

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Mildred Lanier



Mayor

Gary W. Waters

City Clerk

Marsha Yates, MMC

PLANNING COMMISSION MEETING May 11, 2017 MEETING MINUTES

- I. Meeting called to order by Chairperson Kim Speorl at 7:08 PM in the Council Chambers at Pelham City Hall.
- II. Invocation led by Russell Biciste.
- III. Roll call was taken with the following members present: Kim Speorl, Russell Biciste, Mildred Lanier, David Russell, Chad Hester, Mayor Gary Waters and Bob Sinclair. Jesse Jowers, City Engineer and Eddy Jowers, Public Works Director were also present.
- IV. Chad Hester moved to accept the minutes of the last board meeting of April 13, 2017 as written. David Russell seconded the motion and all approved.

V. Preliminary Plat: Grey Oaks Sector 4 (30 Lots)

Applicant: Grey Oaks Property LLC, presented by Wade Lowery of Engineering Design Group for Grey Oaks Property LLC. Mr. Lowery stated that the plat that is being presented is actually only 24 lots due to the removal of 6 lots that were affected by the dam that is connected between Grey Oaks property and Oaklyn Hills Subdivision. Mr. Lowery stated they are requesting a variance from the subdivision regulations in regard to the 60 foot Right of Way.

Mr. Sanders of Grey Oaks Property LLC stated that the dam is actually on his property but the lake is on Oaklyn Hills property. Property adjoiner Mr. Souileau voiced concerns over the lake and the dam and questioned if the construction of the 6 lots that were removed from this plat would still take place. Wade Lowery stated that at some point they would be developed. He stated they are working with the City to provide a study of the dam and the lake. Mr. Sanders stated they would protect the dam and the lake. There was some discussion concerning the traffic on Hwy 11 from Mr. Souileau. Jesse Jowers, City Engineer, stated the county has a long range plan for widening the road.

Bob Sinclair commended the developer and his engineering group for doing a great job on the subdivision. He stated he had no issue with the 50 foot Right of Way as opposed to the 60 foot Right of Way that is in the subdivision regulations on this sector only. This subdivision was started several years ago and when the recession hit work was completely

stopped on this subdivision. Mr. Sanders and Engineer Design Group have done a great job making this a beautiful subdivision.

Mildred Lanier echoed the same feelings and commended them as well. She questioned Mr. Sanders about how many homes would be in this subdivision all total. He stated roughly between 300 to 350 lots. Mildred asked Mr. Eddy Jowers to speak to the issue of the 50 foot Right of Way. Mr. Jowers said he did not think it would be an issue for this sector to continue with a 50 foot Right of Way since that is what it has been in the previous sectors. But going forth they need to change it to a 60 foot Right of Way.

Mr. Bob Sinclair made the motion to approve the plat subject to the comments from City Engineer Jesse Jowers and from Municipal Consultants, Inc being addressed and met. He also made the motion to approve the variance on the 60 foot Right of Way to a 50 foot Right of way for this sector only. But going forth they would need to meet the regulations of a 60 foot Right of Way. David Russell seconded the motion and all approved.

- VI.** Mayor Waters addressed the Planning Commission to inform them that he had been approached by developers from DR Horton in reference to multifamily dwellings being constructed on Huntley Parkway.
- VII.** With no further business to come before the Planning Commission Kim Speorl asked for a motion to adjourn, Russell Biciste made the motion to adjourn. Bob Sinclair seconded the motion all approved and the meeting was adjourned at 7:30 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary