

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.

Date	Description	Amount
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030

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.

The first part of the document
 discusses the general principles
 of the system and the
 various components involved.
 It covers the basic theory
 and the practical aspects
 of the design. The second
 part of the document
 describes the construction
 of the apparatus and the
 methods used for the
 experiments. The third
 part of the document
 presents the results of the
 experiments and discusses
 the conclusions drawn from
 them. The fourth part
 of the document contains
 the references and the
 index.

The first part of the document
 discusses the general principles
 of the system and the
 various components involved.
 It covers the basic theory
 and the practical aspects
 of the design. The second
 part of the document
 describes the construction
 of the apparatus and the
 methods used for the
 experiments. The third
 part of the document
 presents the results of the
 experiments and discusses
 the conclusions drawn from
 them. The fourth part
 of the document contains
 the references and the
 index.

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.



J.C. Gant, Chairman



Jared Alexander, CFM
Secretary/Recorder

1. The first part of the document discusses the importance of maintaining accurate records.

2. It then goes on to describe the various methods used to collect and analyze data.

3. The results of the study are presented in the following table.

4. The data shows a clear trend towards higher values over time.

5. This is consistent with the findings of previous research in this area.

6. The study also highlights the need for further research to explore the underlying causes.

7. In conclusion, the findings suggest that there is a significant correlation between the variables.

8. The authors recommend that these results be used to inform policy decisions.

9. The data is presented in the following table.

10. The results show a steady increase in the number of cases over the period.

11. The authors conclude that the data supports the hypothesis that there is a causal link.

12. The study was funded by the National Science Foundation.

13. The authors would like to thank the reviewers for their helpful comments.