

CITY OF ENTERPRISE BOARD OF ADJUSTMENT MEETING –August 14, 2019

The Enterprise Zoning Board of Adjustment met on Wednesday, August 14, 2019, 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

Absent: Rainer Cotter – City Attorney  
Becky Hancock - Supernumerary

Supernumerary: Sue Neuwien

Also Present: Staci Hayes – Interim Director of Engineering Services  
Rainer Cotter – City Attorney  
Nicole Nadeau – Secretary Recorder

REVIEW OF MINUTES – July 10, 2019

A copy of the minutes from July 10, 2019 meeting was provided to each member of the Board of Adjustment. Being there were no corrections, additions, or deletions, Mr. Nagy made a motion to approve the minutes; Ms. Gilley made the second. The vote being all ayes, motion carried.

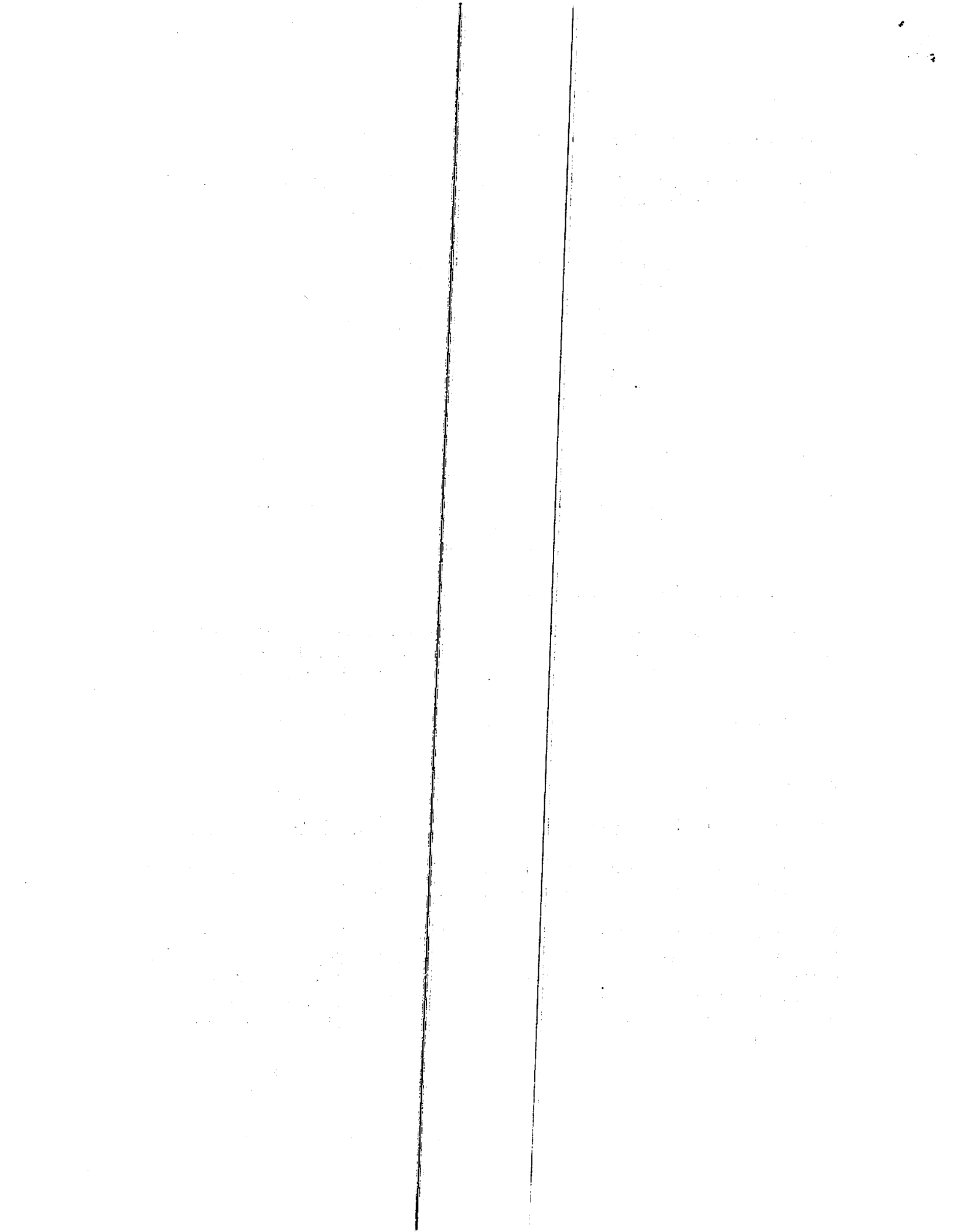
OLD BUSINESS:

NEW BUSINESS:

DBA D&B HOMESTYLE COOKING – CONDITIONAL USE – 513 DALEVILLE AVENUE

Ms. Bridgette introduced a request by Dajia Brunson, DBA D and B Homestyle Cooking for conditional use for a takeout only restaurant located at 513 Daleville Avenue.

Ms. Bobby Hall represented DBA D and B Homestyle cooking. Ms. Hall explained a business located in the building at 513 Daleville Ave had recently opened and they would like to place a concession stand on the side to sell dinners. Ms. Hall explained her step son is running the business in the building. Ms. Hall proceeded to explain she was running the concession building in Daleville, and when her stepson opened he asked her to cook the meals because he did not have his kitchen up to code.



Ms. Hall stated she had been down to the engineering department and was told to bring it on, but when she brought it to the site she was told it could not be out there yet. Ms. Hall stated she met with the engineers and they told her to leave it there while we go through the board.

Ms. Bridgette asked if the health department had been out to inspect. Ms. Hall said they have not. Ms. Hall explained she did not know she had to go in front of the board, and she was told to bring the shack here and call when she is ready to open. Ms. Hall explained she did that and Mr. Tyler Hurst, Code Enforcement Inspector, stopped by to tell her it could not be there. Ms. Hall stated she did what she was told and she was not aware she needed to present it to the board first.

Ms. Bridgette opened the floor for public comment.

Mr. Nagy asked if her building is permanent due to the fact it looks like a permanent mobile facility. Ms. Hall informed him it is a concession stand or food truck trailer. Mr. Nagy asked where her commissary is located, and Ms. Hall said it would be inside.

Mr. James asked if she has been approved by health department and county. Ms. Hall stated she was approved and has been working in Dale County with her license and permit. Ms. Hall informed the board her storage shed is 12x24. Mr. James asked if she had a bathroom and sinks in the trailer. Ms. Hall confirmed she had a 3-comp sink, hand wash sink, bathroom, and the hood. Mr. James expressed concern with the sewage line in front of the building because a portable building can't tie into it. Mr. James stated she is right against the property line on the other property, and cutting off the left side of the building and blocking off any access the rescue teams would need. Ms. Hall stated she built a platform for the customers to stand on. Ms. Hall explained the property line is Ms. Sistrunks property, and the sewer line is there because when she was told to bring it on she did not know where the line was. Ms. Hall explained if needed to be moved she would be willing to do so.

There being no further discussion Mr. James made a motion to deny the request for a conditional use for a takeout only restaurant located at 513 Daleville Avenue. Mr. Nagy made the second. The vote being all ayes motion denied.

#### ALL IN-CREDIT UNION – SPECIAL EXCEPTION – 1238 RUCKER BLVD

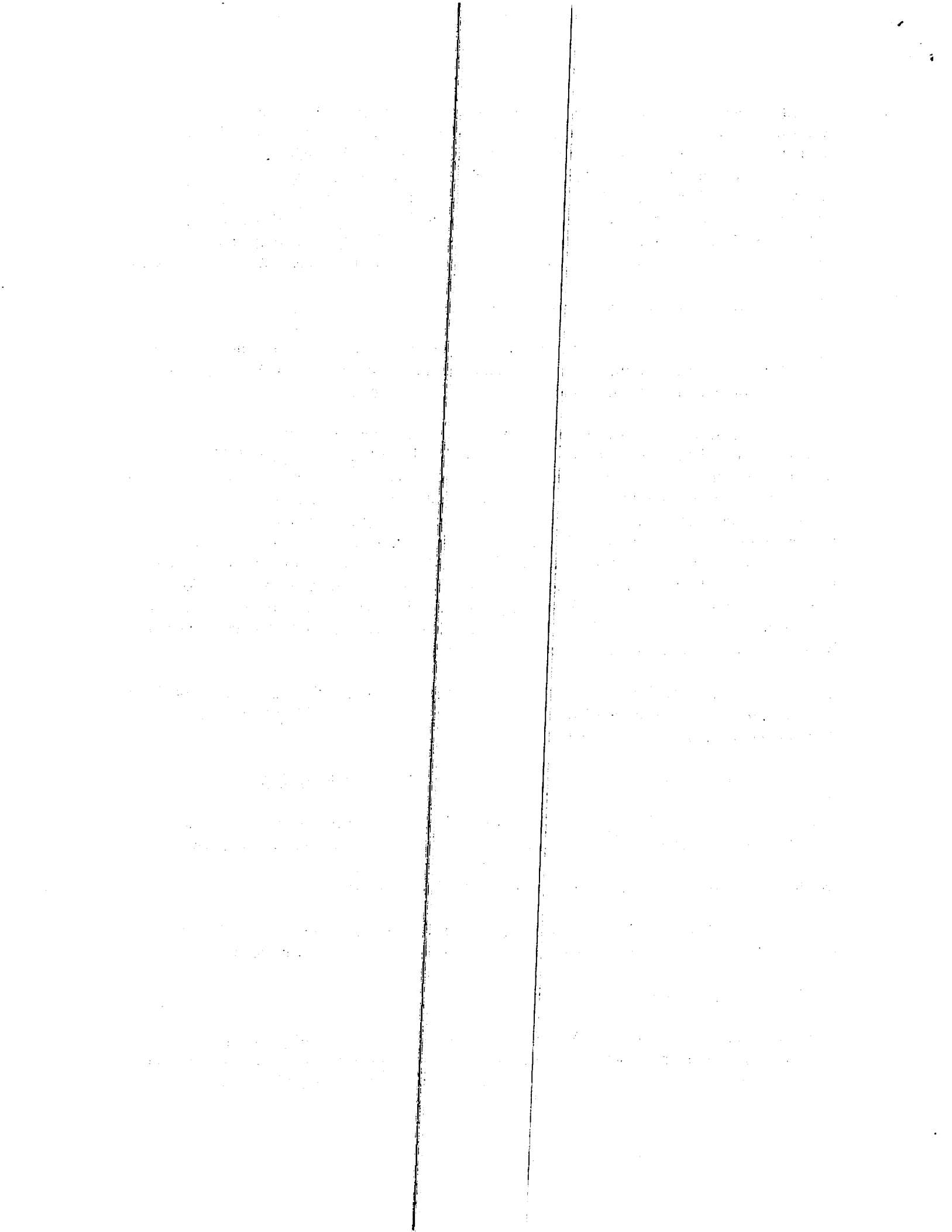
Ms. Bridgette introduced a request by All in Credit Union for a special exception to place a 12x60 modular building on the property during renovations located at 1238 Rucker Boulevard.

Mr. Richard Carnley was present to represent All in Credit Union.

Mr. Carnley explained for 3-4 months they will have the building set up in front of the credit union and set up their teller units and do business out of the building during renovations.

Ms. Bridgette opened the floor for public comment.

There being no further discussion Ms. Hawkins made a motion to approve the request for a special exception to place a 12x60 modular building on the property during renovations located at 1238 Rucker Boulevard. Ms. Gilley made the second. The vote being all ayes motion carried.



**CHURCH ON BOLL WEEVIL CIRCLE – SPECIAL EXCEPTION – 2017 BOLL WEEVIL CIRCLE**

Ms. Bridgette introduced a request by Church on Boll Weevil Circle for a special exception to extend the use of the temporary sign and modular buildings located at 2017 Boll Weevil Circle for 18 months.

Ms. Bridgette asked Mr. Logsdon to explain why it has not been completed. Mr. Logsdon explained they have had trouble finding contractors to build the building. Mr. Logsdon stated they have put out bids for air conditioning and that is the only thing holding them up. Mr. Logsdon said when they get those bids back they will be moving forward with financing and breaking ground to build. Mr. Logsdon stated their modular buildings are good through November.

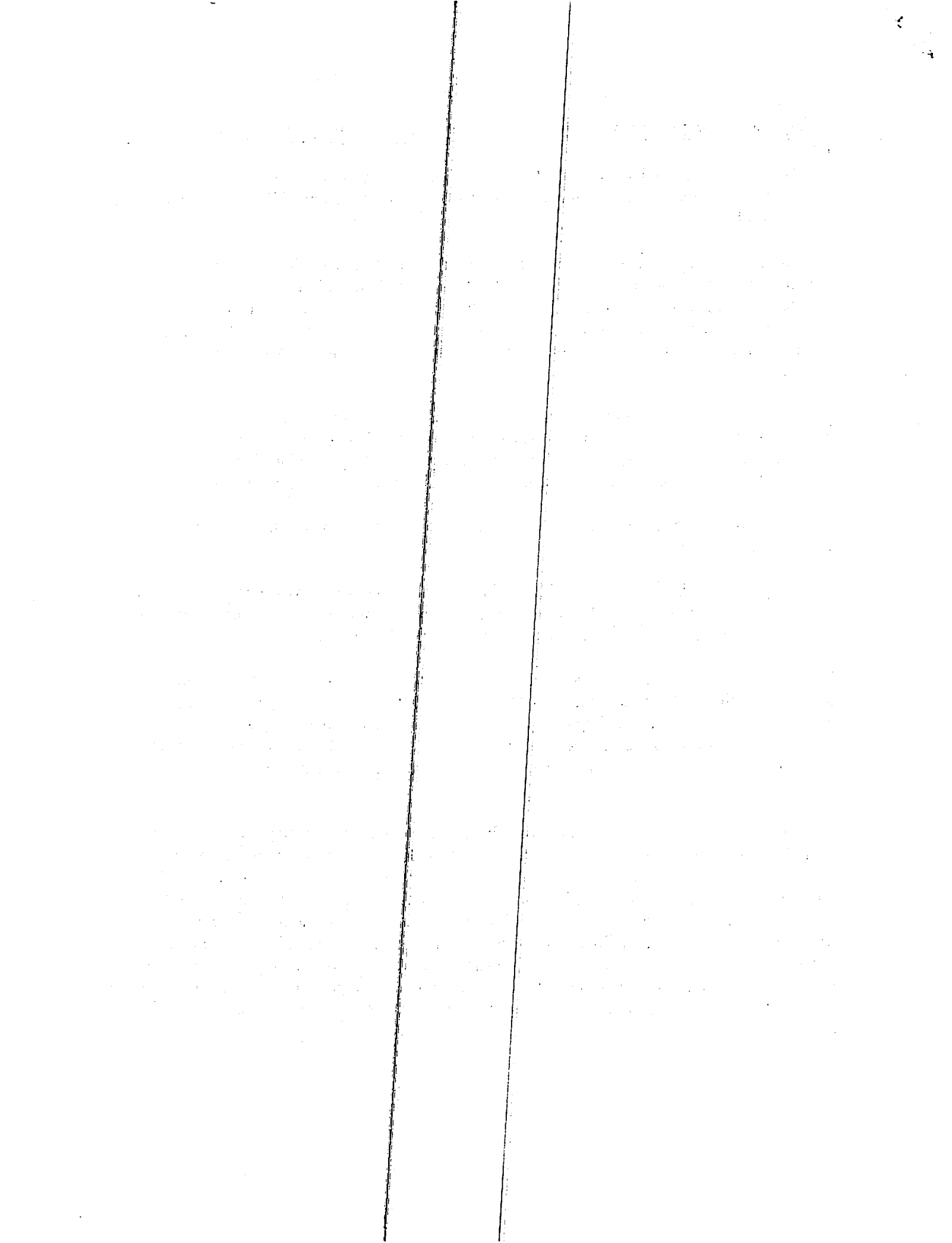
Mrs. Bridgette expressed confusion as to how they have the buildings through November but are asking for an 18-month extension. Ms. Hayes explained Ms. Bridgette was asking if it would take another 18 months to get the bids in and start work. Ms. Hayes included they have submitted plans and have everything ready to start building once they receive bids.

Mr. Logsdon explained this extension should give the church plenty of time to get the bids on and the building started.

Mr. Nagy asked if the extension would start in November, and Ms. Hayes stated she thought they had the buildings until August. Mr. Logsdon said the paperwork says November. Ms. Hayes confirmed if the request was approved the 18 months would start the day it is approved.

Mr. Logsdon stated there was a second part to the request. The second part is they would like to retain one of the modular buildings once the church is built to use as storage. Mr. Logsdon explained it will not be hooked up to any plumbing and will not provide any services besides storage. Mr. Logsdon expressed the modular building would look better than mobile attacks. Mr. Logsdon explained they are using a school bus to store all the extra supplies.

Mr. James expressed he believed this would be a separate request. Ms. Hayes confirmed it would be and it was not advertised. Mr. James reiterated he believed it was a separate issue. Ms. Hayes informed Mr. Logsdon the board can approve modular buildings on a temporary basis. Ms. Hayes stated he can come back with another request after the church is done, but the cell is blank which means restricted. Mr. Logsdon asked if mobile attacks are considered modular buildings. Ms. Hayes stated they can build an accessory structure, but a modular building where you can potentially have classes would be up to the board to decide. Mr. Logsdon explained if he doesn't mention it now, once he moves the building to where it needs to go he can't get it out. Mr. James reiterated it would be a separate request that should be proposed at a later time. Mr. Logsdon agreed.




There being no further discussion Mr. Nagy made the motion to approve the special exception to extend the use of the temporary sign and modular buildings located at 21017 Boll Weevil Circle for 18 months. Ms. Hawkins made the second. The vote being all ayes motion carried.

ADJOURNMENT:

There being no further business before the Board, Ms. Gilley made a motion to adjourn; Ms. Hawkins made the second. The vote being all ayes, motion carried.

  
Anne Bridgette  
Chairperson

  
Nicole Nadeau  
Secretary/Recorder

*[Faint handwritten signature or scribble]*