request by Alfred Townsend for a conditional use to have a church located at 3551 Salem Rd.

