

WETUMPKA PLANNING BOARD
MONDAY MAY 10, 1999
MINUTES

The Wetumpka Planning Board met on Monday, May 10, 1999, at 6:00 p.m. at the Wetumpka City Hall Council Chambers. Those members present were: Henderson Traylor, Chic McConnell, Greg Golden, Henry Swindall, and Mayor Jo Glenn. Members absent included Betsy Sheldon, Randy Logan, and Dr. Benson (all were out of town).

Others present were: Velma Gober, Neil Martin, Clair Eller, Randy Esco, Bob Campbell, Lisa and Darin Moseley, Tom Clark, and several other citizens.

Chairman Greg Golden called the meeting to order and introduced the Board members.

Mayor Glenn motioned to approve the minutes from April 12, 1999, as sent out, Mr. Traylor seconded the motion, and all members voted unanimously in favor.

This time was allotted for a Public Hearing. First on the agenda was a rezoning request from R-2 to B-1 at 74100 Tallassee Hwy for Lisa and Darin Moseley. Bob Campbell, real estate agent, spoke for the Moseleys. This property is between Dr. Kumar's office and Dr. Garnett's office, along with a strip of residential land owned by Mr. Neil Martin. Mr. McConnell motioned to recommend to the City Council that the property be rezoned, Mr. Swindall seconded the motion. All voted in favor of the motion. Rezoning will be recommended to the City Council.

Next for a Public Hearing was Mr. Neil Martin requesting to rezone from R-2 to B-1 his property on Tallassee Hwy west of Dr. Kent's office. Mayor Glenn motioned to rezone this property from R-2 to B-1. Mr. Traylor seconded, and all Board members voted unanimously in favor of recommending to the City Council that the property be rezoned.

Since there was no quorum for the subdivision items on the agenda, Tom Clark's request for a change to Eagle Creek Subdivision Preliminary Plat and Beumer-Caton's Final Plat for Twin Peaks Subdivision was not addressed.

Palmer Construction & Renovation for the Riverview Estates Apartments had no representation at the meeting. The item was not discussed.

Last on the agenda was the continued discussion of the Proposed Zoning Ordinance dated October 14, 1998. Chairman Golden reminded the audience that this was not a public hearing, but merely a continuation from the last meeting. Mayor Glenn motioned to make the following changes to the Proposed Zoning Ordinance:

- (1) Chart of Uses Allowed: Show UPPER STORY APARTMENTS and RESTAURANTS, STANDARD under B4 to change to "C" instead of "N".
- (2) Large area of residential property on Highway 9 to R-H.
- (3) Off-Street Parking Requirements, Section 51.3 Non-Residential. Paragraph A. to read as follows:

PARKING REQUIREMENTS FOR SCHOOLS:

Elementary Schools: One space for every 20 students, based on design capacity, plus one space for each employee.

Junior High Schools: One space for every 15 students based on design capacity, plus one space for each employee.

High Schools: One space for every 10 students based on design capacity, plus one space for each employee.

- (4) West side of Company Street from the existing business lot north of Music Café to Jones Service Station remains Residential. The west side of Company Street from Guilfield Church south into town zoned Business.
- (5) The east side of Company Street from one lot south of Harden's Hardware north to Highway 231 be zoned as Business.

- (6) Extend from 1 year to 2 years the time allowed to buy a permit to rebuild a non-conforming structure.

Mr. Traylor seconded the motion. All Board members voted unanimously in favor to accept the above recommended changes.

Mr. Swindall motioned to recommend approval of the Proposed Zoning Ordinance. Mayor Glenn seconded the motion. All Board members voted in favor to approve recommendation to the City Council.

Mayor Glenn motioned to recess the meeting until 12 noon the next day, May 11, 1999, anticipating having a quorum for the subdivision items. Mr. Swindall seconded the motion. All voted in favor of the motion. The meeting was recessed.

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MAY 11, 1999
12:00 NOON

WETUMPKA CITY HALL
COUNCIL CHAMBERS

After recessing, the Wetumpka Planning Board continued the May 10th meeting at 12 noon today, May 11, 1999. Chairman Golden reconvened the meeting from last night. Board members attending were: Greg Golden, Henderson Traylor, Chic McConnell, Henry Swindall, Mayor Glenn, and Randy Logan. Betsy Sheldon came in at 12:15 p.m. Others present were Tom Clark, Todd Caton, Mr. Beumer, Richard Bolliger, Velma Gober, and Brenda Grey.

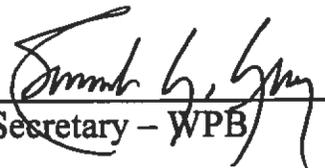
Tom Clark explained his request to change the Preliminary Plat on Eagle Creek Subdivision. He wants to rechannel a creek that runs all the time. It has 90% storm water runoff going back into the wetlands. The original plans showed a concrete flume ditch. But since this is a true creek and not a ditch, he thinks that it would look aesthetically better by keeping it natural. After much discussion, it was determined that the creek would most likely self-clean and that it will be owned and maintained by lot owners and not by the City. Mr. McConnell motioned that the change be approved, Mr. Traylor seconded the motion, and all voted unanimously in favor.

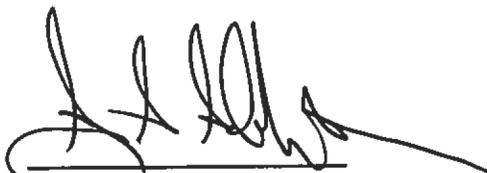
Next on the agenda was Beumer-Caton Twin Peaks Subdivision Final Plat. Todd Caton spoke to the Board. He reviewed the five items in Larry Speaks' letter dated 4-29-99. Mr. McConnell motioned to approve the final plat if the concerns of Mr. Speaks are being met. Mr. Swindall seconded the motion. All Board members voted in favor of the motion except Randy Logan, who opposed because of the poor road conditions. The motion carried.

Last on the agenda was Palmer Construction & Renovation – Riverview Apartments Phase I and II. Richard Bolliger from J.M. Garrett & Son, LLC, engineering firm spoke for Mr. Palmer. He stated that Mr. Palmer wants to put 5 lots in Phase I and 5 lots in Phase II, 8 units in each lot, 40 units per phase, totaling 80 units in all. There was discussion about Cherry Street, which is not owned and maintained by the City and River Drive, which is a City street. Mr. Bolliger stated that Water Works wants another fire hydrant installed and this will be done. Mayor Glenn motioned approval of Site plans for apartments, Mr. Swindall seconded the motion, all Board members voted unanimously for the approval, hinged on them not getting building permits until the City Engineer's requirements are met.

Mayor Glenn motioned to adjourn the meeting. All voted unanimously in favor of adjournment.

The next meeting is June 14, 1999. Minutes submitted by Brenda Grey.


Secretary – WPB


Chairman, WPB