

Council Members

**Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Mildred Lanier**



**Mayor
Gary W. Waters**

**City Clerk
Marsha Yates, MMC**

PLANNING COMMISSION MEETING July 13, 2017 MEETING MINUTES

- I.** Meeting called to order by Co-Chairperson Russell Biciste at 7:15 PM in the Council Chambers at Pelham City Hall.
- II.** Invocation led by Mildred Lanier.
- III.** Roll call was taken with the following members present: Russell Biciste, Mildred Lanier, David Russell, Chad Hester, Mayor Gary Waters and Bob Sinclair. Jesse Jowers City Engineer, Bob Miller Building Official, Fire Chief Tim Honeycutt and Eddy Jowers Public Works Director were also present.
- IV.** Mildred Lanier moved to accept the minutes of the last board meeting of May 11, 2017 as written. Chad Hester seconded the motion and all approved.
- V. Final Plat: The Highlands, Phase 1, Sector 2 (2 Lots)**

Applicant: Two Mountains LLC presented by James Cassidy of Insite Engineering Inc. Mr. Cassidy stated in reference to the road along lot 60 not being graded and the utilities not being completed, the roadway and water for this area was designed with the neighboring subdivision. To keep from piece milling the water and roads they are constructing it with the adjacent roadway. Mr. Cassidy stated that the utilities are in place for this Sector from the previously approved and recorded plat. In addition to keep from piece milling the infrastructure they are developing the house pad / driveway at the same time as the road is constructed due to topography in this area. Mildred Lanier made the motion to approve the plat subject to the comments from City Engineer Jesse Jowers and from Eddy Jowers Public Works Director being addressed and met. David Russell seconded the motion. Co-Chairperson Russell Biciste asked if there were any more questions or comments from the board. Mayor Waters stated he was concerned over an issue that was brought forward in the work shop meeting from Eddy Jowers, Public Works Director in reference to the underground utilities being constructed all on the same side of the road causing some of the power lines to cross with the water lines. Mayor Waters stated his concern was that it puts the city employees that have to work on the water lines, in the event of a water leak, in danger and also if there were ever the need to turn the power off that the entire subdivision would be without water and power. Mr. Cassidy stated that the way the power lines were

looped that only portions of the subdivision would be without power. Mr. Cassidy stated that they had no control over where the power lines had been placed and would hope that the planning commission would not hold them up. Mayor Waters suggested they place some type of signage or placards out in order for the public works to know where the power lines actually crossed the water lines. Mr. Cassidy stated he would purchase the signs and have them put out immediately. With no more comments Russell Biciste went forward with the motion, the motion passed with those present six to one with Chad Hester voting no.

VI. Final Plat: The Highlands, Phase 1, Sector 3 (12 Lots)

Applicant: Two Mountains LLC presented by James Cassidy of Insite Engineering Inc. Mr. Cassidy stated that the road in the vicinity of the 90 degree cul-de-sac will be a two way stop. Due to the topography the cul-de-sac radius was to allow the lot owner / utilities to have plenty of room to install and grade the driveway depending on how to access the house. Chad Hester asked Mr. Cassidy if the power company would rectify the problem with the lines. Mr. Cassidy stated that Insite Engineering had a meeting with the power company and were told they would not change the lines unless they were forced too. Eddy Jowers stated that his main concern was for his employees and their safety now and the in the future. Mr. Cassidy reiterated he would have a line locator out and locate exactly where the lines were and have them marked with signs. Mayor Waters asked if there would be natural gas available in the subdivision. Mr. Cassidy stated there would be. Bob Sinclair asked if the gas lines were in the same location as the water lines and the power lines. Mr. Cassidy stated that the gas lines were on the opposite side of the road. Bob Miller, Building Official requested that Mr. Cassidy give him the Supervisors name and number and he would contact them in his position as City of Pelham building official to see if he could get the lines relocated. Bob Sinclair made the motion to approve the plat subject to the comments from City Engineer Jesse Jowers and from Eddy Jowers Public Works Director being addressed and met and the place markers up for the public works department. Mildred Lanier seconded the motion and all approved.

VII. Final Plat: The Highlands, Phase 1, Sector 4 (5 Lots)

Applicant: Two Mountains LLC presented by James Cassidy of Insite Engineering Inc. Mr. Cassidy stated this section has five large lots. Mr. Cassidy stated the paving within lot 3 has been withheld due to the extreme terrain that will have to be modified to install the driveway to the house. This was done to prevent the pavement from being wasted and torn up. Mildred asked Councilman Rick Hayes to speak on the issue of the agreement between the City of Pelham and the Developer in regard to the repayment of monies spent for the construction of a water tank and booster station dated April 13, 2015 (Resolution 04-06-08). Mr. Hayes stated that the city was working with the developer and the City of Pelham's attorney's to develop a plan that would state that the developer would pay the difference at the end of the project. The developer has also agreed to pay the same amount on the lots that are located in the City of Chelsea. Jesse Jowers stated there was several fire hydrants not installed. Mr. Cassidy stated that the hydrants would be in place before the building permit was issued. Mayor Waters made the motion

to approve the plat subject to the comments from City Engineer Jesse Jowers and from Eddy Jowers Public Works Director being addressed and met. Bob Sinclair seconded the motion and all approved.

VIII. Preliminary Plat: Camellia Ridge, Phase 2 (52 Lots)

Applicant: Newcastle Development LLC – Continued to August 10, 2017.

IX. Release of Seal Coat Bond of Macallan @ Ballantrae Phase 1.

Mildred Lanier made the motion to accept the release of the sealcoat bond. Mayor Waters seconded the motion and all approved with the exception of Bob Sinclair abstaining from the vote.

X. Release of Seal Coat Bond of Broadview Commercial Park.

Bob Sinclair made the motion to accept the release of the sealcoat bond. Mildred Lanier seconded the motion and all approved.

XI. Release of Seal Coat Bond of Monroe's addition to McCain Industrial Park.

Mildred Lanier made the motion to accept the release of the sealcoat bond. Mayor Waters seconded the motion and all approved.

XII. Release of Seal Coat Bond of Keystone Commercial Complex.

Mayor Waters made the motion to accept the release of the sealcoat bond. Bob Sinclair seconded the motion and all approved.

XIII. Release of Seal Coat Bond of Wynfield Parc Phases 1 and 2.

Mildred Lanier made the motion to accept the release of the sealcoat bond. Mayor Waters seconded the motion and all approved.

XIV. With no further business to come before the Planning Commission Russell Biciste asked for a motion to adjourn. Mildred Lanier made the motion to adjourn. Chad Hester seconded the motion all approved and the meeting was adjourned at 7:55 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary