

ENTERPRISE PLANNING COMMISSION MEETING MINUTES – FEBRUARY 28, 2023

The Enterprise Planning Commission convened on Tuesday, February 28, 2023, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Lorenzo Harrison, Chairman
Justin Daugherty
Scotty Johnson
Lee Milliner
Shannon Roberts
Kenneth Rogers
Richard Woodham

Absent: Mark Goodson, Vice Chairman
Bobby Hancock

Also Present: Barry Mott, P.E., City Engineer/Director of Public Works
Thomas Hardy, Assistant Director of Engineering
Rainer Cotter, City Attorney
Kim Hughes, Administrative Assistant

Mr. Harrison called the meeting to order.

Review of Minutes

Mr. Milliner made a motion, seconded by Mr. Daugherty, to approve the minutes from the work session held January 19, 2023. The motion carried unanimously.

Mr. Milliner made a motion, seconded by Mr. Rogers, to approve the minutes from the January 24, 2023 meeting. The motion carried unanimously.

Old Business

None.

New Business

1. A request by Navigator International, LLC, on behalf of Robert and Regena Lacey, for site plan approval of All About Art and Coffee Corner located downtown at 100 and 102 S. Main Street.

Ms. Staci Hayes with Navigator International, LLC presented on behalf of Robert and Regena Lacey. Ms. Hayes stated the building footprint is planned to be the same as it was prior to the fire and the required variances had been approved at the February 8, 2023, Board of Adjustment meeting.

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Mr. Hardy stated the plans reflected what Ms. Hayes had presented and staff recommended approval.

There was no public comment.

Mr. Daugherty made a motion, seconded by Mr. Milliner, to approve the request by Navigator International, LLC, on behalf of Robert and Regena Lacey, for site plan approval of All About Art and Coffee Corner located downtown at 100 and 102 S. Main Street. The motion carried unanimously.

2. A request by Navigator International, LLC, on behalf of Brett and Nicki Bryan, for site plan approval to rebuild their building located downtown at 104 S. Main Street.

Ms. Staci Hayes with Navigator International, LLC presented on behalf of Brett and Nicki Bryan. Ms. Hayes stated the building footprint is planned to be the same as it was prior to the fire and the required variances had been approved at the February 8, 2023, Board of Adjustment meeting.

Mr. Hardy stated the plans reflected what Ms. Hayes had presented and staff recommended approval.

There was no public comment.

Mr. Daugherty made a motion, seconded by Mr. Rogers, to approve the request by Navigator International, LLC, on behalf of Brett and Nicki Bryan, for site plan approval to rebuild their building located downtown at 104 S. Main Street. The motion carried unanimously.

3. A request by Northstar Engineering Services, Inc. on behalf of Nerak, LLC, for the rezoning of .624 acres of land from B-1 (Business District) and R-100 (Residential District) as shown on Map A, present, to B-1 (Business District) as shown on Map B, proposed, located at 309 Sylvan Drive.

Mr. Phillip Santora with Northstar Engineering Services, Inc. presented on behalf of Nerak, LLC. Mr. Santora said Nerak, LLC planned to protect the surrounding residential area with a proper buffer as required by the City.

Ms. Jane Fletcher of 304 Sylvan Dr. and Ms. Alison Haire of 307 Sylvan Dr. both spoke in opposition this rezoning request, stating concerns about traffic congestion, noise, and encroachment of business into a residential neighborhood.

Mr. Hardy stated staff recommended approval contingent upon requirements set during the development phase of the project in order to protect the surrounding residential area, such as a landscape buffer, fencing, and layout design corrections, including access to the property only from Boll Weevil Cir.

Mr. Milliner made a motion, seconded by Mr. Roberts, to approve the rezoning request of .624 acres of land, with the contingencies stated by Mr. Hardy, from B-1 (Business District)

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and R-100 (Residential District) to B-1 (Business District) located at 309 Sylvan Drive. The motion carried with a vote of 5 – 2.

Such other business as may come before the commission.

1. A request by BRB Enterprise, Inc. for site plan approval for a new building for AAA Storage Buildings located at 1232 Geneva Highway.

Mr. Brock Mathews with Benchmark Land Services presented the site plan on behalf of BRB Enterprises, Inc.

Mr. Hardy stated that the site plan conforms to all City requirements and staff recommends approval.

There was no public comment.

Mr. Woodham made a motion, seconded by Mr. Milliner, to approve the request by BRB Enterprise, Inc. for site plan approval of a new building for AAA Storage Buildings located at 1232 Geneva Highway. The motion carried unanimously.

2. A proposal for a Community Center at 303 N. Rawls St.

Ms. Peggy Contreras owns the property at 303 N. Rawls St. and is proposing a plan to put a 50' x 80' building on the property to be used as a community outreach facility for local non-profit organizations. Ms. Contreras plans to submit more information to the Commission at the next regularly scheduled meeting.

Adjournment

There being no further business before the Commission, Mr. Daugherty made a motion to adjourn, seconded by Mr. Milliner. The motion carried unanimously and Mr. Harrison declared the meeting adjourned.


Lorenzo Harrison, Chairman


Thomas Hardy, Assistant Director