

WETUMPKA PLANNING BOARD

February 8, 1999

Monday 6:00 p.m.

The Wetumpka Planning Board met on Monday, February 8, 1999, at 6:00 p.m. at the Council Chambers at Wetumpka City Hall. Those members present were: Greg Golden, Henderson Traylor, Mayor Jo Glenn, Betsy Sheldon, Chick McConnell, Henry Swindall, and Randy Logan. Others present were Velma Gober, Keith Howard, Larry Speaks, Brenda Grey, George Walker, Brandon and Ginger Glenn, Louise Enslen, John E. Enslen, June Talley, Ronda Robinson, Barney Thames (late), Pastor Steve Funderburk, and several others representing Bethel Assembly of God.

Members absent were Dr. Benson and Paulette Hinkle.

At this time Greg Golden called the meeting to order and introduced the Board members.

Betsy Sheldon motioned to approve the minutes from February 1, 1999, as sent out, Henry Swindall seconded the motion. The Board voted unanimously in favor of the motion.

First on the agenda was a Public Hearing for a rezoning request for Bethel Assembly of God location 504 Autauga Street from R-2 to B-1. Pastor Steve Funderburk stated that Bethel Assembly of God has a new facility under construction on US Hwy 231 in Wallsboro. The congregation wishes to sell the location on Autauga Street to Head Start for office spaces. Their hours of operation are 8a-4:30p M-F. He stated that they plan to rework the entire church building for office spaces. Betsy Sheldon verified that both parcels on the map-one facing Gaddis Street and the other at the corner of Osceola and Autauga Streets-were both to be rezoned. Pastor Funderburk confirmed this and said that Gaddis Street is an unopened street. Pastor Funderburk stated that Calloway Realty said the zoning must be changed before Head Start could purchase the facility on Autauga Street.

George Walker, who owns property adjacent to the these parcels, voiced his concern regarding the future if Head Start decides to build other buildings at this location, open a store, or whatever, if the property is rezoned to B-1.

June Talley, 503 Autauga Street, across from the church, also voiced her concern as to what will happen if Head Start decides to sell in ten or fifteen years. She is concerned as to what kind of business could end up there.

Mayor Glenn recapped that the opposition does not seem to be against Head Start moving in at this time, but the concern is for possible future changes. After discussing alternatives, Mayor Glenn motioned to continue this topic at another Planning Board meeting. Randy Logan seconded the motion. All Board members voted in favor of the motion. Pastor Funderburk agreed to seek an alternative solution with the Board of Adjustment.

George Walker was next on the agenda with a sketch plan for Lancaster Place Phase II on Opothleohola Street. Mr. Speaks stated that the plan met his approval for this subdivision. However, he mentioned a couple of items in his letter dated February 4, 1999, but Mr. Walker said that his engineer, Ron Anderson, will address those on the preliminary plat. Betsy Sheldon motioned to approve the sketch plan for Lancaster Place Phase II, Chick McConnell seconded the motion, and the Board voted unanimously in favor.

Next on the agenda was George Walker's request to re-plat lots 4,5, & 6 of Block A of Airey Subdivision on Osceola Street. Mr. Speaks recommended that the plat be submitted as a final plat. Mayor Glenn motioned to deny the request to re-plat lots 4, 5, & 6 of Block A of Airey Subdivision on Osceola Street as submitted. Mr. Traylor seconded the motion. All Board members voted unanimously in favor of the motion.

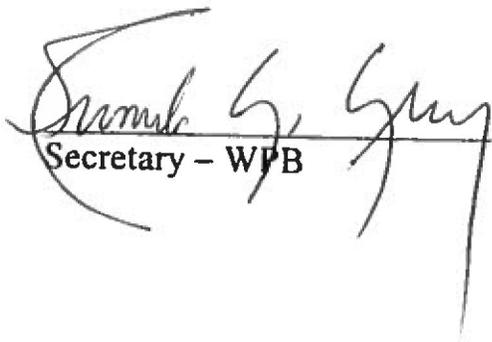
Discussion included the alleyway behind these lots. Mr. Walker was receptive to Mr. Logan's suggestion of possibly having the alley closed, since opening it up must come before the Council.

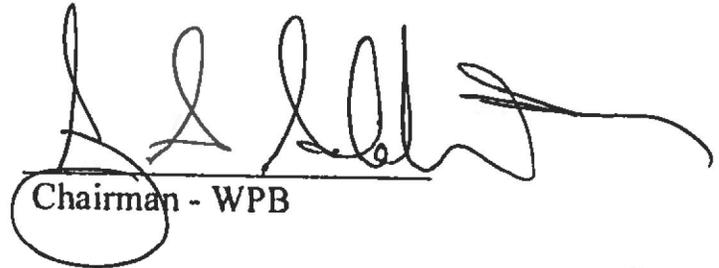
Mr. Walker asked the Board if there was a better way for property owners to streamline the process for re-platting lots, since there are so many in the City that are too small to build on. Mr. Golden stated that this process works for engineers, attorneys, neighborhoods, and everyone involved, and it shall continue to be considered on a one-on-one basis by the Planning Board.

Last on the agenda was Ed and Louise Enslen's request for a one lot sell off on Chapel Road to Brandon Glenn. Mr. John Enslen represented Mr. Glenn and stated that he wanted to present plat as a one lot subdivision instead of a one lot sell-off. Betsy Sheldon motioned to accept the plat with the four (4) minor changes stated in Larry Jarvis' letter dated January 27, 1999. Chick McConnell seconded the motion. All voted unanimously in favor of the motion to accept as a sub-division.

Being no other business Mayor Glenn motioned the meeting be adjourned and all members voted unanimously in favor.

The next meeting will be March 8, 1999. Minutes submitted by Brenda Grey.


Secretary - WPB


Chairman - WPB