

ENTERPRISE PLANNING COMMISSION MEETING – June 22, 2021

The Enterprise Planning Commission convened on Tuesday, June 22, 2021, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

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

Absent: Kummel Fleming
Kenneth Rogers

Also Present: Staci Hayes, Secretary/Recorder
Celeste Davis, Administrative Assistant
Courtney Hardy, Administrative Assistant
Barry Mott, Director of Public Works
Shannon Roberts, Assistant Public Works Director
Rainer Cotter, City Attorney

REVIEW OF MINUTES OF May 25, 2021 MEETING

Mr. Harrison called the meeting to order. Copies of the minutes from the May 25, 2021, meeting were provided to each member of the Planning Commission. Mr. Shane Johnson made a motion to approve the minutes and Mr. Goodson made the second. The votes being all ayes, motion carried.

OLD BUSINESS

N/A

NEW BUSINESS

A REQUEST BY SCOTT FALLS OF U-HAUL COMPANY OF CENTRAL ALABAMA ON BEHALF OF TERESA ANDERSON FOR THE REZONE OF 8.92 ACRES OF LAND FROM M-2 (GENERAL MANUFACTURING DISTRICT) AS SHOWN ON MAP A PRESENT TO B-3 (HIGHWAY COMMERCIAL DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED AT 101 NORTH INDUSTRIAL PARK ROAD.

Mr. Scott Fall, representing U-Haul Company of Central Alabama for a request for the rezone of 8.92 acres of land from M-2 (General Manufacturing District) as shown on map a present to B-3 (Highway Commercial District) as shown on map b proposed located at 101 North Industrial Park Blvd.

Mr. Fall stated he wanted to have the parcel rezoned because he plans to make that property a full line U-haul business that would offer truck and trailer rentals, box sales, and climate-controlled storage.

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 and Mr. Goodson made the second for a request by Scott Falls of U-Haul Company of Central Alabama on behalf of Teresa Anderson for the rezone of 8.92 acres of land from M-2 (General Manufacturing District) as shown on Map A present to B-3 (Highway Commercial District) as shown on Map B proposed located at 101 North Industrial Park Road. All votes being aye, motion carried.

A REQUEST BY REEVES ENGINEERING & CONSTRUCTION ON BEHALF OF ASCENT HOSPITALITY MANAGEMENT CO., LLC. FOR SITE PLAN APPROVAL OF NEW HOTEL LOCATED ON LOT 3 OF CAMELLIA COMMONS.

Mr. Ron Reeves, representing Reeves Engineering & Construction on behalf of Ascent Hospitality Management Co., LLC. for site plan approval of new Hotel located on Lot 3 of Camellia Commons.

Ms. Hayes stated this request is for a four-story hotel and it would be contingent on a few variances. The first variance being for the 3rd and 4th story. She stated the second would be for an encroachment on the minimum build line in the front. Ms. Hayes stated there is a 20' drainage easement on the property and right now the City is not responsible for the maintenance of roads or drainage because it is considered a private subdivision. If at any point that changes and the City accepts responsibility for the easements or roads then it will be up to the owner of the property to fix any parking lots or anything that might be damaged if the city had to come in and repair it.

Mr. Harrison opened the floor for public comment.

Mr. Harrison asked if the information for the Board of Adjustment had already been submitted. Ms. Hayes stated yes, it had and it was contingent on approval of the two variances.

Mr. Harrison asked for a motion to approve this request, Mr. Hancock moved to approve the request and Mr. Goodson made the second for a request by Reeves Engineering & Construction on behalf of Ascent Hospitality Management Co., LLC for site plan approval of a new hotel located on Lot 3 of Camellia Commons. All votes being aye, motion carried.

A REQUEST BY REEVES ENGINEERING & CONSTRUCTION ON BEHALF OF NORMAN RILEY FOR FINAL PLAT APPROVAL OF STONECHASE SUBDIVISION, PHASE III.

Mr. Ron Reeves, representing Reeves Engineering & Construction on behalf of Norman Riley for Final Plat approval of Stonechase Subdivision, Phase III.

Mr. Harrison opened the floor for public comment.

Ms. Hayes stated after tonight's approval it would go to council so they could dedicate the streets and that would start the one-year warranty period. She stated the corrugated pipe in the back inlet is undermined and needs to be filled in.

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 by Reeves Engineering & Construction on behalf of Norman Riley for Final Plat approval of Stonechase Subdivision, Phase III. All votes being aye, motion carried.

A REQUEST BY BENCHMARK LAND SERVICES ON BEHALF OF GWENDOLYN GILLEY CONSTRUCTION, LLC FOR PRELIMINARY PLAT APPROVAL FOR THE LEGENDS SUBDIVISION, PHASE III.

Mr. Dexter Gilley, representing Gwendolyn Gilley Construction, LLC for Preliminary Plat approval for The Legends Subdivision, Phase III.

Mr. Harrison opened the floor for public comment.

Ms. Hayes stated the detention area was from the existing subdivision and asked if everything from Phase II & Phase III was going to go to that pond. Mr. Gilley stated it was designed for everything to go to that one pond. Ms. Hayes stated he would need to see where the designation is as far as the zones due to there being two different zones in that area and a few of the lots not meeting the requirements for an R-65 (Residential District) zone. Mr. Gilley agreed.

Ms. Hayes stated the members were given some information from Fort Rucker for the no-fly zone. She stated on the map there is a square for the common areas which is where Fort Rucker considers their possible crash zone area. There is also an approach zone outside of that area that homes can not be built in. She stated he did not give the city any flood information and there is a creek on the back of the property. She stated she would need some contours from them showing how they will build on the lots where the creek is located. Mr. Gilley stated they would do a full master site plan. Ms. Hayes stated there is also no easement information or the information where the centralized delivery system will go. Mr. Gilley asked if he would need to speak with the post office about that. Ms. Hayes stated yes and he will need to include information about the parking for it on the plans as well. Mr. Gilley stated they might have to do two different delivery systems. Ms. Hayes stated that would be up to the post master. The city just needs to know where they are going to go.

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 by Benchmark Land Services on behalf of Gwendolyn Gilley Construction, LLC for Preliminary Plat approval for The Legends Subdivision, Phase III. All votes being aye, motion carried.

A REQUEST BY NORTHSTAR ENGINEERING ON BEHALF OF THE BOATWRIGHT COMPANY, LLC FOR SITE PLAN APPROVAL OF THE MILL LOCATED ON CONNER STREET.

Mr. Kyle Boatwright, with The Boatwright Company, LLC for site plan approval of The Mill located on Conner Street.

Mr. Harrison opened the floor for public comment.

Ms. Hayes stated Mr. Boatwright is working with the City Council on a 772 agreement that would be between himself and the city on the parking lot. She stated this plan would be contingent on that agreement. The site plan will need to be modified and there is work that will need to be done on Conner Street. Ms. Hayes stated there would need to be a discussion about the sewer. She stated the commission was really just here today to approve the concept of the plan. Ms. Hayes stated the approval would be contingent upon the retention/detention modification, the parking lot modification, the sewer, the 772 agreement, and the reconfiguring of Conner Street.

Mr. Shane Johnson asked if the commission was going to approve the site plan based on those contingencies. Ms. Hayes stated yes, the commission would be approving the concept of the site plan.

Mr. Harrison asked for a motion to approve this request, Mr. Goodson moved to approve the request and Mr. Shane Johnson made the second for a request by Northstar Engineering on behalf of the Boatwright Company, LLC for site plan approval of The Mill on Conner Street. All votes being aye, motion carried.

ADJOURNMENT

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned. Mr. Goodson made a motion to grant the request and Mr. Scotty Johnson made the second. This meeting was recorded and this recording is on file as a permanent part of these minutes.

Lorenzo Harrison, Chairperson

Staci Hayes, Secretary/Recorder