

ENTERPRISE PLANNING COMMISSION MEETING – MAY 24, 2022

The Enterprise Planning Commission convened on Tuesday, May 24, 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
Kenneth Rogers
Shannon Roberts

Absent: Kummel Fleming
Bobby Hancock

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

Mr. Harrison called the meeting to order.

Review of Minutes

Old Business

None.

New Business

A request by Northstar Engineering Services on behalf of Jonathan Meyers, M4 Development, LLC, for the annexation and zoning to R-75-A (Residential District) of .67 acres of land located off of County Road 711.

Mr. Phillip Santora with Northstar Engineering Services, presented on behalf of M4 Development, LLC. Mr. Santora explained that the development proposed for the property is not an apartment complex but is single family residential with a clubhouse, a pool, and sidewalks. The developer plans to retain ownership of all infrastructure.

Mr. Harrison opened the floor for public comment. The following residents spoke in opposition to the annexation and zoning request with concerns about increased traffic

volume, demand on infrastructure, diminished property values, overcrowding in the local school, safety, property line buffers, and wildlife: Cassie Onorato, 108 Brookstone Dr.; Ruben Martell, 127 Brookstone Dr.; Brian Parks, 124 Brookstone Dr.; Ricky Peak, 110 Brookstone; Jeff Lesh, 208 Stonechase Dr.; Jackie Olshack, 201 Brookstone Dr.; Robert Riley, 202 Bellwood Trail; Kathy Sikes, 113 Brookstone Dr.; Doris Gruby, 2540 Co. Rd. 711; Matthew Saxon, 15 years with Enterprise Police Dept.; Jenni Davis, Bellwood Trail; Sherry First, off of Co. Rd. 711; Leroy Gwinn, 126 Brookstone Dr.; Stefanie Martell, 127 Brookstone Dr.; Steve Lindsey, 7259 Co. Rd. 708; Ken Hay, 134 Brookstone Dr.; Debra Parks, 124 Brookstone Dr.; Wendell Ammons, 115 Brookstone Dr.; Roger Bailey, 213 Stonechase Dr.; and Erin Howell, Stonechase Dr.

Once the floor was closed for public input, Mr. Hardy explained that staff had reviewed the request and it does meet the City's minimum requirements; it's aligned with the City's Comprehensive Plan and the requested zoning is contiguous with adjacent zoning.

Mr. Harrison asked Mr. Santora to discuss the proposed development. He explained again that M4 Development has no plans for an apartment complex but plans a development of small homes. He also stated there were no plans to connect the new development with the dead-end road on Brookstone Dr.

Mr. Jonathan Meyers with M4 Development stepped up and stated he had heard the resident's concerns and reiterated what Mr. Santora had said about the proposed development, adding that he was willing to work with the current residents on a buffer plan between their neighborhood and the new development. Mr. Goodson asked Mr. Meyers about M4 Development's intentions regarding partial ownership and establishing an HOA. Mr. Meyers stated the development was planned as a single piece of property with one owner and no part of the development would be subdivided and offered for sale.

Mr. Harrison asked for a motion to approve the annexation and zoning to R-75-A (Residential District) of .67 acres of land located off of County Road 711. Mr. Roberts moved to approve the request, Mr. Shane Johnson seconded. The motion carried with 5 votes for; Scotty Johnson and Kenneth Rogers voted against the motion to approve.

A request by Northstar Engineering Services on behalf of Jonathan Meyer's, M4 Development, LLC for the rezoning of 40.13 acres of land from R-65 (Residential District) as shown on Map A present to R-75-A (Residential District) as shown on Map B proposed located off of County Road 711.

Mr. Phillip Santora with Northstar Engineering Services, presented on behalf of M4 Development, LLC and stated everything he said for the previous request applies to this request.

Mr. Harrison opened the floor for public comment. All residents that spoke in opposition to the previous request went on record with the same comments for this request. Jan McCarson, 2600 County Road 711, Lot 1, Pasqual Farms and Sherry Peak, Brookstone Drive, spoke in opposition to this request with concerns regarding traffic and property values.

Mr. Mott explained there were two separate requests on the same project because the first request was for an annexation and zoning, the second request was for a rezoning. He also explained that after zoning is set by the Council, the developer will submit a preliminary plat showing what the developer's plans are for the project and that will be presented to the Planning Commission for a recommendation to City Council.

Mr. Harrison asked for a motion to approve the rezoning of 40.13 acres of land from R-65 (Residential District) as shown on Map A present to R-75-A (Residential District) as shown on Map B proposed located off of County Road 711. Mr. Goodson moved to approve the request, Mr. Shane Johnson seconded. The motion carried with 5 votes for; Scotty Johnson and Kenneth Rogers voted against the motion to approve.

A request by Boyd Engineering, LLC on behalf of Kevin Axton for the rezoning of 14.19 acres of land from R-75-A (Residential District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located at 2550 Porter Lunsford Rd. (Pending Council Approval).

Mr. Dallas Boyd appeared on behalf of Boyd Engineering, LLC.

Mr. Harrison opened the floor for public comment. Mr. Scott Ferguson, Red Cliff Circle, spoke about concerns regarding high density housing and asked what the proposed plan was for the property.

Mr. Boyd explained they were proposing the zoning change from R-75-A, apartments, to R-65, a single unit development which matches the zoning of adjacent property to the west.

Mr. Shane Johnson made a motion for a 5-minute recess, Mr. Goodson seconded. The motion passed unanimously.

Once the meeting resumed, Mr. Harrison closed the floor for public comment. Mr. Hardy explained that staff had reviewed the request and it does meet the City's minimum requirements; it's aligned with the City's Comprehensive Plan and the requested zoning is contiguous with adjacent zoning.

Mr. Harrison asked for a motion to approve the request to rezone 14.19 acres of land from R-75-A (Residential District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located at 2550 Porter Lunsford Rd. Mr. Goodson moved to approve the request as presented, Mr. Shane Johnson seconded. The motion carried unanimously.

A request by Gwendolyn Gilley Construction for the rezoning of 70.7 acres of land from R-100 (Residential District) and AGRIC-2(General Agricultural and Forestry District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located off of Mullholland Dr.

Mr. Dallas Boyd, on behalf of Boyd Engineering, presented the rezoning request for a proposed subdivision with 36 lots. The reason for the rezoning request is because the design of some lots and the radius of roads are tighter than the current R100 zoning would allow.

Mr. Harrison opened the floor for public comment. The following residents spoke in opposition to the zoning change request with concerns about diminished property values, increased traffic volumes, higher density housing, and environmental issues with the creek: Greg Wood, 101 Possum Circle; Randy Morris, 101 Bleeker St.; Stefanie Lawson, 110 Oxford St.; Beverly Jordan, 7 Indigo Place; Luke Anderson, 320 Central Park Circle; Mr. Patel, 100/102 Mulholland Dr.; Anthony Waterman, 104 Oxford St.; Cory Conner, 100 Oxford St.; and Bryan Tice, 300 Mulholland Dr.

Mr. Hardy explained that staff had reviewed the request and it does meet the City's minimum requirements; it's aligned with the City's Comprehensive Plan and the requested zoning is contiguous with adjacent zoning.

Mr. Harrison closed the floor for public comment and asked for a motion to approve the rezoning request of 70.7 acres of land from R-100 (Residential District) and AGRIC-2(General Agricultural and Forestry District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located off of Mullholland Dr. Mr. Roberts made a motion to approve the request, Mr. Shane Johnson seconded. The vote was 3 – 4, with Mr. Scotty Johnson, Mr. Harrison, Mr. Goodson, and Mr. Rogers voting against the motion to approve the request.

A request by Gwendolyn Gilley Construction for the Preliminary Plat approval of The Legends Subdivision, Phase III.

Mr. Dallas Boyd, on behalf of Gwendolyn Gilley Construction, made a request to table the preliminary plat request for The Legends Subdivision, Phase III.

Mr. Harrison asked for a motion. Mr. Shane Johnson moved to table the request and Mr. Goodson seconded. The motion carried unanimously.

Such other business as may come before the commission

Mr. Hardy informed the commission that Mr. Kummel Fleming intends to resign his position on the Planning Commission due to health concerns. The City expects his official resignation soon.

Mr. Hardy requested the commission approve the minutes from the April 26, 2022 meeting since that was overlooked at the beginning of tonight's meeting. Copies of the minutes from the April 26, 2022 meeting were provided to each member of the Planning Commission. Mr. Shane Johnson made a motion to approve the minutes, Mr. Goodson seconded. The motion carried unanimously.

Mr. Mott informed the commission of an upcoming Special Call meeting of the Planning Commission scheduled for June 6, 2022 at 8:30 a.m. to present an update on the long-range plan for the City including the Airport zoning proposal and an update on the Bee Ordinance.

Adjournment

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

Lorenzo Harrison, Chairperson

Thomas Hardy, Assistant Director