

# ENTERPRISE PLANNING COMMISSION

## AGENDA

March 22, 2022

1. Roll Call
2. Review of the February 22, 2022 meeting minutes.
3. **Old Business:**
4. **New Business:**

A request by Civil Consultants, Inc. on behalf of the Alabama Department of Veterans Affairs for site plan for the Command Sargent Major Bennie Adkins State Veteran Home located at 3400 Rocky Head Road.

A request by Shree Vaikunth, LLC. for the rezoning of .847 acres of land from R-100 (Residential District) as shown on Map A present to B-1 (General Business District) as shown on Map B proposed located at 805 Damascus Highway.

5. **Such other business as may come before the commission**
6. **Adjournment**

## ENTERPRISE PLANNING COMMISSION MEETING – February 22, 2022

The Enterprise Planning Commission convened on Tuesday, February 22, 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  
Bobby Hancock  
Shannon Roberts, Assistant Public Works Director

Absent: Kummel Fleming  
Rainer Cotter, City Attorney

Also Present: Barry Mott, City Engineer/ Public Works Director  
Celeste Davis, Administrative Assistant  
Glenn Morgan, Poly, Inc.

### REVIEW OF MINUTES OF JANUARY 25, 2022 MEETING

Mr. Harrison called the meeting to order. Copies of the minutes from the January 25, 2022, meeting were provided to each member of the Planning Commission. Mr. Shane Johnson made a motion to approve the minutes. Mr. Goodson made the second. The votes being all ayes, motion carried.

### OLD BUSINESS

### NEW BUSINESS

A REQUEST BY NORTHSTAR ENGINEERING SERVICES ON BEHALF OF KEVIN AXTON FOR THE REZONING OF 139.56 ACRES OF LAND FROM R-100 (RESIDENTIAL DISTRICT) AND AGRIC-1 (AGRICULTURE DISTRICT) AS SHOWN ON MAP A PRESENT TO R-85 (RESIDENTIAL DISTRICT) AND R-75-A (RESIDENTIAL DISTRICT) AS SHOWN ON MAP B PROPOSED LOCATED OFF OF PORTER LUNSFORD ROAD.

Phillip Santora, on behalf of Northstar Engineering Services for the rezoning of 139.56 acres of land from R-100 (Residential District) and AGRIC-1 (Agriculture District) as shown on Map A present to R-85 (Residential District) and R-75-A (Residential District) as shown on Map B proposed located off of Porter Lunsford Road.

Mr. Santora stated this property would be part of the extension of The Lakes Subdivision.

Mr. Mott stated the city did not have any concerns about this request.

Mr. Harrison opened the floor for public comment.

Ms. Angela Demaret, an adjacent property owner, stated she had a few concerns surrounding this request. The first concern being the lack of information on the intended use for the area being zoned R-75-A. The second being the effects of the added vehicular traffic to the roadway on Porter Lunsford Road.

Mr. Mott stated Porter Lunsford Road is on the project list to be widened and repaved to have it meet the requirements of a city roadway.

Ms. Ruth Oliver, an adjacent property owner stated her concerns are possible foot traffic from multifamily housing to Lake Oliver because she and her husband own property on the lake. She asked if the developer would be required to provide fencing or something around the development to deter foot traffic. Mr. Goodson stated this request was just for the rezoning and the requirements for the development would come at a later date.

Mr. Harrison asked for a motion to approve this request. Mr. Rogers moved to approve the request and Mr. Shane Johnson made the second for a request for the rezoning of 139.56 acres of land from R-100 (Residential District) and AGRIC-1 (Agriculture District) as shown on Map A present to R-85 (Residential District) and R-75-A (Residential District) as shown on Map B proposed located off of Porter Lunsford Road. All votes being aye, motion carried.

#### ADJOURNMENT

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

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Lorenzo Harrison, Chairperson

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Barry Mott, PE



March 3, 2022

City of Enterprise  
Mr. Barry Mott  
City Engineer  
501 South Main Street  
Enterprise, AL 36330

**RE: Command Sargent Major Bennie Adkins State Veterans Home  
Site Plan Review  
Enterprise, Alabama**

Dear Mr. Mott:

This letter is to formally submit the site plan for the Command Sargent Major Bennie Adkins State Veterans Home for review and approval. Please accept this submittal and add this item to the Planning Commission agenda for March 22, 2022.

Respectfully,

Civil Consultants, Inc

A handwritten signature in black ink, appearing to read 'J.T. Murphy', written over a circular scribble.

J.T. Murphy, P.E.  
Project Manager  
AL Reg # 35991

**GENERAL NOTES:**

1. ALL WORK SHOWN SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS FOR THIS PROJECT AND SHALL CONFORM TO ALL CODES, ORDINANCES, RESTRICTIONS AND STANDARDS OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SITE. CONTRACTOR WILL ONLY PERFORM CONSTRUCTION ACTIVITIES BASED ON PLANS PROPERLY ISSUED FOR CONSTRUCTION PURPOSES.
2. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK ARE SECURED PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND BENCHMARKS. ALL PROPERTY PINS OR BENCHMARKS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR'S LICENSED SURVEYOR AT NO EXPENSE TO OWNER.
4. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.
5. CONTRACTOR SHALL FIELD VERIFY (REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS) ACTUAL FINAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF UTILITY CONNECTIONS TO THEIR FACILITIES.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION, ADJUSTMENT OR RELOCATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (GAS, WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS) SHALL BE IN PLACE PRIOR TO PLACEMENT OF BASE COURSE MATERIAL.
7. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY CDG ENGINEERING & ASSOCIATES, INC. CIVIL CONSIG. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
8. REFER TO LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR DIMENSIONS AND LOCATIONS OF IRRIGATION LINES & METERS, ETC.
9. THE LIMITS OF DISTURBANCE SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PROTECTIVE DEVICES AND FOR THE IMPLEMENTATION OF ALL SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO THE PROTECTION OF LIFE, PROPERTY AND SITE IMPROVEMENTS. THE PROTECTION OF EXISTING UTILITY LINES AND STRUCTURES, AND THE PROVISION AND COORDINATION OF ALL TEMPORARY TRAFFIC CONTROL EFFORTS AND MEASURES.
12. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

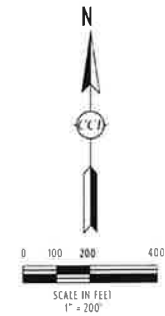
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SMOOTH TRANSITION BETWEEN ALL NEW CONSTRUCTION AND ALL EXISTING CONDITIONS. ALL DRIVEWAY TRANSITION GRADES, CONSTRUCTION MATERIALS AND FINISHES ARE SUBJECT TO APPROVAL BY THE ENGINEER.
14. DO NOT SCALE CRITICAL DIMENSIONS FROM THIS DRAWING. CONTACT ENGINEER FOR SPECIFIC CLARIFICATIONS NEEDED.
15. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION SPECIFICATIONS IN ALL CONCRETE AND ASPHALT PAVEMENT AREAS.
16. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SITE CONSTRUCTION DRAWINGS OR SPECIFICATIONS AND EXISTING STRUCTURES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH CONSTRUCTION OF ANY AREA WHERE A CONFLICT HAS BEEN DISCOVERED UNTIL SUCH TIME AS THE CONFLICT HAS BEEN CLEARLY RESOLVED.
17. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS FROM THE DESIGN DOCUMENTS. SITE CONTRACTOR SHALL ALSO PROVIDE AS-BUILTS AS PART OF THE CONTRACT FOR STORM, SANITARY AND WATER LINES.

**LAYOUT NOTES:**

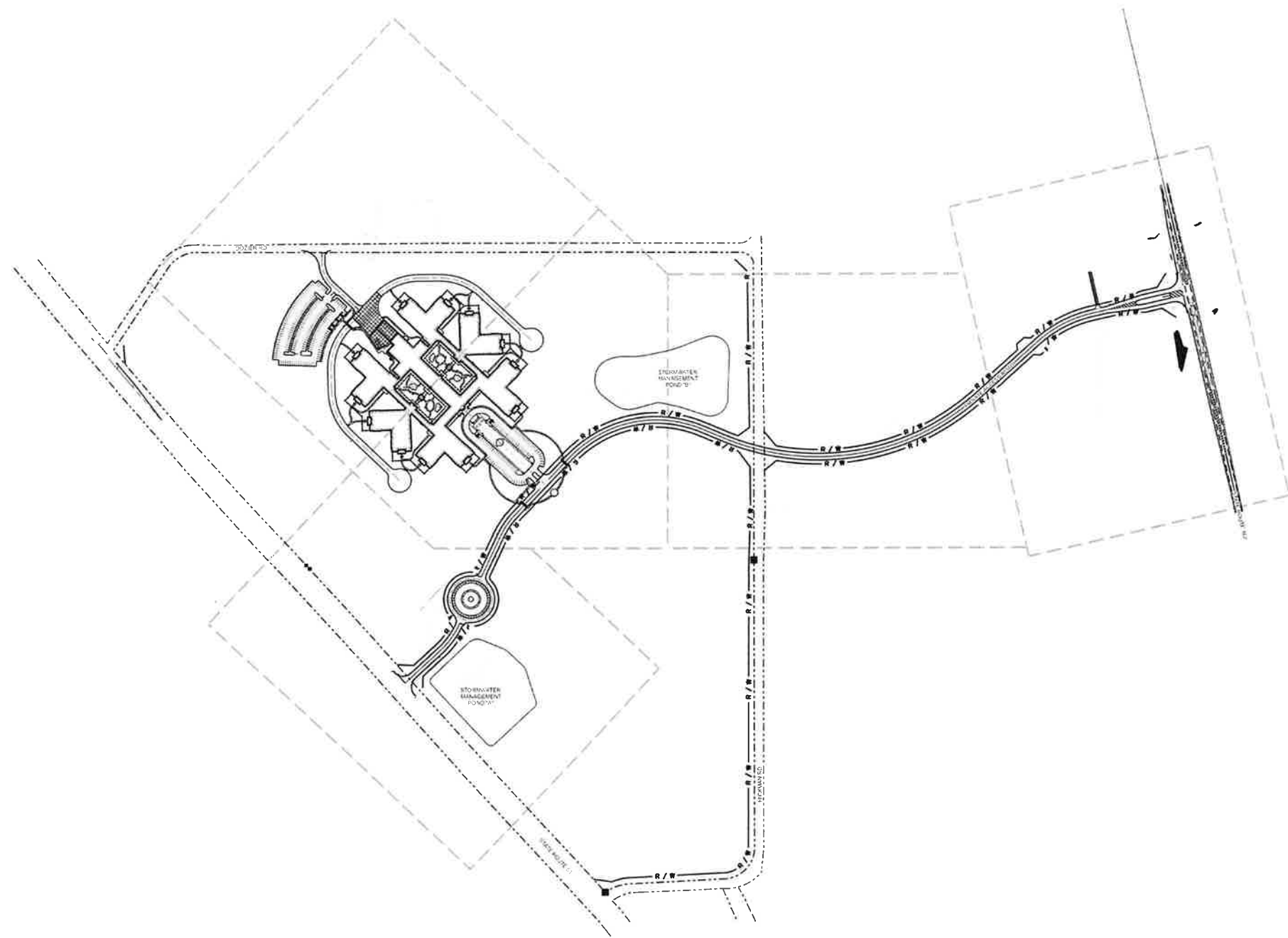
1. SEE GENERAL NOTES.
2. COORDINATES SHOWN IN THESE PLANS ARE GIVEN IN FEET AND ARE BASED ON THE STATE PLANE COORDINATE SYSTEM AND REFERENCE COORDINATES ARE PROVIDED AT TWO (2) PROPERTY CORNERS.
3. COORDINATES AND DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. COORDINATES AND DIMENSIONS TO HEADER CURB OR "TURN DOWN" CURB (IE. SIDEWALKS AROUND BUILDINGS) INDICATE EDGE OF PAVEMENT/FACE OF CURB.
4. COORDINATES FOR BUILDING COLUMN GRID INTERSECTIONS ARE PROVIDED FOR LOCATING BUILDING ON SITE. REFERENCE BUILDING PLANS FOR REMAINDER OF BUILDING LAYOUT.
5. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR FINAL BUILDING DIMENSIONS AND LOCATIONS OF ALL ENTRANCES, STEPS, PADS, ETC.
6. ALL RADII SHOWN IN PARKING AREAS ARE 5 FT. UNLESS OTHERWISE NOTED.
7. TRAFFIC MARKING PAINT FOR PARKING STRIPS SHALL BE LATEX WATERBORNE EMULSION, LEAD AND CHROMATE FREE, AS REQUIRED BY TENANT SPECIFICATIONS. COLOR AS NOTED.
8. PROVIDE ADA ACCESSIBLE RAMPS WITH TRUNCATED DOME WARNING SURFACE.

**CONCRETE JOINTING NOTES:**

1. SLABS SHALL BE ROUGHLY SQUARE WITH LENGTH TO WIDTH RATIO NOT EXCEEDING 1.25 IN ANY DIRECTION.
2. FOR SHRINKAGE CRACK CONTROL, ODD SHAPED SLABS SHALL BE REINFORCED. ODD SHAPED SLABS ARE SLABS THAT ARE NOT ROUGHLY SQUARE OR RECTANGULAR, WHOSE LENGTH TO WIDTH RATIO EXCEEDS 1.25 IN ANY DIRECTION.
3. SLAB WITH PENETRATIONS SHALL BE REINFORCED.
4. AN ISOLATION JOINT SHALL BE PROVIDED AT ALL PENETRATIONS IN SLAB.
5. PROVIDE ISOLATION JOINT BETWEEN BUILDING WALLS.



LEGEND	
	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	HARDSCAPE (SEE LANDSCAPE ARCHITECT PLANS)
	AT/FF SETBACK
	BOUNDARY: RIGHT OF WAY
	CENTERLINE
	CURB AND GUTTER
	EASEMENT
	PARKING SPACE CURB HANDICAP
	HC



**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, VISUAL IDENTIFICATION TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT ON COMPLETION. THE CONTRACTOR MUST CALL THE 811 UNDERGROUND UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE ANY SITE DISTURBANCE OR EXCAVATION. (REQUEST EXACT FIELD LOCATION OF UTILITIES. KEEP UTILITY LOCATE REQUEST ACTIVE UNTIL EXCAVATION IS COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.)



3528 Vann Road  
 Suite 105  
 Birmingham, AL 35235  
 Phone: (205) 656-1991  
 www.cclpe.com



**COMMAND SARGENT MAJOR BENNIE ADKINS  
 STATE VETERANS HOME  
 CONSTRUCTION DOCUMENTS  
 ALABAMA DEPARTMENT OF VETERANS AFFAIRS  
 ENTERPRISE, ALABAMA  
 2024**



**WILLIAMS  
 BLACKSTOCK  
 ARCHITECTS**

1224 WEST AVENUE, SOUTH SUITE 206  
 BIRMINGHAM, ALABAMA 35233

DATE: 02/21/22

SCALE: AS SHOWN

DATE: 02/21/22

SCALE: AS SHOWN

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DATE: 02/21/22

**CL-1**

March 2, 2022

Mr. Barry Mott  
City Engineer  
City of Enterprise  
Engineering Department  
501 S. Main St.  
Enterprise, Alabama 36330

**RE: Notice of Intent for the  
Rezoning of 805 Damascus  
Highway**

Dear Mr. Mott,

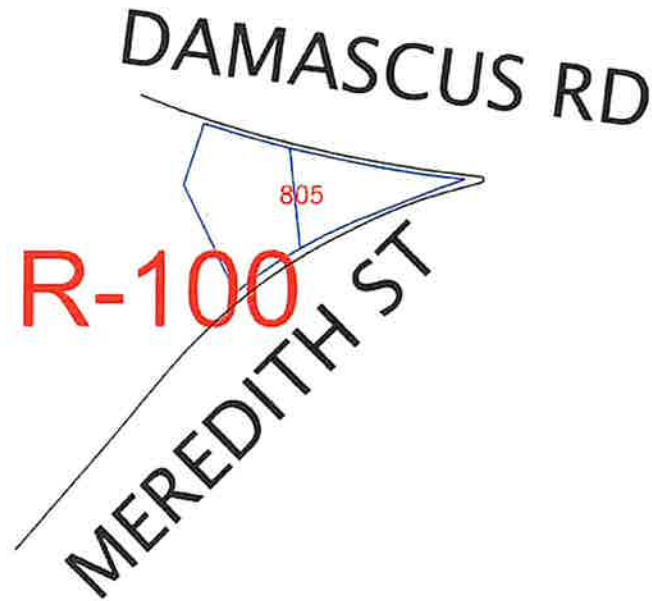
Please accept this letter as official notice that I would like to be placed on the agenda for the March 22, 2022 Planning Commission Meeting for the rezone of .847 acres of land located at 805 Damascus highway from R-100 to B-1.

Sincerely,

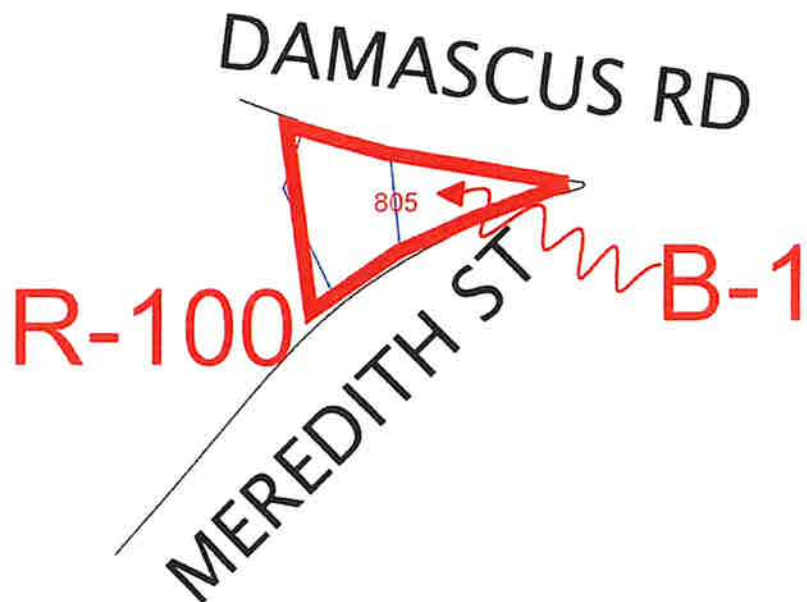


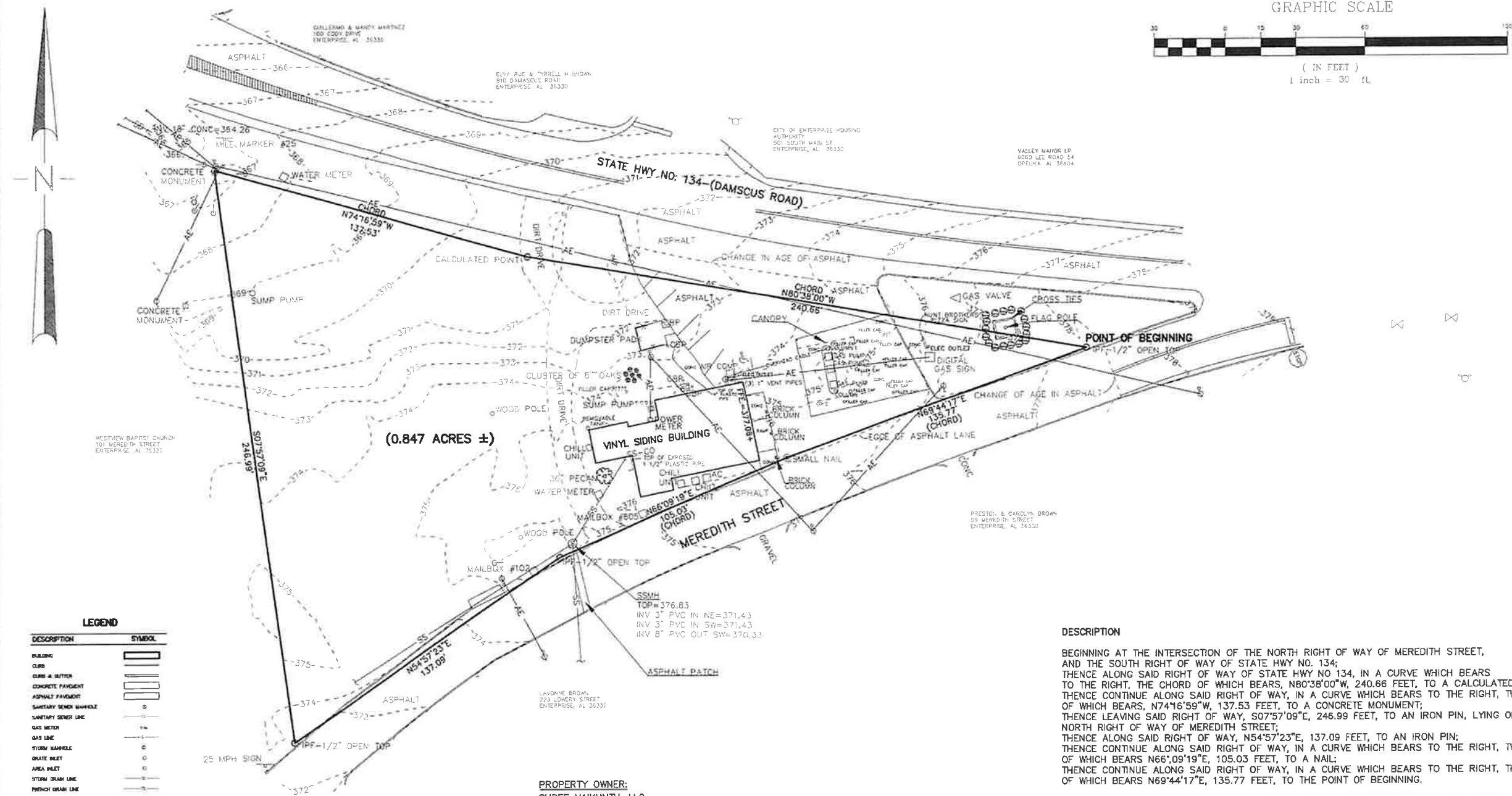
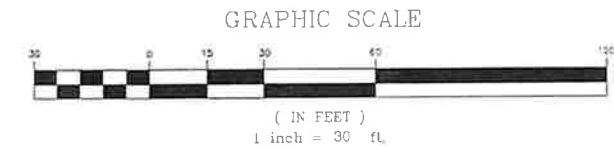
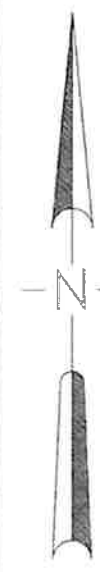
Sujalkumar Patel  
Shree Vaikunth, LLC.

# MAP A PRESENT ZONE



# MAP B PROPOSED REZONE





**LEGEND**

DESCRIPTION	SYMBOL
BUILDING	[Solid rectangle]
CURB	[Dashed line]
CURB & GUTTER	[Dashed line with dots]
CONCRETE PAVEMENT	[Hatched pattern]
ASPHALT PAVEMENT	[Dotted pattern]
SEWAGE SANITARY MANHOLE	[Circle with 'S']
SANITARY SEWER LINE	[Line with 'S']
GAS METER	[Circle with 'G']
GAS LINE	[Line with 'G']
STORM MANHOLE	[Circle with 'M']
GRATE INLET	[Circle with 'I']
AREA INLET	[Circle with 'A']
STORM DRAIN LINE	[Line with 'D']
FRONTY DRAIN LINE	[Line with 'F']
CLEAN-OUT	[Line with 'C']
WATER LINE	[Line with 'W']
ELECTRIC (AERIAL)	[Line with 'E']
ELECTRIC (UNDERGROUND)	[Line with 'U']
WATER METER	[Circle with 'W']
FIRE HYDRANT	[Circle with 'H']
POND POLE	[Circle with 'P']
LIGHT POLE	[Circle with 'L']
TELEPHONE POLE	[Circle with 'T']
GUY WIRE	[Line with 'G']
TRAFFIC SIGN	[Square with 'S']
BARREL POST	[Circle with 'B']
METAL COLUMN	[Circle with 'M']
FLOOR LIGHT	[Circle with 'F']
WASH	[Circle with 'W']
WEDGE POLE	[Circle with 'W']
TRICE	[Circle with 'T']
IRON PIN FOUND	[Circle with 'I']
FENCE	[Line with 'F']

**NOTES:**  
 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN UNLESS ALL INFORMATION IS IN THE RECORDS OF THE OFFICE OF ALABAMA. THE SURVEYOR FURTHER NOTES THAT THE UTILITIES ARE LOCATED AS SHOWN AND IN THE EXACT LOCATION INDICATED UNLESS HE DOES KNOW THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.

**PEC**  
 PROFESSIONAL ENGINEERING CONSULTANTS, LLC  
 822 South McDonough Street  
 Montgomery, Alabama 36104  
 Phone: (334) 262-7307  
 Fax: (334) 262-7309

**PROPERTY OWNER:**  
 SHREE VAIKUNTH, LLC  
 102 HOLLY HILL ROAD  
 ENTERPRISE, AL 36330

**PROPERTY ADDRESS:**  
 805 DAMASCUS ROAD  
 ENTERPRISE, AL 36330

**PROPERTY ZONED:**  
 R-100  
 REQUEST CHANGE TO B-1

**REZONING MAP  
 WITH  
 TOPOGRAPHIC AND BOUNDARY SURVEY  
 805 DAMASCUS ROAD  
 ENTERPRISE, ALABAMA**

LYING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 17, T4N, R22E, COFFEE COUNTY

**DESCRIPTION**

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF MEREDITH STREET, AND THE SOUTH RIGHT OF WAY OF STATE HWY NO. 134; THENCE ALONG SAID RIGHT OF WAY OF STATE HWY NO. 134, IN A CURVE WHICH BEARS TO THE RIGHT, THE CHORD OF WHICH BEARS N80°38'00"W, 240.66 FEET, TO A CALCULATED POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY, IN A CURVE WHICH BEARS TO THE RIGHT, THE CHORD OF WHICH BEARS N74°16'59"W, 137.53 FEET, TO A CONCRETE MONUMENT; THENCE LEAVING SAID RIGHT OF WAY, S07°57'09"E, 246.99 FEET, TO AN IRON PIN, LYING ON THE NORTH RIGHT OF WAY OF MEREDITH STREET; THENCE ALONG SAID RIGHT OF WAY, N54°57'23"E, 137.09 FEET, TO AN IRON PIN; THENCE CONTINUE ALONG SAID RIGHT OF WAY, IN A CURVE WHICH BEARS TO THE RIGHT, THE CHORD OF WHICH BEARS N66°09'19"E, 105.03 FEET, TO A NAIL; THENCE CONTINUE ALONG SAID RIGHT OF WAY, IN A CURVE WHICH BEARS TO THE RIGHT, THE CHORD OF WHICH BEARS N69°44'17"E, 135.77 FEET, TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL LIES IN THE NE 1/4 OF THE SW 1/4 OF SECTION 17, T4N, R22E, COFFEE COUNTY, ALABAMA AND CONTAINS 0.847 ACRES MORE OR LESS.

STATE OF ALABAMA )  
 MONTGOMERY COUNTY)

I, PATRICK A. MOSELEY, A REGISTERED ENGINEER AND LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S SIGNATURE Patrick A. Moseley  
 ALABAMA LICENSE NUMBER 5935      DATE 03/02/2022  
 PROFESSIONAL ENGINEERING CONSULTANTS, LLC  
 822 SOUTH McDONOUGH STREET  
 MONTGOMERY, ALABAMA 36104

