

## ENTERPRISE PLANNING COMMISSION MEETING – June 28, 2022

The Enterprise Planning Commission convened on Tuesday, June 28, 2022, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Lorenzo Harrison, Chairman  
Shane Johnson, Vice Chairman  
Scotty Johnson  
Lee Milliner  
Mark Goodson  
Kenneth Rogers  
Shannon Roberts

Absent: Kummel Fleming  
Bobby Hancock

Also Present: Barry Mott, City Engineer/ Public Works Director  
Courtney Hardy, Administrative Assistant  
Thomas Hardy, Assistant Director of Engineering  
Glenn Morgan, Poly, Inc.  
Rainer Cotter, City Attorney

Mr. Harrison called the meeting to order.

### **Review of Minutes**

Mr. Goodson made a motion to approve the minutes from the May 24, 2022 meeting; Mr. Rogers seconded. Mr. Shane Johnson made a note that the minutes from the previous meeting were approved at the beginning of the meeting and did not need to be approved at the end of the meeting. He asked that to be stricken from the minutes. With that in consideration, the motion carried unanimously.

### **Old Business**

None.

### **New Business**

A request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for the annexation and zoning of 71.85 acres of land to TH-3 (Townhouse District) and 112.23 acres of land to AGRIC (Agricultural District) located off County Road 622 on the south side of the Enterprise Municipal Airport.

Mr. Hardy was asked to present the City's staff report. He told the commission that staff finds the proposed zoning to be contrary to the drafted future use plan for this area. The drafted future use plan shows light manufacturing in this area; however, it has not been ratified by the City at the time of this meeting.

Mr. Tom Simms, on behalf of Northstar Engineering, presented the request for annexation and zoning. Mr. Simms also explained the details of the preliminary plat for this request. The development would include a 100' buffer between the airport property and the proposed housing development. He explained the development was outside of the VOR zone and was in line with the currently adopted comprehensive plan for the City of Enterprise. Mr. Simms expressed concerns over the drafted future land use map being approved, stating that the residents living in The Landing subdivision would be upset over a light manufacturing area located so close to their neighborhood. Mr. Simms explained that their development would be outside of a quarter mile of the airport and at a much lower elevation.

Mr. Harrison opened the floor for public comment. There was none.

Mr. Harrison requested a motion to approve the request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for the annexation and zoning of 71.85 acres of land to TH-3 (Townhouse District) and 112.23 acres of land to AGRIC (Agricultural District) located off County Road 622 on the south side of the Enterprise Municipal Airport.

Mr. Goodson requested Mr. Hardy to explain why this annexation and zoning was found contrary. Mr. Hardy reiterated that a residential development would be contrary to the light manufacturing zoning proposed in the drafted future land use plan. The commission discussed among themselves the best course of action and confirmed with staff that any decision made was a recommendation to the City Council.

Mr. Shane Johnson made a motion to approve the request as presented. Mr. Goodson seconded. The motion carried with 4 votes aye, 3 votes nay.

A request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for preliminary plat approval of The Townes at Crosswinds.

Mr. Harrison stated that this request is contingent on the previous annexation and zoning request being approved by the City Council.

Mr. Harrison asked for a motion to approve the request by Longleaf Engineering, LLC. on behalf of Shang and Faye Howell for preliminary plat approval of The Townes at Crosswinds. Mr. Shane Johnson made the motion to approve the request as presented. Mr. Milliner seconded. The motion carried with 5 votes aye, 2 votes nay.

A request by Northstar Engineering Services, Inc. on behalf of Five Star Credit Union for site plan approval for a new commercial development located at 1231 Neil Metcalf Road.

Staff finds the zoning and site plan to be satisfactory.

Mr. Lee Brown with Northstar Engineering, on behalf of Five Star Credit Union, came before the Commission and stated he believed the bank would be a great addition to the City.

Mr. Harrison opened the floor for public comment. There was none.

The request was approved unanimously.

A request by Northstar Engineering Services, Inc. on behalf of Hartford National Bank for site plan approval for a new commercial development located at the corner of Boll Weevil Circle and Maverick Way.

Staff finds the zoning and site plan to be satisfactory.

Larry Brookends with Northstar Engineering on behalf of First National Bank Hartford, presented the site plan but asked to correct the name of the project. The site plan was submitted under the name Hartford National Bank but the correct name is The First National Bank of Hartford.

Mr. Harrison opened the floor for public comment. There was none.

Mr. Shane Johnson made a motion to approve the request by Northstar Engineering Services, Inc. on behalf of The National Bank of Hartford for site plan approval for a new commercial development located at the corner of Boll Weevil Circle and Maverick Way. Mr. Goodson seconded. The motion carried unanimously.

A request by Gwendolyn Gilley Construction for preliminary plat approval of The Legends Subdivision Phase III.

Mr. Hardy was asked to present the staff report. Mr. Hardy explained that two zonings were present in the preliminary plat, R-65 and R-100. Staff finds the preliminary plat satisfactory.

Dallas Boyd with Boyd Engineering, representing Gwendolyn Gilly Construction, addressed the commission. Mr. Boyd explained that they had previously requested a zoning change that was not approved by the Planning Commission so they had reconsidered that request and reconfigured the preliminary plat to fit the current zoning.

Mr. Harrison asked Mr. Boyd if sidewalks would be installed in this neighborhood. Mr. Boyd said no sidewalks are planned. Mr. Scotty Johnson addressed Mr. Boyd with concerns over the need for sidewalks in neighborhoods. Mr. Harrison then asked where the mailbox kiosk would be located. Mr. Boyd replied that it will be located in the Northwest corner of the property.

Mr. Harrison opened the floor for public comment.

Micky Jordan, 7 Indigo Place, raised concerns over the proper notification of this meeting to the public.

Mr. Harrison closed the floor for public comment.

Mr. Shane Johnson asked Mr. Cotter if proper notification was made. Mr. Cotter responded that he did not know off the top of his head but did not believe any laws were violated. Mr. Shane Johnson then asked Mr. Hardy if he had any knowledge of the situation. Mr. Hardy replied that the letters were deposit in the time frame required by state law.

Mr. Harrison asked for a motion. Mr. Goodson made a motion to approve. Mr. Rogers seconded. The motion to approve carried unanimously.

**Such other business as may come before the commission**

None.

**Adjournment**

There being no further business before the Commission, Mr. Harrison declared the meeting adjourned.

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Lorenzo Harrison, Chairperson

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Thomas Hardy, Assistant Director