

ENTERPRISE PLANNING COMMISSION SPECIAL CALLED MEETING – August 13, 2021

The Enterprise Planning Commission convened on Tuesday, August 13, 2021, at 11:00 a.m. in the Council Chambers at City Hall with the following members:

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

Absent: Mark Goodson
Kenneth Rogers

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

REVIEW OF MINUTES OF June 22, 2021 MEETING

Mr. Harrison called the meeting to order. Copies of the minutes from the June 22, 2021, meeting were provided to each member of the Planning Commission. Mr. Shane Johnson made a motion to approve the minutes and Mr. Fleming made the second. The votes being all ayes, motion carried.

OLD BUSINESS

A REQUEST BY DELTA LAND COMPANY FOR FINAL PLAT APPROVAL FOR FOUNTAIN CREST, PHASE V.

This request has been tabled until the September meeting.

NEW BUSINESS

A REQUEST BY BENCHMARK LAND SERVICES ON BEHALF OF ROBERT BISHOP FOR THE REZONE OF 21.566 ACRES OF LAND FROM R-75-A (RESIDENTIAL DISTRICT) AND B-3 (HIGHWAY COMMERCIAL DISTRICT) AS SHOWN ON MAP A PRESENT TO TH-1 (TOWNHOUSE DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED AT 0 BOLL WEEVIL CIRCLE.

Mr. Brock Matthews, representing Benchmark Land Services on behalf of Robert Bishop for the rezone of 21.566 acres of land from R-75-A (Residential District) and B-3 (Highway Commercial District) as shown on map A present to TH-1 (Townhouse District) as shown on Map B proposed located at 0 Boll Weevil Circle.

Mr. Matthews stated the owner wanted to have the property rezoned because part of this property touches residential and part touches commercial. He stated they wanted to have a clear line for residential and commercial zoning on the property.

Mr. Harrison opened the floor for public comment.

Mr. Harrison asked for a motion to approve this request, Mr. Fleming moved to approve the request and Mr. Shane Johnson made the second for a request by Benchmark Land Services on behalf of Robert Bishop for the rezone of 21.566 acres of land from R-75-A (Residential District) and B-3 (Highway Commercial District) as shown on map A present to TH-1 (Townhouse District) as shown on Map B proposed located at 0 Boll Weevil Circle . All votes being aye, motion carried.

A REQUEST BY BENCHMARK LAND SERVICES ON BEHALF OF ROBERT BISHOP FOR THE REZONE OF 4.612 ACRES OF LAND FROM R-75-A (RESIDENTIAL DISTRICT) AND B-3 (HIGHWAY COMMERCIAL DISTRICT) AS SHOWN ON MAP A PRESENT TO B-3 (HIGHWAY COMMERCIAL DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED AT 0 BOLL WEEVIL CIRCLE.

Mr. Brock Matthews, representing Benchmark Land Services on behalf of Robert Bishop for the rezone of 4.612 acres of land from R-75-A (Residential District) and B-3 (Highway Commercial District) as shown on map A present to B-3 (Highway Commercial District) as shown on Map B proposed located at 0 Boll Weevil Circle.

Mr. Matthews stated the owner wanted to have the property rezoned because part of this property touches residential and part touches commercial. He stated they wanted to have a clear line for residential and commercial zoning on the property.

Mr. Harrison opened the floor for public comment.

Mr. Harrison asked for a motion to approve this request, Mr. Fleming moved to approve the request and Mr. Shane Johnson made the second for a request by Benchmark Land Services on behalf of Robert Bishop for the rezone of 4.612 acres of land from R-75-A (Residential District) and B-3 (Highway Commercial District) as shown on map A present to B-3 (Highway Commercial District) as shown on Map B proposed located at 0 Boll Weevil Circle . All votes being aye, motion carried.

A REQUEST BY BENCHMARK LAND SERVICES ON BEHALF OF ATHLETIC EDGE, LLC. FOR THE REZONE OF 9.789 ACRES OF LAND FROM B-3 (HIGHWAY COMMERCIAL DISTRICT) AS SHOWN ON MAP A PRESENT TO INST (INSTITUTIONAL DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED AT 10 MAVERICK WAY.

Mr. Brock Matthews, representing Benchmark Land Services on behalf of Athletic Edge, LLC. for the rezone of 9.789 acres of land from B-3 (Highway Commercial District) as shown on Map A present to INST (Institutional District) as shown on Map B proposed located at 10 Maverick Way.

Mr. Matthews stated Athletic Edge, LLC. was wanting to rezone this property for the construction of a church in the future.

Mr. Harrison opened the floor for public comment.

Ms. Margaret Mccarty of 106 Paul St. stated she is concerned about the rezoning of this property. Ms. Mccarty asked if Mr. Matthews could show her what the layout would be. Mr. Matthews stated this property was the back lots on Maverick Way and showed Ms. Mccarty where the church would be placed. Ms. Mccarty stated she was concerned.

Mr. Harrison asked for a motion to approve this request, Mr. Shane Johnson moved to approve the request and Mr. Fleming made the second for a request by Benchmark Land Services on behalf of Athletic Edge, LLC. for the rezone of 9.789 acres of land from B-3 (Highway Commercial District) as shown on

Map A present to INST (Institutional District) as shown on Map B proposed located at 10 Maverick Way. All votes being aye, motion carried.

A REQUEST BY NORTHSTAR ENGINEERING SERVICES, INC. ON BEHALF OF A & B CONSTRUCTION FOR FINAL PLAT APPROVAL FOR THE LAKES SUBDIVISION PHASE II.

Mr. Phillip Santora, with Northstar Engineering Services, Inc. on behalf of A & B Construction for Final Plat approval for The Lakes Subdivision Phase II.

Mr. Santora stated they had completed the punch list for the city. Ms. Hayes stated they had satisfied all city requirements.

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. Hancock made the second for a request by Northstar Engineering Services, Inc. for Final Plat approval of The Lakes Subdivision Phase II. All votes being aye, motion carried.

ADJOURNMENT

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

Lorenzo Harrison, Chairperson

Staci Hayes, Secretary/Recorder