

ENTERPRISE PLANNING COMMISSION MEETING – September 28, 2021

The Enterprise Planning Commission convened on Tuesday, September 28, 2021, at 4:30. in the Council Chambers at City Hall with the following members:

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

Absent: Lorenzo Harrison, Chairman
Staci Hayes, Secretary/Recorder

Also Present: Barry Mott, Director of Public Works & Engineering
Celeste Davis, Administrative Assistant
Courtney Hardy, Administrative Assistant
Rainer Cotter, City Attorney
Glenn Morgan, Poly Engineering

REVIEW OF MINUTES OF SEPTEMBER 28, 2021 MEETING

Mr. Shane Johnson called the meeting to order. Copies of the minutes from the August 24, 2021, meeting were provided to each member of the Planning Commission. Mr. Fleming made a motion to approve the minutes. Mr. Rogers 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.

Mr. Innis McIntyre, on behalf of Delta Land Company for final plat approval for Fountain Crest Phase V.

Mr. Shane Johnson opened the floor for public comment.

Mr. Shane Johnson asked if the company had satisfied all of the City's requirements. Mr. Mott stated the Engineering Department recommended for the commission to approve the final plat under the following contingencies; As-builts including final grading and utilities shall be submitted for approval and shall include (3) 24x36 paper copies and (1) digital copy in CAD, construction drawing detailing the underdrain under Phase V roadway shall be submitted to the Engineering Department for review and approval, the streets need to be cleaned and cleared of all dirt and debris, the storm drain box shall be cleaned and all sediment removed, the detention pond shall be inspected and any debris and sediment deposited during the construction activities shall be removed, grades behind the street curbing should be redressed and permanent grassing should be established, roadway paving has multiple patches due to repairs during construction and the roadway will be closely monitored during the one-year warranty

period. Any failures of the roadway shall be repaired immediately, and stormwater draining down the roadway toward the detention pond shall be constrained in the road right-of-way and any necessary berm behind the curb downstream of the cul-de-sac shall be installed.

Mr. McIntyre stated he would get it done. He stated that he did not agree with not getting permits. He stated his contractor had a tough time putting the road in due to illness and the project is a year behind. He stated he would like to be able to get permits on at least the top three lots.

Mr. Mott stated he had discussed this with staff and if that is what the commission would like to do then the Engineering Department would comply.

Mr. Johnson asked which lots it would be. Mr. McIntyre stated it was lot 21, lot 22, and lot 23.

Mr. Shane Johnson asked for a motion to approve this request, Mr. Hancock moved to approve the request and Mr. Goodson made the second for a request for final plat approval for Fountain Crest Phase V under the completion of contingencies prior stated and to only allow permitting on lot 21, lot 22, and lot 23 until all contingencies have been completed. All votes being aye, motion carried.

NEW BUSINESS

A REQUEST BY JUSTIN MARTIN FOR PRELIMINARY PLAT APPROVAL FOR ARROWHEAD SUBDIVISION, PHASE III.

Mr. Dallas Boyd, representing Boyd Engineering on behalf of Justin Martin for preliminary plat approval for Arrowhead Subdivision, Phase III.

Mr. Shane Johnson opened the floor for public comment.

Mr. Jerome Skipper, representing St. Mary's Missionary Baptist Church, stated the church has an existing graveyard on Moates Road. He stated he was there just to find out about the zoning. Mr. Mott stated the development as proposed should not have any effect on the graveyard.

Mr. Shane Johnson asked for a motion to approve this request, Mr. Rogers moved to approve the request and Mr. Fleming made the second for a request for preliminary plat approval for Arrowhead Subdivision, Phase III. All votes being aye, motion carried.

A REQUEST BY REEVES ENGINEERING ON BEHALF OF GALANCO, INC. FOR THE REZONING OF LEGACY FARMS BUSINESS PARK LOTS 1, 2, & 3 FROM B-3 (HIGHWAY COMMERCIAL DISTRICT) AS SHOWN ON MAP A PRESENT TO R-65 (RESIDENTIAL DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED IN LEGACY FARMS BUSINESS PARK.

Mr. Ron Reeves, representing Reeves Engineering, on behalf of Galanco, Inc. for the rezoning of Legacy Farms Business Park lots 1, 2, & 3 from B-3 (Highway Commercial District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located in Legacy Farms Business Park.

Mr. Reeves stated this is part of a 20-year project they have been working on with Galanco, Inc. beside Becky Hancock Realty and headed out toward Ft. Rucker. He stated it was originally zoned B-3 and at that time Galanco, Inc. thought they would sell off the lots as commercial. They have now decided they are going to build residential homes there.

Mr. Shane Johnson opened the floor for public comment.

Mr. Ken Kirkland stated he owned the property to the right. He stated he had his property for sale and asked if the property was rezoned for residential would it hurt the sale of his as commercial. Mr. Mott stated his property is zoned AGRI-1 right now. Mr. Shane Johnson stated his property would have to be rezoned to have a commercial business there and he was not sure how it would affect the sale of his property.

Mr. Shane Johnson asked for a motion to approve this request, Mr. Hancock moved to approve the request and Mr. Goodson made the second for a request for the rezoning of Legacy Farms Business Park lots 1, 2, & 3 from B-3 (Highway Commercial District) as shown on Map A present to R-65 (Residential District) as shown on Map B proposed located in Legacy Farms Business Park. All votes being aye, motion carried.

A REQUEST BY REEVES ENGINEERING ON BEHALF OF GALANCO, INC. FOR REPLAT OF THE FINAL PLAT OF LEGACY FARMS BUSINESS PARK LOCATED OFF OF RUCKER BLVD.

Mr. Ron Reeves, representing Reeves Engineering, on behalf of Galanco, Inc. for replat of the final plat of Legacy Farms Business Park located off of Rucker Blvd.

Mr. Shane Johnson opened the floor for public comment.

Mr. Shane Johnson asked if they had satisfied the City's requirements. Mr. Mott stated yes.

Mr. Shane Johnson asked for a motion to approve this request, Mr. Goodson moved to approve the request and Mr. Rogers made the second for a request for replat of the final plat of Legacy Farms Business Park located off of Rucker Blvd. contingent upon council approval of the rezone. All votes being aye, motion carried.

A REQUEST BY GREENLAKE, INC. FOR FINAL PLAT APPROVAL FOR OAKRIDGE FOREST SUBDIVISION, PHASE X

Micah Boozer, on behalf of Greenlake, Inc. for final plat approval for Oakridge Forest Subdivision, Phase X.

Mr. Shane Johnson opened the floor for public comment.

Mr. Shane Johnson asked if they had satisfied the City's requirements. Mr. Mott stated yes.

Mr. Shane Johnson asked for a motion to approve this request, Mr. Milliner moved to approve the request and Mr. Fleming made the second for a request for final plat approval for Oakridge Forest Subdivision, Phase X. All votes being aye, motion carried.

CONSIDER RECOMMENDATION ON ORDINANCE 10-05-21 TO AMEND THE CITY OF ENTERPRISE ZONING ORDINANCE WHICH WOULD ALLOW FOR THE KEEPING OF CERTAIN HONEYBEES IN CERTAIN ZONING DISTRICTS IN THE CITY.

Mr. Rainer Cotter stated the proposed ordinance would allow the keeping of honeybees and would have a limitation depending on the size of the lot and number of colonies. It ultimately would be something that had to go to the Board of Adjustments for approval. He stated the ordinance has flexibility for the board to dictate the number of colonies that might be allowed. This would give the opportunity for adjoining neighbors to be able to speak for or against the requests. Mr. Cotter stated the city has spoken with the Department of Agriculture and Auburn University. He stated we are recommending the commission approve to recommend the ordinance to the council.

Mr. Shane Johnson opened the floor for public comment.

Mr. Richard Woodham stated he appreciated the opportunity to ask for consideration. He stated he believes they have done their due diligence and talked to every expert possible throughout the State of Alabama. He stated in the US the honeybee business is a 15 billion dollar a year business and the City is missing out on some of these profits. He stated this could help boost the economics.

Mr. Cotter stated there will be lots of requirements in this ordinance to help safe-guard the community.

Mr. Shane Johnson asked for a motion to approve this request, Mr. Goodson moved to approve the request and Mr. Hancock made the second for a request to consider recommendation on Ordinance 10-05-21 to amend the City of Enterprise Zoning Ordinance which would allow for the keeping of certain honeybees in certain zoning districts in the City. All votes being aye, motion carried.

ADJOURNMENT

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

Shane Johnson, Vice Chairperson

Staci Hayes, Secretary/Recorder