

ENTERPRISE PLANNING COMMISSION MEETING – January 24, 2017

The Enterprise Planning Commission convened on Tuesday, January 24, 2017, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: J.C. Gant, Chairman
Randolph Hudson
Perry Vickers
Bobby Hancock
Kummel Fleming
Shannon Roberts
Bryan Thompson

Absent: Lorenzo Harrison
Shane Johnson

Also Present: J. Michael Walters, P.E.
Rainer Cotter, City Attorney
Glenn Morgan
Hollis Watkins
Nicole Nadeau
Jared Alexander

REVIEW OF MINUTES OF DECEMBER 27, 2016 MEETING

Mr. Gant called the meeting to order. Copies of the minutes of the December 27, 2016, meeting were provided to each member of the Planning Commission. Mr. Fleming made a motion to approve the minutes. Mr. Hudson made the second. The vote being all ayes, motion carried.

OLD BUSINESS

N/A

NEW BUSINESS

BOULEVARD LTD – PROPOSED REZONE – 1320 RUCKER BOULEVARD

Mr. Gant introduced a request by Boulevard LTD to rezone their property from B-3 (Highway Commercial District) to R-75-A (Residential District) located at 1340 Rucker Boulevard.

Mr. Fred Bennett spoke on behalf of Boulevard LTD. Mr. Bennett stated that the property was built around 20 years ago, and they would like to refinance it to do about 2 million dollars of renovation.

Mr. Vickers pointed out that on the application it states R-74-A; Mr. Walters clarified it was only a typo, and the Planning Commission packets were mailed before the new application was received.

Mr. Gant opened the floor for further discussion. With there being none, Mr. Hudson made the first motion, and Mr. Hancock made the second. The vote being all ayes, motion carried.

THE FORESITE GROUP – SITE PLAN APPROVAL – 621 BOLL WEEVIL CIRCLE

Mr. Gant introduced a request by The Foresite Group for site plan approval for a commercial development located at 621 Boll Weevil Circle.

Mr. Shane Yarborough stated he had completed the site plan and asked the Commission if they had any questions or comments. Mr. Walters informed the council that they submitted an application to attend the Board of Adjustment meeting for a variance due to the size of the building versus the lot size. Mr. Gant questioned the parking. Mr. Walters explained the large area of parking throughout the shopping center would be utilized and would include arrows.

Mr. Gant opened the floor for any further questions or comments. There being no further discussion, Mr. Vickers made a motion to approve the site plan contingent upon the variance approval. Mr. Fleming made the second. The vote being all ayes, motion carried.

GWENDOLYN GILLEY CONSTRUCTION – PRELIMINARY PLAT APPROVAL – SHELL HEIGHTS PHASE VI

Mr. Gant introduced a request by Gwendolyn Gilley Construction for preliminary plat approval for Shell Heights Phase VI.

Ms. Gilley stated that she is planning on extending Aztec Drive to add five additional residential homes to include a cul-de-sac at the end. Mr. Gant questioned if Aztec was next to Raven. Ms. Gilley confirmed this.

Mr. Walters stated that he and Ron Reeves have discussed the conforming cul-de-sac and the final plat will show the cul-de-sac design. Mr. Walters stated that this will clear up a lot of the water drainage problems that are coming off of Raven; the grade difference between Raven and Aztec are too different for them to be connected together.

Mr. Gant opened the floor for any further questions or comments. There being no further discussion, Mr. Hudson made a motion to approve the preliminary plat. Mr. Vickers made the second. The vote being all ayes, motion carried.

OTHER BUSINESS

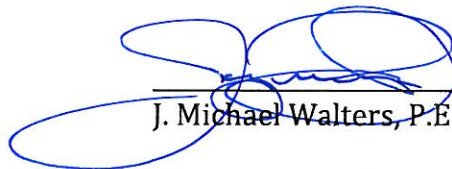
Ray Layton, a neighboring citizen, came forward to express his concern for the storm water drainage coming all the way from Shellfield Road. Mr. Walters stated that he and Mr. Roberts have talked to the designer, and they are going to collect the water off of Raven. Mr. Walters stated that easements are going to be installed to help with the problem.

ADJOURNMENT

There being no further business before the Commission, Mr. Gant declared the meeting adjourned. This meeting was recorded and this recording is on file as a permanent part of these minutes.



J.C. Gant, Chairman



J. Michael Walters, P.E.