

ENTERPRISE PLANNING COMMISSION MEETING – APRIL 26, 2022

The Enterprise Planning Commission convened on Tuesday, April 26, 2022, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Shane Johnson, Vice Chairman
Scotty Johnson
Lee Milliner
Mark Goodson
Kenneth Rogers
Shannon Roberts, Assistant Director of Public Works

Absent: Lorenzo Harrison, Chairman
Kummel Fleming
Bobby Hancock

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

Review of Minutes

Mr. Shane Johnson called the meeting to order. Copies of the minutes from the March 22, 2022, meeting were provided to each member of the Planning Commission. Mr. Goodson made a motion to approve the minutes. Mr. Rogers made the second. The motion carried unanimously.

Old Business

None.

New Business

A request by Reeves Engineering & Construction for final plat approval for Bella Woods Subdivision Phase I.

Mr. Ron Reeves, on behalf of Reeves Engineering & Construction, presented the final plat for Bella Woods Subdivision, Phase I.

Mr. Mott stated everything passed and the Engineering Department recommends to approve this plat as presented.

Mr. Shane Johnson opened the floor for public comment. There was none.

Mr. Shane Johnson asked for a motion to approve the final plat for Bella Woods Subdivision, Phase I. Mr. Goodson moved to approve the request as presented, Mr. Rogers made the second. The motion carried unanimously.

A request by Reeves Engineering & Construction for final plat approval for The Woodlands, Phase IV.

Mr. Ron Reeves, on behalf of Reeves Engineering & Construction, presented the final plat for The Woodlands, Phase IV.

Mr. Mott stated everything passed except the streets need an additional 1" overlay of asphalt, which he said should be completed by the end of the week. Mr. Mott stated the Engineering Department's recommendation is to approve the plat with the one contingency item.

Mr. Shane Johnson opened the floor for public comment. There was none.

Mr. Shane Johnson asked for a motion to approve the final plat for the Woodlands, Phase IV with the asphalt contingency being met. Mr. Rogers moved to approve the request as presented with the contingency, Mr. Goodson made the second. The motion carried unanimously.

A request by Deborah Severs for the rezoning of .22 acres of land from B-3 (Highway Commercial District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located at 204 N. Watson St.

Ms. Severs stated she plans to clean up and build a new home on the property.

Mr. Shane Johnson opened the floor for public comment. There was none.

Mr. Hardy stated the request conforms to the City's Comprehensive Plan.

Mr. Shane Johnson asked for a motion to approve the request to rezone .22 acres of land from B-3 (Highway Commercial District) to R-64 (Residential District). Mr. Goodson moved to approve the request as presented, Mr. Rogers made the second. The motion carried unanimously.

A request by Boyd Engineering, LLC. on behalf of Tony Hundley for the rezoning of 32 acres of land from R-100 (Residential District) as shown on Map A present to R-75-A (Residential District) and B-3 (Highway Commercial District) as shown on Map B proposed located at the corner of Dauphin St. Ext. and Highway 27.

Mr. Dallas Boyd, on behalf of Boyd Engineering, presented the rezoning request. Mr. Boyd stated that the initial plan was to zone 12 acres on the north side of the property as B-3 and

the remaining 20 acres on the south side of the property as R-75-A. Other than a plan for a 30' buffer for adjacent properties and discussions with Alabama Dept. of Transportation regarding ingress and egress, there was no solid development plan in place at this time.

Mr. Shane Johnson opened the floor for public comment. The following residents spoke on the zoning change request with concerns about increased traffic volume, diminished property values, and school redistricting: Leigh Cassady, 200 Lakewood Dr.; Roger Williams, 405 Red Cliff Circle; Mrs. Searcy, 309 Red Cliff Circle; Paul English, 201 Victorian Way; Luke Anderson, 320 Central Park Circle; Sam Curtis, 304 Red Cliff Circle; Scott Ferguson, 402 Red Cliff Circle; and Kathy Brown, 2794 Plantation Place.

Mr. Mott stated that the requested zoning conforms to the City of Enterprise Comprehensive Plan and is conducive to the City's long-range plans.

After much discussion, Mr. Rogers made a motion to approve the rezoning request as presented. There was no second. Mr. Shane Johnson then called for a motion to reject the rezoning request as presented; no motion was made. Without a second to the motion to approve, there is no recommendation from the Planning Commission to the City Council on the request by Boyd Engineering, LLC to rezone 32 acres of land from R-100 (Residential District) to R-75-A (Residential District) and B-3 (Highway Commercial District) located at the corner of Dauphin St. Ext. and Highway 27.

A request by Boyd Engineering on behalf of M & S Development for preliminary plat approval for Arrowhead Subdivision Phase IV.

Mr. Dallas Boyd, on behalf of Boyd Engineering, presented the preliminary plat for Arrowhead Subdivision, Phase IV.

Mr. Shane Johnson opened the floor for public comment. There was none.

Mr. Hardy stated the preliminary plat meets all requirements and recommends approval of the plat as presented.

Mr. Shane Johnson asked for a motion to approve this request. Mr. Goodson moved to approve the request and Mr. Rogers made the second to approve the preliminary plat for Arrowhead Subdivision, Phase IV, as presented. The motion carried unanimously.

A request by Flowers & White Engineering, LLC. for preliminary plat approval for Hunters Hill Subdivision Phase II.

Mr. Dallas Boyd, on behalf of Boyd Engineering, presented the preliminary plat for Hunters Hill Subdivision, Phase II.

Mr. Shane Johnson opened the floor for public comment. There was none.

Mr. Hardy stated the preliminary plat meets all requirements and recommends approval of the plat as presented.

Mr. Shane Johnson asked for a motion to approve this request. Mr. Rogers moved to approve the request and Mr. Goodson made the second to approve the preliminary plat for Hunters Hill Subdivision, Phase II, as presented. The motion carried unanimously.

Such other business as may come before the commission

Mr. Shane Johnson opened the floor for questions from the audience. Mr. Randy Morris of 101 Bleeker St. asked about the rezoning request for The Legends, Phases III and IV, from R-100 to R-65 as shown on a sign posted on the property and an early copy of the meeting agenda. Mr. Hardy stated the rezoning request did not contain the required paperwork for the meeting; therefore, the request was moved to the Planning Commission's May meeting.

Mr. Hardy presented the commission with a rough draft of the Airport Zoning Ordinance. He stated that the City had invoked the state statute that gives the City the ability to rezone property located within 2 (two) miles of the airport property that is not in the City limits. The Airport Zoning Ordinance will be officially presented to the Planning Commission at the next meeting for their recommendation to the City Council.

Adjournment

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

Lorenzo Harrison, Chairperson

Thomas Hardy, Assistant Director