

ENTERPRISE PLANNING COMMISSION MEETING – June 25, 2019

The Enterprise Planning Commission convened on Tuesday, June 25, 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
Bobby Hancock
Randolph Hudson
Shane Johnson
Shannon Roberts
Perry Vickers
Kummel Fleming

Absent: Kenneth Rogers
Shannon Latona, Administrative Assistant

Also Present: Nicole Nadeau, Administrative Assistant
Staci Hayes, Secretary/Recorder
Rainer Cotter, City Attorney

REVIEW OF MINUTES OF MAY 28, 2019 MEETING

Mr. Gant called the meeting to order. Copies of the minutes of the May 28, 2019, meeting were provided to each member of the Planning Commission. Mr. Harrison made a motion to approve the minutes and Mr. Fleming made the second. The votes being all ayes, motion carried.

OLD BUSINESS

N/A

NEW BUSINESS

A REQUEST BY RICHARD FLEMING – REZONE – 930 BELLWOOD ROAD

Mr. Gant introduced a request by Richard Fleming to rezone 3.39 acres from PBD (Planned Business District) to B-1 (General Business District) located at 930 Bellwood Road.

Mr. Edwin Roberts represented Richard Fleming and explained they are wanting to rezone to place a business at the location. Mr. Vickers asked if there would be a privacy screen put up. Mr. Roberts confirmed there would be a privacy screen around the perimeter of the property. Mr. Roberts also added there would be demolition done to the dilapidated buildings.

Mr. Hudson asked what business would be put in. Mr. Roberts stated it would be a recycling business.

Mr. Gant opened the floor for further discussion.

Ms. Hayes explained Mr. Roberts has gone in front of the Board of Adjustment for conditional use in a B-1, and the conditional use was approved contingent upon the rezone.

Mr. Vickers asked if they had already moved over material to the new site. Mr. Roberts explained they had started the process, but had decided to hold off until the rezone is completed.

Mr. Jerry Dell, a citizen, requested this not be done. He stated he owned the property on the other side. Mr. Gant asked if he resided there, and Mr. Dell said he had an office at the location. Mr. Vickers explained he has been out there all his life, and with his understanding there will be a fence in between the office and recycling business with enough room.

Mr. Roberts added this is why they are seeking a rezone. Due to the fact the property where they are now is too small material gets everywhere, and when they move they would be putting up a 12-foot privacy fence to prevent this. Mr. Vickers asked to clarify the fence will be put in between him and Mr. Dell. Mr. Roberts confirmed it will be placed around the whole property.

Ms. Hayes added she has met with Mr. Roberts numerous times, and she has seen the screening he will use for the fence. Ms. Hayes added that with looking at the plans it will be an improvement to the property.

Mr. Gant opened the floor for further discussion.

There being no further discussion Mr. Vickers made a motion that the rezone of 3.39 acres from PBD (Planned Business District) to B-1 (General Business District located at 930 Bellwood Road) be approved. Mr. Fleming made the second. The vote being all ayes motion carried.

A REQUEST BY REEVES ENGINEERING - PRE-LIM PLAT APPROVAL - STONE CHASE SUBDIVISION

Mr. Gant introduced a request by Reeves Engineering and Construction, LLC for preliminary plat approval for Stonechase Subdivision Phase III.

Mr. Reeves explained this would be a continuation of the past 6-7 years. Mr. Reeves stated they have built Phase I and Phase II, and the first phase was not on sanitary sewer, the second phase got on sanitary sewer, and the third phase will be on sanitary sewer as well.

Mr. Reeves stated this phase will help the function of the subdivision because right now it's a dead end, and it will loop back together where two of the roads end. Mr. Reeves reiterated this phase will be beneficial to the subdivision.

Mr. Hudson asked to clarify this phase will be on sanitary sewer. Mr. Reeves confirmed it would be.

Ms. Hayes asked Mr. Reeves what they will do about the drainage by the stub out. Mr. Reeves explained there was a 50-foot drain that will take it to the south. Ms. Hayes asked Mr. Shannon Roberts if he will allow that. Mr. Roberts expressed it was covered and grown up. Mr. Reeves agreed it is grown up but the water comes off to the south and not the west like the majority.

Ms. Hayes asked if the detention area in the back has been developed. Mr. Reeves said it has not. Ms. Hayes emphasized they need the detention pond done before the phase is started because there is nowhere for the water to go. Mr. Reeves asked if they want the pond done before the final phase. Ms. Hayes confirmed, and Mr. Reeves agreed to it.

Mr. Gant asked for an explanation of the pond discussion. Mr. Reeves explained there is a detention pond in Phase IV that needs to be developed in Phase III, so there is somewhere for the excess water to go. Mr. Reeves explained there are temporary detention ponds in Phase II that will be removed.

Mr. Gant opened the floor for further discussion.

There being no further discussion Mr. Hudson made a motion to approve the request by Reeves Engineering for preliminary plat approval for Stonechase Phase III. Mr. Harrison made the second. The vote being all ayes motion carried.

ADJOURNMENT

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



J.C. Gant, Chairman

Staci Hayes, Secretary/Recorder