

CITY OF ENTERPRISE BOARD OF ADJUSTMENT MEETING –September 11, 2019

The Enterprise Zoning Board of Adjustment met on Wednesday, September 11, 2019, at 4:30 p.m. in the Council Chambers of City Hall with the following members:

Present: Anne Bridgette – Chairperson
Joddy James
Steve Nagy
Gwen Gilley

Absent: Jacque Hawkins – Vice Chairperson
Becky Hancock – Supernumerary
Sue Neuwien - Supernumerary

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

REVIEW OF MINUTES – August 14, 2019

A copy of the minutes from August 14, 2019 meeting was provided to each member of the Board of Adjustment. Being there were no corrections, additions, or deletions, Ms. Gilley made a motion to approve the minutes; Mr. Nagy made the second. The vote being all ayes, motion carried.

OLD BUSINESS:

NEW BUSINESS:

ROBERT EVANS – SPECIAL EXCEPTION – 311 DAUPHIN ST.

Ms. Bridgette introduced a request by Robert Evans for a special exception to operate a gun repair business located at 311 Dauphin St.

Mr. Evans explained he has his associate's degree in firearms and will be going back for his bachelor's. Mr. Evans expressed he has been around fire arms the majority of his life, and he got his first one at 8 years old. Mr. Evans explained he has repaired guns in the past. Mr. Evans said he has talked to multiple people to see who has trouble finding people to fix weapons and they were interested.

Ms. Bridgette expressed his request also included sales. Mr. Evans explained he would order it, do the background check through the ATF, and they will have the gun sent to Mr. Evans to build.

Ms. Bridgette opened the floor for further discussion.

Mr. Mickey Bradshaw, a resident at 213 Dauphin street explained he respects Mr. Roberts for all he has done, but he is concerned with business being in a residential zone. Mr. Bradshaw said he has lived on Dauphin St. for 47 years and he has worked with the city to get the streets cleaned up and paved, and putting a business in the neighborhood is not compatible. Mr. Bradshaw expressed he supports guns, but believes a business belongs in commercial zone not a neighborhood.

Ms. Dolly Evans, Robert's wife, explained his shop is where he will build guns, and it will not be like a store where people come to pick them up. Mrs. Evans stated these will be guns that are sent to him as a kit, and the customer and him would then go test them at the range in Daleville where it will be sold to the individual.

Mr. James agreed with Mr. Bradshaw about the business being in a residential zone. Mr. James stated he has owned a business for many years, and it will eventually grow to something unexpected. Mr. James explained with a business in a residential zone it is increase in traffic and UPS delivering. Dauphin St. is a busy cut-through as is. Mr. James stated he can't see approving a gun shop in a residential area. Mr. James recommended finding a commercial location because he believes the business will do well. Mr. Evans stated he works a full-time job and has six years until retirement, and can not commit to a commercial location which is the reason he went forth with a home-based business.

Mr. Nagy asked where the guns would be stored when he isn't working on them. Mr. Evans explained he has a 400 lb. safe with a keypad, a security system all around his house, and a smaller safe with a lock on it. Mr. Nagy asked if Mr. Evans has been approved by the ATF. Mr. Evans stated he is not, he has his packet filled out but was waiting for approval from the board before he applied. Mr. Evans explained he works with the ATF and they are the ones who got him interested in a business like this.

There being no further discussion Mr. James made a motion to deny the request for special exception to run a gun repair business from 311 Dauphin; St. Mr. Nagy made the second. The vote being all ayes the request denied.

A&B CONSTRUCTION – VARIANCE – 309 DAUPHIN ST

Ms. Bridgette introduced a request by A&B Construction for a 5' side and front yard variance to construct a new residence located at 309 Dauphin St.

Mr. Axton explained when he bought the land he did his research, and there was an old easement that was never recorded and it crosses the lot. Mr. Axton stated he got with the city and they figured out it was 35 feet off the property line. Mr. Axton explained he is having to shift his building block to the left because it is on an angle, but if he moves it left it makes it straight, and that is what the variance would be for.

There being no further discussion Mr. James made the motion to approve the 5' side and front yard variance to construct a new residence located at 309 Dauphin St. Mr. Nagy 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; Mr. Nagy made the second. The vote being all ayes, motion carried.

Anne Bridgette
Chairperson

Nicole Nadeau
Secretary/Recorder