

## ENTERPRISE PLANNING COMMISSION MEETING – January 25, 2022

The Enterprise Planning Commission convened on Tuesday, January 25, 2022, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Lorenzo Harrison, Chairman  
Shane Johnson, Vice Chairman  
Scotty Johnson  
Lee Milliner  
Mark Goodson  
Shannon Roberts, Assistant Public Works Director

Absent: Bobby Hancock  
Kummel Fleming  
Kenneth Rogers

Also Present: Barry Mott, City Engineer/ Public Works Director  
Celeste Davis, Administrative Assistant  
Rainer Cotter, City Attorney  
Glenn Morgan, Poly Engineering

### REVIEW OF MINUTES OF DECEMBER 28, 2021 MEETING

Mr. Harrison called the meeting to order. Copies of the minutes from the December 28, 2021, meeting were provided to each member of the Planning Commission. Mr. Shane Johnson made a motion to amend the minutes to state “Mr. Sims consented to tabling his request” and approve the minutes. Mr. Goodson made the second. The votes being all ayes, motion carried.

### OLD BUSINESS

A REQUEST BY LONGLEAF ENGINEERING, LLC. ON BEHALF OF SHANG AND FAYE HOWELL FOR ANNEXATION AND ZONING TO TH-3 (TOWNHOUSE DISTRICT) AS SHOWN ON MAP B PROPOSED OF 184 ACRES OF LAND LOCATED ON COUNTY ROAD 622 ADJACENT TO THE SOUTH SIDE OF THE ENTERPRISE MUNICIPAL AIRPORT.

Mr. Tom Sims on behalf of Longleaf Engineering, LLC. for annexation and zoning to TH-3 (Townhouse District) as shown on Map B proposed of 184 acres of land located on county road 622 adjacent to the south side of the Enterprise Municipal Airport.

Mr. Sims provided additional information to his previous presentation including noise contours from a study done in 2013.

Mr. Scotty Johnson stated some of his concerns with this request related to noise and traffic on county road 622 and city responsibility for road improvements.

Mr. Mott addressed the additional information Mr. Sims provided and reiterated the City's airport consultant advised this development would not be in the city's best interest. Mr. Harrison opened the floor for public comment.

Mr. Harrison asked for a motion. Mr. Shane Johnson moved to deny the request and Mr. Goodson made the second for a request for annexation and zoning to TH-3 (Townhouse District) as shown on Map B proposed of 184 acres of land located on county road 622 adjacent to the south side of the Enterprise Municipal Airport. All votes being aye, motion carried.

A REQUEST BY LONGLEAF ENGINEERING, LLC. ON BEHALF OF SHANG AND FAYE HOWELL FOR PRELIMINARY PLAT APPROVAL OF TOWNES AT CROSSWINDS SUBDIVISION, PHASE I.

Mr. Tom Sims on behalf of Longleaf Engineering, LLC. for preliminary plat approval of Townes at Crosswinds Subdivision, Phase I.

Mr. Sims withdrew this request.

A REQUEST BY FLOWERS AND WHITE ENGINEERING, LLC. ON BEHALF OF FRANK THOMAS FOR FINAL PLAT APPROVAL OF HUNTERS HILL, PHASE I LOCATED OFF OF PORTER LUNSFORD ROAD.

Mr. Kenneth White on behalf of Flowers and White Engineering, LLC. for final plat approval of Hunters Hill, Phase I located off of Porter Lunsford Road.

Mr. White stated the lift station was installed and has been tested.

Mr. Mott stated everything passed and the Engineering Department recommends to approve this plat with two contingency items. These being the developer must add rock and a fence around the pump station.

Mr. Harrison opened the floor for public comment.

Mr. Harrison asked for a motion to approve this request. Mr. Shane Johnson moved to approve the request upon the contingencies and Mr. Goodson made the second for a request for final plat approval of Hunters Hill, Phase I. All votes being aye, motion carried.

A REQUEST BY FLOWERS AND WHITE ENGINEERING, LLC. ON BEHALF OF FRANK THOMAS FOR THE REZONING OF 6.31 ACRES FROM R-65 (RESIDENTIAL DISTRICT) AS SHOWN ON MAP A PRESENT TO TH-3 (TOWNHOUSE DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED OFF OF OZARK HWY AND PORTER LUNSFORD ROAD.

Mr. Kenneth White on behalf of Flowers and White Engineering, LLC. for the rezoning of 6.31 acres from R-65 (Residential District) as shown on Map A present to TH-3 (Townhouse District) as shown on Map B proposed located off of Ozark Hwy. and Porter Lunsford Road.

Mr. White stated the owner wished to build townhomes in this area. He stated from the original lot count under the R-65 zoning there would only be 9 additional lots added.

Mr. Mott stated the Engineering Department did not have any issues.

Mr. Harrison opened the floor for public comment.

Mr. Harrison asked for a motion to approve this request. Mr. Johnson moved to approve the request and Mr. Scotty Johnson made the second for a request for the rezoning of 6.31 acres of land from R-65 (Residential District) as shown on Map A Present to TH-1 (Townhouse District) located off of Ozark Highway and Porter Lunsford Road. All votes being aye, motion carried.

#### NEW BUSINESS

#### A REQUEST BY FLOWERS AND WHITE ENGINEERING, LLC. ON BEHALF OF DELTA LAND COMPANY, LLC. FOR FINAL PLAT APPROVAL OF GREYTHORNE SUBDIVISION, PHASE I LOCATED OFF OF SHELLFIELD ROAD.

Mr. Kenneth White on behalf of Flowers and White Engineering, LLC. for final plat approval of Greythorne Subdivision, Phase I located off of Shellfield Road.

Mr. Harrison opened the floor for public comment.

Mr. Harrison asked for a motion to approve this request. Mr. Shane Johnson moved to approve the request upon the contingencies and Mr. Goodson made the second for a request for final plat approval of Hunters Hill, Phase I. All votes being aye, motion carried.

#### A REQUEST BY REEVES ENGINEERING, LLC. ON BEHALF OF EGC INVESTMENTS, LLC. FOR THE REZONING OF 10.13 ACRES OF LAND FROM R-100 (RESIDENTIAL DISTRICT) AND B-1 (GENERAL BUSINESS DISTRICT) AS SHOWN ON MAP A PRESENT TO R-65 (RESIDENTIAL DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED OFF OF DAMASCUS ROAD.

Mr. Ron Reeves on behalf of Reeves Engineering, LLC. for the rezoning of 10.13 acres of land from R-100 (Residential district) and B-1 (General Business District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located off of Damascus Road.

Mr. Reeves stated this would be for Phase IV of Tartan Pines.

Mr. Mott stated the Engineering Department did not have any issues with the rezone. He stated Turnberry would need to be widened to a standard city width road.

Mr. Harrison opened the floor for public comment.

Mr. Steve Fleming, an adjacent property owner, asked if this would affect the zoning of his property. Mr. Harrison stated it would not.

Mr. Harrison asked for a motion to approve this request. Mr. Shane Johnson moved to approve the request and Mr. Goodson made the second for a request for the rezoning of 10.13 acres of land from R-100 (Residential district) and B-1 (General Business District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located off of Damascus Road. All votes being aye, motion carried.

A REQUEST BY REEVES ENGINEERING, LLC. ON BEHALF OF EGC INVESTMENTS, LLC. FOR PRELIMINARY PLAT APPROVAL OF TARTAN PINES, PHASE IV.

Mr. Ron Reeves on behalf of Reeves Engineering, LLC. for preliminary plat approval of Tartan Pines, Phase IV.

Mr. Reeves stated the developer did not have any issue with widening Turnberry Rd.

Mr. Harrison opened the floor for public comment.

Ms. Kerry Kelly asked if this meant Highway 134 would also be widened. Mr. Harrison stated it would not.

Mr. Harrison asked for a motion to approve this request. Mr. Milliner moved to approve the request and Mr. Goodson made the second for a request for preliminary plat approval of Tartan Pines, Phase IV. All votes being aye, motion carried.

ADJOURNMENT

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned.

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Lorenzo Harrison, Chairperson

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Barry Mott, PE