

## ENTERPRISE PLANNING COMMISSION MEETING – September 27, 2022

The Enterprise Planning Commission convened on Tuesday, September 27, 2022, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

Present: Lorenzo Harrison, Chairman  
Scotty Johnson  
Mark Goodson  
Justin Daugherty  
Richard Woodham  
Shannon Roberts  
Kenneth Rogers

Absent: Bobby Hancock  
Lee Milliner

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

Mr. Harrison called the meeting to order.

### **Review of Minutes**

Mr. Goodson made a motion to approve the minutes from the August 23, 2022 meeting; Mr. Rogers seconded. The motion carried unanimously.

### **Old Business**

The request by Aronov Realty Management for site plan approval for a new restaurant located in the Enterprise Shopping Center was removed from the agenda by the applicant prior to the meeting.

### **New Business**

1. A request by the Industrial Development Board of the City of Enterprise for approval of the location of a public facility in M-2 zone on Commerce Drive at Yancey Parker Industrial Park.

The proposed building will be constructed by Coffee County for Alabama Law Enforcement Agency offices.

Mr. Goodson made a motion, seconded by Mr. Rogers, to approve the request by the Industrial Development Board of the City of Enterprise for approval of the location of a public facility in M-2 zone on Commerce Drive at Yancey Parker Industrial. The motion carried unanimously.

2. A request by Michael Quinn of JJB Pizza 2 for site plan approval for a new Pizza Hut restaurant located at 826 E. Lee St.

Mr. Hardy presented the staff review comments on the site plan. He stated that the site plan shows 5' sidewalks; however, sidewalks shall be a minimum of 7' wide. He also stated that landscaping is required and shall be installed and noted on the site plan. Staff recommends approval of the site plan contingent on all designs currently not in compliance with City Ordinances be corrected as noted.

Mr. Ben Watson with Live Oak Engineering presented the site plan on behalf of JJB Pizza 2. Mr. Watson agreed to make the stated corrections to the site plan.

Mr. Johnson made a motion, seconded by Mr. Goodson, to approve the request by Michael Quinn of JJB Pizza 2 for site plan approval for a new Pizza Hut restaurant located at 826 E. Lee St. contingent upon the installation of 7' sidewalks and landscaping plans. The motion carried unanimously.

3. A request by Boyd Engineering for final plat approval for Arrowhead Subdivision Phases III and IV.

Mr. Hardy stated everything passed and the Engineering Department recommends to approve this plat with the contingency that all punch list items be corrected prior to the City accepting the streets.

Mr. Dallas Boyd of Boyd Engineering submitted the final plat and agreed to make the noted corrections to the punch list items.

Mr. Goodson made a motion, seconded by Mr. Daugherty, to approve the request by Boyd Engineering for final plat approval for Arrowhead Subdivision Phases III and IV contingent upon the punch list items being corrected. The motion carried unanimously.

4. A request by Reeves Engineering & Construction, LLC. on behalf of Galanco, Inc., for preliminary plat approval for College Gardens Subdivision.

Mr. Johnson asked if there were sidewalks planned for the subdivision. Mr. Reeves stated that sidewalks were not in the plans for College Gardens.

Mr. Gary Dobbs and Mr. James Dobbs own property next to the proposed development and spoke to the Commission regarding concerns about property lines. Mr. Mott recommended to exclude Lots 1, 2, and 3, of Block I, so that Mr. Danny Gay of Galanco, Inc. can come to an agreement with the Dobbs' family regarding the property lines.

Ms. Judy Winkler of 109 Pinecrest Loop had questions about the type of homes and landscaping proposed for the subdivision.

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Mr. Michael Pirtle of 1605 W. College St. spoke about buffers and landscaping plans between his property and the proposed development. He also had concerns about his driveway in connection with the entrance to the proposed subdivision. The developer agreed to work with Mr. Pirtle regarding his concerns.

Mr. Hardy noted that cluster mailboxes shall be added to the preliminary plat.

Mr. Johnson stated he wanted sidewalks to be installed in the subdivision.

Mr. Goodson made a motion, seconded by Mr. Johnson, to approve the request by Reeves Engineering & Construction, LLC. on behalf of Galanco, Inc., for preliminary plat approval for College Gardens Subdivision excluding Lots 1, 2, and 3, of Block I, and contingent upon the addition of the mailbox kiosk. The motion carried unanimously.

5. A request by the City of Enterprise to amend the Zoning Ordinance amending Table 4-1 to add certain allowed uses and to amend use definitions.

The intent of the amendment is to provide for more or different allowed uses within a Planned Business District (PBD) under Table 4-1 of the Zoning Ordinance and in Highway Commercial District (B-3), Light Industry District (M-1), Industrial Park District (M-2), and General Industry District (M-3), subject to conditions which may apply, as set out in Table 4-1.

Mr. Daugherty made a motion, seconded by Mr. Goodson, to approve the request by the City of Enterprise to amend the Zoning Ordinance, amending Table 4-1 to add certain allowed uses and to amend use definitions. The motion carried unanimously.

6. A request by Brent Howell for the rezoning of 18.757 acres of land from AGRIC-2 (Agriculture District) as shown on Map A, present, to PBD (Planned Business District) as shown on Map B, proposed, located off of Shellfield Road.

Mr. Hardy stated the proposed rezoning aligns with the comprehensive plan for the City of Enterprise. He noted the required landscaping or buffer yards for a PBD Zone were not included on the submitted site plan.

Colonel Holcombe, the Garrison Commander at Ft. Rucker, spoke on behalf of the Army and the Department of Defense. He explained the impact of development on operations at Shell Army Airfield located adjacent to the proposed development. He noted that warehouses and storage units are an accepted use by the D.O.D. He requested that the lighting at the proposed development be oriented so that it doesn't interfere with flight operations at night.

Mr. Josh Pipkin, on behalf of Brent Howell, presented the rezoning to the Commission. He stated the developer has agreed to the lighting request by the Army.

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Mr. Woodham made a motion, seconded by Mr. Rogers, to approve the request by Brent Howell for the rezoning of 18.757 acres of land from AGRIC-2 (Agriculture District) as shown on Map A, present, to PBD (Planned Business District) as shown on Map B, proposed, located off of Shellfield Road, contingent upon a master plan for the PBD being submitted to the Planning Commission for approval. The motion carried with a vote of 6 to 1, with Mr. Johnson voting against the motion.

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

A request by the City of Enterprise Engineering Department to amend the zoning map to correct a zoning error from M-D (Medical District) as shown on Map A, present, to R-75-S (Residential District) as shown on Map B, proposed, located at 101 Hillcrest Loop.

Mr. Daugherty made a motion, seconded by Mr. Rogers, to approve the request by the City of Enterprise Engineering Department to amend the zoning map to correct a zoning error from M-D (Medical District) as shown on Map A, present, to R-75-S (Residential District) as shown on Map B, proposed, located at 101 Hillcrest Loop.

**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