

PLANNING COMMISSION MEETING
JULY 12, 2012
MEETING MINUTES

- I. Meeting called to order by Chairman Jim Phillips at 7:00 P.M in the Council Chambers at Pelham City Hall.
- II. Invocation led by Karyl Rice.
- III. Roll Call taken with the following members present: Jim Phillips, Willard Payne, Mildred Lanier, Billy Crandall, Karyl Rice and Robert Sinclair. City Engineer Jesse Jowers and Public Works Director Eddie Jowers were present also.
- IV. Billy Crandall moved to accept the minutes of the last Board meeting of April 17, 2012 as written. Mildred Lanier seconded the motion and all approved.
- V. **PRELIMINARY PLAT, STRATHAVEN @ BALLANTRAE PHASE 4.** Presented by Robert Sinclair and Steve Mobley for Mobley Development Inc. Adjoining property owners were in attendance. Concerns were voiced regarding a buffer between their property and the proposed property and a concern regarding the existing road. Mr. Mobley spoke in reference to the buffer stating that there will be a 20 to 25 foot buffer between the existing residences and the proposed development and that they would do all they could to preserve any trees possible. Mr. Mobley stated that they were getting ready to apply the seal coat on the roads. Steve Mobley addressed the fact that a 50 foot Right of Way with a 5 foot utility easement on either side was provided on the Preliminary Plat. It was discussed by the City Engineer and Public Works Director that the width of Rights-of-way are a concern with regard to location of utilities. Mr. Mobley assured the Planning Commission that if the location of utilities becomes an issue then he would provide a 60 foot right of way on final plat. A memorandum was provided from the City Engineer stating items that need to be addressed. A letter was also provided from Municipal Consultants stating items that need to be addressed relating to the Public Works Department and the Fire Department. Billy Crandall moved to accept plat subject to developer addressing issues noted in memo from the City Engineer and Municipal Consultants. Mildred Lanier seconded the motion and all approved with the exception of Robert Sinclair abstaining from the vote.
- VI. **PRELIMINARY PLAT, MACALLAN @ BALLANTRAE PHASE 3.** Presented by Robert Sinclair and Steve Mobley for Mobley Development Inc. Adjoining property owners were in attendance. Concerns were voiced regarding the slope of lot adjacent to his lot. Developer Steve Mobley said they would repair the portion of the slope on the property that he has control over, but the home owners would be responsible for the portion of the slope on their property. Steve Mobley addressed the fact that a 50 foot Right of Way with a 5 foot utility easement on either side was provided on the Preliminary Plat. It was discussed by the City

Engineer and Public Works Director that the width of Rights-of-way are a concern with regard to location of utilities. Mr. Mobley assured the Planning Commission that if the location of utilities becomes an issue then he would provide a 60 foot right of way on final plat. A memorandum was provided from the City Engineer stating items that need to be addressed. A letter was also provided from Municipal Consultants stating items that need to be addressed relating to the Public Works Department and the Fire Department. Willard Payne moved to accept plat subject to developer addressing issues noted in memo for City Engineer and Municipal Consultants. Billy Crandall seconded the motion and all approved with the exception of Robert Sinclair abstaining from the vote.

With no other business to come before the Planning Commission, Willard Payne made the motion to adjourn the meeting and Mildred Lanier seconded the motion all approved and the meeting was adjourned at 7:20 PM.

Cathy Sweeney
Planning Commission Secretary