

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice



Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

PLANNING COMMISSION MEETING March 12, 2015 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 was taken with the following members present: Mildred Lanier, Russell Biciste, Mayor Gary Waters, Bob Sinclair, Polly McKay, Claude Peacock, Karyl Rice and Danny Ray. Jesse Jowers, City Engineer, Bob Miller, Building Official and Eddy Jowers, Public Works Director were also present. Chris Cousins with Municipal Consultants was also present.
- IV. Claude Peacock moved to accept the minutes of the last board meeting of February 12, 2015 as written. Bob Sinclair seconded the motion and all approved.
- V. **Preliminary Plat Magnolia Mill Phase 1 (89 lots & 4 common areas).**
Applicant: Two Mountains LLC
William D Brogden with Two Mountains LLC was present and James Cassidy with Insite Engineering LLC presented the proposed plat. The proposal consists of a gated community on 534 acres, with 216 acres of which lying within a conservation easement. Phase 1 has 89 lots proposed at 1.4 acres to 4.5 acres. Mr. Cassidy stated that they have addressed all the comments from the Fire Marshal, City of Pelham water works and the City Engineer's office as well as the comments from Chris Cousins of Municipal Consultants. Charles Lewis, property adjoiner, asked how the sanitary sewer would be handled. Mr. Cassidy explained it would be onsite septic. Mr. Lewis then asked if there would be a lot of grading and cutting down of the mountain top. Mr. Cassidy replied that they are leaving the topography and landscape as natural as possible. Gary Sowards, property adjoiner, inquired in reference to the runoff and silt from the grading. Mr. Cassidy explained that there would be silt fences and very little grading would be done. He explained that there would be a superintendent on site. Mr. Cassidy explained in order to have the gated community they are requesting a variance from the Planning Commission on the subdivision regulations. These variances are detailed in the attached letters from Insite Engineering.

Mildred Lanier asked for a motion to approve the plat with the provisions of the variances from the subdivision regulations. Danny Ray made the motion to approve the plat with the provisions of the variances from the subdivision regulations. Claude Peacock seconded the motion and all approved with the exception of Karyl Rice abstaining from the vote.

- VI.** With no further business to come before the Planning Commission, Mildred Lanier asked for a motion to adjourn, Claude Peacock made the motion to adjourn. Bob Sinclair seconded the motion; all approved and the meeting was adjourned at 7:15 PM.

Cathy Sweeney
Planning Commission Secretary

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**CITY OF PELHAM
PLANNING COMMISSION WORKSHOP
MARCH 12, 2015
MEETING MINUTES**

The members of the Planning Commission met on **March 12, 2015** at 6:30 P.M. Chairperson Mildred Lanier presiding. The meeting was held in the Pelham City Hall main level Conference Room.

The meeting was called to order at 6:30 P.M. Invocation was led by Fire Chief Danny Ray.

The following members were present: Mildred Lanier, Russell Biciste, Mayor Gary Waters, Bob Sinclair, Polly McKay, Claude Peacock, Karyl Rice and Danny Ray. Jesse Jowers, City Engineer, Bob Miller, Building Official and Eddy Jowers, Public Works Director were also present. Chris Cousins with Municipal Consultants was also present. Danny Ray moved to accept the February 12, 2015 minutes as written. Bob Sinclair 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 6:55 P.M.

Respectfully submitted: Cathy Sweeney, Planning Commission Secretary