

The Enterprise Planning Commission convened on Tuesday, October 25, 2022, at 4:30 p.m. in the Council Chambers at City Hall with the following members:

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

Absent: Bobby Hancock
Mark Goodson

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

Mr. Harrison called the meeting to order.

Review of Minutes

Mr. Milliner made a motion to approve the minutes from the September 27, 2022 meeting; Mr. Rogers seconded. The motion carried unanimously.

Old Business

None.

New Business

1. A request by Boyd Engineering on behalf of 2F4B LLC, for preliminary plat approval for Hunters Hill Subdivision, Phase III.

The preliminary plat shows 8 lots. Mr. Hardy stated staff recommends approval contingent upon the as-builts for Phase I being submitted.

There was no public comment.

Mr. Milliner made a motion, seconded by Mr. Daugherty, to approve the request by Boyd Engineering for approval of the preliminary plat contingent upon the as-builts for Phase I being submitted.

Mr. Johnson asked if sidewalks were intended for this phase of the subdivision. Mr. Dallas Boyd of Boyd Engineering was unable to attend the meeting; however, he notified Mr. Hardy that sidewalks are intended for Phase III, similar to the other phases of Hunters Hill Subdivision.

The motion on the floor was retracted first by Mr. Milliner, and seconded by Mr. Daugherty.

Mr. Johnson then made a motion, seconded by Mr. Woodham, to approve the request by Boyd Engineering for approval of the preliminary plat contingent upon the as-builts for Phase I being submitted and contingent upon sidewalks being added. The motion carried unanimously.

2. A request by Lynette DeJesus on behalf of Danny Lane for the rezoning of .231 acres of land from R-65 (Residential District) as shown on Map A, present, to TH-1 (Townhouse District) as shown on Map B, proposed, located off of Gundy Ln.

Mr. Danny Lane presented the rezoning request to the Commission. Mr. Lane stated he planned on developing the adjacent area to this lot in similar fashion.

Mr. Hardy stated staff recommends approval and the requested zoning will allow for 3 units on this lot.

Mr. Rogers made a motion, seconded by Mr. Milliner, to approve the request by Danny Lane for the rezoning of .231 acres of land from R-65 (Residential District) to TH-1 (Townhouse District), located off of Gundy Ln. The motion carried unanimously.

3. A request by Reeves Engineering & Construction, LLC. on behalf of HG Properties LLC, for site plan approval for retail space at 635 N. Main St.

Mr. Hardy said that currently shopping centers are not a permitted use in B-2 zones, but the City plans to update the zoning ordinance to allow such uses. Therefore, staff recommends approval contingent on only one business occupying the space until the zoning table is amended.

Mr. Reynolds with Reeves Engineering spoke on behalf of HG Properties LLC saying that they intended to comply with Engineering staff's request to allow only one business to occupy the space until the zoning table is amended.

Mr. Milliner made a motion, seconded by Mr. Rogers, to approve the request Reeves Engineering & Construction, LLC. on behalf of HG Properties LLC, for site plan approval for retail space at 635 N. Main St. contingent upon only one business occupying the space until the zoning table is amended. The motion carried unanimously.

Such other business as may come before the commission.

A request for site plan approval for a Performing Arts Center at Enterprise State Community College.

Mr. Hardy stated that staff recommends approval of the site plan.

Mr. Johnson made a motion, seconded by Mr. Woodham, to approve the request for site plan approval for a Performing Arts Center at Enterprise State Community College. The motion carried unanimously.

Adjournment

There being no further business before the Commission, Mr. Milliner made a motion to adjourn, seconded by Mr. Daugherty. The motion carried unanimously and Mr. Harrison declared the meeting adjourned.

Lorenzo Harrison, Chairperson

Thomas Hardy, Assistant Director