

ENTERPRISE PLANNING COMMISSION MEETING – MAY 26, 2019

The Enterprise Planning Commission convened on Tuesday, May 26, 2020, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Lorenzo Harrison, Chairman
Shane Johnson, Vice Chairman
Shannon Roberts
Kenneth Rogers
Bobby Hancock
Perry Vickers
Randolph Hudson
Mark Goodson

Absent: Kummel Fleming

Also Present: Staci Hayes, Secretary/Recorder
Reba Johnson, Administrative Assistant
Justin Tolbert, Building Inspector
Glenn Morgan, Poly Engineering
Rainer Cotter, City Attorney

REVIEW OF MINUTES OF APRIL 28, 2020 MEETING

Mr. Harrison called the meeting to order and introduced the new member of the board, Mr. Mark Goodson, Jr. Copies of the minutes from the April 28, 2020, meeting were provided to each member of the Planning Commission. Mr. Hudson made a motion to approve the minutes and Mr. Johnson made the second. The votes being all ayes, motion carried.

OLD BUSINESS

N/A

NEW BUSINESS

A REQUEST BY ROBERT CHARLES TICE JR. TO REZONE PROPERTY FROM R-100 (RESIDENTIAL DISTRICT) TO TH-1 (TOWNHOUSE DISTRICT) LOCATED AT 1890 GENEVA HWY.

Mr. Harrison introduced a request by Robert Charles Tice, Jr. to rezone the property located at 1890 Geneva Hwy.

Brock Matthews with Benchmark Land Services, was present representing Mr. Tice for the proposed rezone. This is an existing subdivision located on Highway 27 South, currently a R-100 and would like to change it to a different classification to TH-1 (Townhouses).

Mr. Harrison opened the floor for comments or questions.

There being no further discussion Mr. Hudson moved to grant the request and Mr. Rogers made the second to recommend the approval of the rezone from R-100 to TH-1 located at

1890 Geneva Hwy. All ayes, let it be shown that Planning Commission recommends the rezone be approved.

INTRODUCTION OF AN ORDINANCE (06-02-20) BY RAINER COTTER FOR STREET ACCEPTANCE IN SUBDIVISIONS

Mr. Cotter introduced an ordinance that will be presented to Council for approval on street acceptance. In the past the Planning Commission has approved plats and final plats of subdivisions and in those plats are streets. Currently the City has what is called an 11-month warranty period, where the developers have to guarantee the streets and if any defects arises during that 11-month period they are responsible for fixing those issues. Once Planning Commission approves the final plat, we would like to recommend that the Engineering Department send it to Council for formal consideration of dedication of the streets and any public improvements the City is supposed to be responsible for. The City will be accepting the streets, but the developers will still have to honor the 11-month warranty for any defects.

Mr. Hudson asked if the City has any kind of inspection at the end of the 11-month period. Mr. Cotter confirmed there is a walk through and an inspection performed at the 11-month mark.

Mr. Vickers questioned why 11-months? Ms. Hayes replied it is actually a year, but we set the inspection up at the 11-month mark to give them 30 days to repair any issues that have developed before the year is up.

Mr. Harrison questioned whether or not the way the Planning Commission had been operating would be changing. Mr. Cotter informed him they would carry on as they always had, just the Engineering staff would send the plats that shows the streets to the Council for formal approval to accept the streets.

Mr. Goodson asked about issues after the 11-month inspection has passed if the developer is responsible or the City. Mr. Cotter replied generally speaking if it had passed the inspection any repairs after that would fall back on the City to be responsible for.

Mr. Cotter asked that the Planning Commission recommend the passage of this ordinance. Mr. Cotter stated you are the master planners so to speak, and for that reason I'd like you to make a motion and a second approving this ordinance. Mr. Hudson made a motion and Mr. Rogers made the second to approve the ordinance 06-02-20. All ayes, let it be shown that the Planning Commission recommends that the Council adopt ordinance 06-02-20.

ADJOURNMENT

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned. Mr Hudson made a motion to adjourn and Mr. Vickers made the second, motion carried. This meeting was recorded and this recording is on file as a permanent part of these minutes.

Lorenzo Harrison, Acting Chairman

Staci Hayes, Secretary/Recorder

