ENTERPRISE PLANNING COMMISSION MEETING – FEBRUARY 26, 2019

The Enterprise Planning Commission convened on Tuesday, February 26, 2019, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present:	J.C. Gant, Chairman Lorenzo Harrison, Vice Chairman Kenneth Rogers Shannon Roberts Shane Johnson Perry Vickers Randolph Hudson
Absent:	Kummel Fleming Bobby Hancock
Also Present:	Jared Alexander, Secretary/Recorder Glenn Morgan, P.E. Rainer Cotter, City Attorney Hollis Watkins Staci Hayes Shannon Latona

REVIEW OF MINUTES OF DECEMBER 26, 2018 MEETING

Mr. Gant called the meeting to order. Copies of the minutes of the December 26, 2018, meeting were provided to each member of the Planning Commission. Mr. Johnson offered a motion to approve the minutes. Mr. Hudson made the second, all ayes, motion carried.

OLD BUSINESS N/A

NEW BUSINESS

BENCHMARK LAND SERVICES– STIE PLAN APPROVAL – 5060 BOLL WEEVIL CIRCLE

Mr. Gant introduced a request by Benchmark Land Services for site plan approval for a commercial development located at 5060 Boll Weevil Circle.

Mr. Brock Matthews stated the site plan is for Sanbuck Insurance which doesn't have room for expansion at their current location. This lot is situated between Army Aviation and First South Farm Credit. Mr. Alexander stated the site plan meets the design criteria but added the dumpster would need to be screened and on the back part of the lot.

Mr. Gant opened the floor to the public. There being no discussion, Mr. Vickers offered a motion to approve the request; Mr. Rogers made the second. The vote being all ayes, motion carried.

DALECO—REZONE FROM AGR TO B-3—3501 RUCKER BOULEVARD

Mr. Gant introduced a request by Daleco, Inc. to rezone their property from AGR (Agricultural District) to B-3 (Highway Commercial District) located at 3501 Rucker Boulevard.

Mr. Matthews explained the owner thought the site was previously rezoned to commercial property, but it had not. Mr. Matthews stated the proposed zoning is the same as the Dollar General next door.

Mr. Gant called for any questions or comments. There being no discussion, Mr. Hudson offered a motion to recommend City Council approve the rezone; Mr. Harrison made the second. The vote being all ayes, motion carried.

BENCHMARK LAND SERVICES—SITE PLAN APPROVAL—3501 RUCKER BOULEVARD

Mr. Gant introduced a request by Benchmark Land Services for site plan approval for a commercial development located at 3501 Rucker Boulevard.

Mr. Matthews explained this business is currently located on land which has been purchased, and the business will not be allowed to stay on the property. Mr. Alexander stated the setbacks are as follows—0 feet to the adjacent Dollar General, 40 feet in the rear, and 30 feet on the side adjacent to the county road. Mr. Alexander made note that the entrance to the property would be made from a county road and would need to meet Dale County criteria. Mr. Matthews stated the buffer between the business and the residential area would be as natural as possible. Mr. Alexander explained there would not be much impervious surface built, and the site has enough greenspace to handle water runoff.

Mr. Gant called for any questions and comments. Mr. Harrison made a motion to approve the request contingent upon City Council approval of rezone AGR, Agriculture. Mr. Rogers made the second. The vote being all ayes, motion carried.

ELECTION OF 2019 PLANNING COMMISSION OFFICERS

Mr. Harrison nominated Mr. JC Gant for chairman. Mr. Hudson made the second. There were no other nominations. After a vote of all ayes, Mr. Gant was elected chairman. Mr. Rogers nominated Mr. Harrison to serve as vice chairman. Mr. Vickers made the second. There were no other nominations. They vote being all ayes, Mr. Harrison was elected vice chairman.

OTHER BUSINESS

Mr. Harrison made a motion to amend the agenda and allow Mr. Alexander to speak regarding Fountain Crest Subdivision. Mr. Vickers made the second.

Mr. Alexander explained that a walkthrough was completed of Fountain Crest Phase IV which met the criteria of the City of Enterprise. Mr. Alexander recommended we accept the streets and start the one year construction warranty period. Mr. Alexander stated there are no records of the city accepting Fountain Crest Phase III. Mr. Alexander recommended accepting Phase III without the warranty period as there have been no issues with those streets for over two years.

There being no comments or questions, Mr. Harrison made a motion to approve the request by Mr. Alexander. Mr. Rogers made the second. The vote being all ayes, motion passed.

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.

James C. Gant

J.C. Gant, Chairman

Jared Alexander, CFM
Secretary/Recorder