Council Members
Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice

Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

PLANNING COMMISSION MEETING
June 12, 2014
MEETING MINUTES

I. Meeting called to order by Chairperson Mildred Lanier at 7:00 P.M in the Council Chambers at Pelham City Hall.

II. Invocation led by Polly McKay.

III. Roll call taken with the following members present: Mildred Lanier, Mayor Gary Waters, Karyl Rice, Russell Biciste, Polly McKay and Bob Sinclair. City Engineer Jesse Jowers and Eddy Jowers Public Works Director were present also.

IV. Robert Sinclair moved to accept the minutes of the last board meeting of May 8, 2014 as written. Polly McKay seconded the motion and all approved.

V. **Final plat for Glen Iris at Kilkerran, Phase 2, Applicant: Mobley Development, Inc.** Presented by Walt Wickstrom, Professional Engineer, representing Mobley Development Inc. Mayor Waters made the motion to accept the plat and Polly McKay seconded the motion and all approved with Bob Sinclair abstaining from the vote.

VI. **Public hearing was held to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1 Agricultural District to RG Residential Garden Home District. Property located: 3442 Indian Lake Drive (15.8 Acres) Applicant: Regions Bank as Successor Trustee of the Lois Huckaby Real Estate Trust. Presented by Connor Farmer representing AFK Properties LLC on behalf of Regions Bank as Successor Trustee of the Lois Huckaby Real Estate Trust.**

Mr. Farmer stated this plan differs from the last plan that was presented to the planning commission in several ways. The proposed plan has considerably fewer homes proposed on it, proposing 41 lots as opposed to the 62 lots on the previous plan. He also stated the plan proposes to leave the natural ridge on the back side of the lot zoned A-1 allowing the ridge to buffer the lake area. He also stated that there will be 2 shallower detention ponds allowing for better containment of the runoff water. Mr. Farmer stated the plan is to do some work on the barn but leave it as one parcel. There will be a 3 rail fence on the side of the property visible by highway 261 with magnolia trees to buffer the view. He stated the price range of

the proposed homes would be in the $250,000.00 to $300,000.00 range. He stated the plan also allows for sidewalks, a field and walking area.

Resident Mike Watts questioned why there was only one entrance to the subdivision. Mr. Farmer stated that the road where the entrance is to the proposed subdivision is the only city dedicated road. Attending residents expressed concern with the conditions of the current road.

Mayor Waters spoke to the fact that the Planning Commission is looking only at the zoning of the area at this time. The next step in the process would be to take it to the City Council for approval and he encourages them to attend those meetings as well.

City Engineer Jesse Jowers reminded them that there would also be a hearing on the preliminary plat and the final plat to come before the Planning Commission.

Mildred Lanier stated that the Homeowners Association will need to maintain the detention ponds and that this will need to be in the covenants. She also commended the residents for their involvement and encouraged them to stay involved in the community.

Bob Sinclair commended Mr. Farmer on the redesigning of the plan and made a motion to recommend the zoning to City Council, Polly McKay seconded the motion and all approved.

VII. Mayor Waters introduced Russell Biciste as the new member to the Planning Commission.

VIII. With no further business to come before the Planning Commission Mildred Lanier asked if there were a motion to adjourn, Mayor Waters made the motion to adjourn. Robert Sinclair seconded the motion all approved and the meeting was adjourned at 7:25 PM.

Cathy Sweeney
Planning Commission Secretary

Council Members
Rick Hayes
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Maurice Mercer
Beth McMillan
Karyl Rice

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City Clerk
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CITY OF PELHAM
PLANNING COMMISSION WORKSHOP
JUNE 12, 2014
MEETING MINUTES

The members of the Planning Commission met on **June 12, 2014** at 6:30 P.M. Chairperson Mildred Lanier presiding. The meeting was held in the Pelham City Hall main level Conference Room.

The following members were present: Mildred Lanier, Polly McKay, Karyl Rice, Russell Biciste, Bob Sinclair and Mayor Gary Waters. Jesse Jowers, City Engineer and Eddy Jowers, Public Works Director were present also. The meeting was called to order at 6:30 P.M. Bob Sinclair moved to accept the May 8, 2014 minutes as written. Karyl Rice seconded the motion and all approved.

The Planning Commission discussed general municipal business and items on the Planning Commission agenda.

There being no further business, the meeting was adjourned at 6:50 P.M.

Respectfully submitted: Cathy Sweeney, Planning Commission Secretary