

WETUMPKA PLANNING BOARD  
NOVEMBER 9, 1998

The Wetumpka Planning Board met on Monday, November 9, 1998, at 6:00 p.m. at the Wetumpka City Hall with the following members present: Greg Golden, Betsy Sheldon, Chick McConnell, Henry Swindall, and Henderson Traylor. Others present were Joe Miller, Brenda Grey, Larry Speaks, Keith Howard, Todd Caton, Mr. Beumer, Barney and Sheila McCormick, Jimmy Garnett, Dr. Tommy Garnett, Jimmy Ray Garnett, Larry and Kim Kent, Kris Kent, Betty Bland, and Todd Ayers. Jake Strickland and Dr. Benson arrived late.

Those Board members absent were Mayor Glenn (previous committment), Randy Logan (out of town), Lewis Washington, and Paulette Hinkle.

The meeting was called to order by Vice Chairman Greg Golden. At this time he introduced the members that were present.

Betsy Sheldon motioned the minutes from October 12, 1998, be approved as sent out. Henry Swindall seconded the motion and the Board voted unanimously in favor.

First on the agenda for new business was Jimmy Garnett requesting building permit for a new home at 413 Wildwood Lane. It was explained why Mr. Garnett had to come before the Planning Board. He owned his property before the area was annexed so there are no city streets. Mr. Garnett understands that his street will be maintained by the property owner. Chick McConnell motioned that Mr. Garnett be allowed a building permit as long as he understands that his road will not be maintained by the city. Mr. Swindall seconded the motion. All members voted unanimously in favor. The motion carried.

Next on the agenda for new business was the one lot sell off request on Whitman Field Road for Larry & Kimberly Kent to their daughter, Kris Kent. Larry Speaks stated that the plan submitted does not meet one lot sell off requirements. After much discussion, it was decided that Keith Howard will research the legalities of a one lot sell off, send a letter to the Building Department within a week, and the secretary will in turn mail out to the Board members. It is possible that a work session may be called to discuss the findings. In the meantime, Mr. Kent will check courthouse records to see if there was previously a one lot sell off on this tract of land. Mr. Kent bought the land about two years ago. Mr. Traylor motioned to table this item until the Board gets a definite interpretation of a one lot sell off. Betsy Sheldon seconded the motion and all Board members voted unanimously in favor.

Under old business, Barney and Sheila McCormick's request for variance for road construction from Mansion Street to the Coosa River was next on the agenda. Mr. McCormick stated that Second street is an old platted street and he feels that it should be

opened so he can access his property. Chick McConnell stated that street matters are not normally handled by the Planning Board and that Mr. McCormick must go to the City Council. Mr. McCormick stated that he has already gone to the Council and they said that they would not open the street. Mr. McCormick said that he cannot afford to asphalt the street himself--he wants to put gravel down. Keith Howard stated that this Board cannot make that decision. Chick McConnell motioned to deny the request based on the fact that the request is not under the Planning Board's domain. Henry Swindall seconded the motion. The Board voted unanimously in favor. Mr. McCormick was referred to the City Council.

The last item on the agenda was the Beumer-Caton preliminary plat for Twin Peaks Subdivision. Keith Howard questioned what the plans were for water, sewer, and the road. Todd Caton stated that his Otter Track Subdivision had on-site wells and septic and this will be his alternative to city facilities. Larry Speaks stated that this meets subdivision regulations since Mr. Caton presented as alternative to sewer and water. It is understood that septic tanks must be approved by the Health Department. Greg Golden stated that the Planning Board is here to look after the community and the homeowners. The road is still a problem. It is crucial that fire trucks, ambulances, etc. be able to access this area if it is to be populated. Mr. Caton was asked if he intends to maintain/improve the road. Mr. Caton stated that he does not have the means to maintain a city road. Betsy Sheldon motioned to approve the preliminary plat with the understanding that they may not be able to get a building permit. Mr. Caton and Mr. Beumer must go to the City Council to address the road situation and get permission for a building permit, since the order to deny permits being issued has not been rescinded from a previous Council (1995 ?). Chick McConnell seconded the motion. All members voted in favor of the motion except Chick McConnell, who was opposed. He wants to wait and have a work session to look into this matter, along with one lot sell offs, so the Board can do what is right for future homeowners and developers.

Being no further discussion or business, Mr. McConnell motioned the meeting be adjourned. Mr. Swindall seconded, and all members voted unanimously to adjourn.

The next meeting is December 14, 1998.

Minutes submitted by Brenda G. Grey, Secretary

The image shows two handwritten signatures in black ink. The signature on the left is written in a cursive style and appears to read "Brenda G. Grey". The signature on the right is also cursive and is less legible, but it appears to be a second signature, possibly of the Secretary or another official. Both signatures are written over a horizontal line.