

May 12, 1997
6:00 P. M.
Wetumpka Planning Board

The meeting of the Wetumpka Planning Board was called to order by Chairman Presnell. The following members were present: Chairman Mark Presnell, Greg Golden, Juanita Brand, Randy Logan, Mayor Jo Glenn, Councilman Bruce Jetton, Paulette Hinkle and Betsy Sheldon.

Absent: Henry Swindle

Also present were: Velma Gober, Joe Miller, Tom Macon, Tom Clark, J. D. Smith, Joseph R. Benson, M. D., Shirley DeVenney, Jack DeVenney, Glenda Fowler, Joe Fowler, Kathy Davis, Ronnie Rhodes, and many others of which their names will appear with their remarks.

Greg Golden offered a motion that the minutes of April 14, 1997 be approved as sent out. Motion was seconded by Betsy Sheldon with the Board voting in favor of the motion.

This time had been advertised for public hearing for request to rezone property belonging to J. D. and Lorene Smith. Said land is located east of Highway 170 spur and west of Highway 14. Request that the property be rezoned from R-2 to R-3 to allow multi-family apartments.

J. D. Smith spoke to the Board. He explained that he wish to develop nice apartments on the property.

Ronnie Rhodes spoke to the Board supporting the rezoning. He stated that Mr. Smith had agreed to build a retaining wall to eliminate any improper drainage over on to Mr. Rhodes property.

No one else spoke in favor of the request.

Dr. Benson spoke against said rezoning. His home is within 200 feet of the Smith property. He stated that to rezone from R-2 to R-3 would be downzoning the property and the area. Presently R-2 is medium density, this would bring said property to high density area. He also brought out that certain parcels of land in the area have restrictive covenants allowing only single family homes. The access onto Highway 170 would increase the traffic tremendously.

Chairman Presnell read a letter from Devaughn Johnston opposing the rezoning.

Neil Martin spoke opposing the rezoning. He went into detail about restrictive covenants on certain properties and that he had not put restrictive covenants on this acreage that he sold to Mr.

Smith because Mr. Smith lived adjacent to the area..

Robert Hankins, Police Officer for Montgomery Police Department and resident of Wetumpka spoke opposing the issue.

Peggy Benson presented the Board with a petition and spoke opposing the issue.

Eric Watts, builder and resident of Huckleberry Hill spoke opposing the issue.

Janice Combs, resident of Huckleberry Hill spoke opposing the issue.

Marion Reese, resident of Huckleberry Hill spoke opposing the issue.

Freddie Lynn, property owner in Huckleberry Hill, spoke opposing the issue.

Don Carey, Woodland Drive resident, spoke opposing the issue.

Gerald Leach, resident of Huckleberry Hill spoke opposing the issue.

Dr. Jim Anderson, resident of the area, spoke opposing the issue.

Dr. Tommy Garnett, resident of Huckleberry Hill spoke opposing the issue.

Dr. Ben Barrett, resident of Woodland Drive, spoke opposing the issue.

Mark Silverman, resident of Huckleberry Hill, spoke opposing the issue.

Jenny Washington, resident of Woodland Drive, spoke opposing the issue.

Janette, resident of Tallassee Highway, spoke opposing the issue.

Harold Ingram, resident of Highway 170 spur, spoke opposing the issue.

Marietta Easterling, resident of Highway 170 spur, spoke opposing the issue.

Andy, resident of Huckleberry Hill, spoke opposing the issue.

Ronnie Rhodes requested that his signature on the petition be

clarified, that the petition was more than one year old and that it was a request that the entire area be zoned R-1.

Dr. Benson asked that those in the Chambers opposing the rezoning to please stand. A majority of the persons in the Chamber stood.

Greg Golden offered a motion that a special meeting be held on Tuesday, May 27th, 1997 at 6:00 P. M. for the Board to make a recommendation to the Wetumpka City Council at that time. Motion was seconded by Councilman Jetton, and after discussion, the Board voted in favor of the motion.

Shirley DeVenney spoke to the issue.

It was decided that if there was any meeting change that Velma Gober would notify J. D. Smith and Peggy Benson as contact persons for rezoning request.

Neil Martin requested that Final Plat of Phase II of Huckleberry Hill be approved. Street signs are now installed, headwall was discussed. Mayor Glenn offered a motion that the Final Plat of Phase II, Huckleberry Hill be approved leaving out approval of Lots 8 and 9 of Block B and Lots 6 and 7 of Block C for later date, and that the appropriate maintenance bonds be posted. (Lots that are being left out do not have adequate water service at this time) Motion was seconded by Greg Golden with the Board voting in favor of the motion.

Tom Clark requested that the sketch plan for Eagle Creek be approved. This is an 80 acre development with 1/2 acre lots. Property is located off Highway 170. Juanita Brand offered a motion that the sketch plan be approved. Motion was seconded by Greg Golden with the Board voting in favor of the motion.

Tom Macon presented the Board with a sketch plan of Cotton Lakes. Said property contains 275 acres off Gossum Switch Road and includes retention ponds. After discussion Councilman Jetton offered a motion that the sketch plan for Cotton Lakes be approved. Motion was seconded by Greg Golden with the Board voting in favor of the motion.

Tom Macon also presented a sketch plan for Martin Estates west of 231 North. This plan was held over until the next regular meeting. Mr. Macon brought copies of the sketch plan for review.

There being no further business to come before the Board, upon motion by Greg Golden, meeting adjourned.

Respectfully submitted,

Velma N. Gober, Secretary

I, (WE), THE UNDERSIGNED, DO HEREBY DECLARE THAT WE ARE LONGTIME RESIDENTS OF THE AREA ADJACENT, TO AND BOUNDED BY, HIGHWAYS U.S. 231 AND ALABAMA 170 AND 14. WE OWN OUR OWN SINGLE FAMILY HOMES IN THE AFORE MENTIONED AREA. MY AREA, AS WELL AS THE AFORE MENTIONED TRIANGLE, HAS ONLY LOW DENSITY, SINGLE FAMILY HOMES. THE AREA IN THIS TRIANGLE SHOULD BE ZONED LOW DENSITY, SINGLE FAMILY HOMES ALSO. IT SHOULD BE ZONED NOTHING LESS THAN R1.

Cecil Nyquist

Grace M. Traywick

Delvaugh Johnston

Rita Johnston

Martha P. Heard

Ann Santt

Steve Santt

Harold Ingram

Mariella Easterling

Jennie P. Washington

Tommy Sam DPM

Melissa Barnett

Dorothy W. Hall

Marion W. Turner

Deane L. Leach

Gerald Leach