

WETUMPKA PLANNING BOARD
AUGUST 10, 1998

The Wetumpka Planning Board met on Monday, August 10, 1998, at 6:00 p.m. at the Wetumpka City Hall with the following members present: Chairman Mark Presnell, Mayor Jo Glenn, Greg Golden, Betsy Sheldon, Randy Logan, Chick McConnell, and Lewis Washington. Others present were Joe Miller, Velma Gober, Brenda Grey, Keith Howard, Vince Lucido, Donald Little, David Eason, Ron Anderson, and numerous Jasmine Hill residents.

Those Board members absent were Henry Swindall who is out of town and Paulette Hinkle. Juanita Brand has resigned and has been replaced by Chick McConnell.

The meeting was called to order by Chairman Mark Presnell.

Greg Golden motioned the minutes from July 13, 1998, be approved as sent out. Betsy Sheldon seconded the motion and the Board voted unanimously in favor.

The Public Hearing to rezone for the apartment complex on Jasmine Hill Road from R-1 to R-3 was first on the agenda. Mr. Lucido, of Lucido & Oliver, represented Mr. Don Little, who came in late due to a broken ankle and crutches. Mr. Lucido answered several questions, giving information such as the apartments' means of egress being the same as the sub-division, the number of units for the 4 acres being approximately 64 in approximately 16 buildings. He explained that the apartments are to be a buffer between the existing church with cemetery and the single family units. The lots will have a minimum of 12,000 square feet as required and there are plans for 147 single family homes. Don Little explained that the 169 acre complex will have a private park for the residents. He explained that the slope of land next to the cemetery drops off where the apartments are to go, reiterating that he did not think someone would want to build a house 8 or 9 feet lower than the coffins next door. He stated that he and his family have built several units in Montgomery and he has no intentions of building future slums. He explained that even though the apartment complex is several years off, he could not afford to do anything detrimental to his livelihood and his reputation.

Chairman Presnell then asked for opposition to the rezoning request:

Mickey Shaw stated that he is the County Commissioner for this area and he has received several telephone calls from constituents asking him to oppose the request.

Anne Funchess asked Mr. Little what other properties had he developed. Mr. Little named off numerous projects in Montgomery but stated there have been none in Wetumpka.

Bob Bryan asked the price range of units. Mr. Little explained that the project is so far off that he does not have any of that information yet. Mr. Little asked that everyone understand

that he cannot put up junk units because if he did, he would be stuck with about 25 single-family units that would not sell. It would not make sense for him to do anything below market value.

Jim Atwell mentioned the charm of Elmore County and questioned the sub-division. Chairman Presnell reminded everyone that this public hearing was strictly for the rezoning of the 4 acres for the multi-family units. Everyone can feel free to get with Mr. Little after the meeting and ask questions on the sub-division lot sizes, etc.

Bruce Jetton stated that he is Councilman for this district and he lives in this district and he recommends at this time to the Planning Board and the Council to deny the rezoning request.

Matt Payne spoke as a representative of the Jasmine Hill Homeowner's Alliance. He had a map showing the adjacent lots and their acreage, stressing that apartments are not conducive to the Jasmine Hill area. He said that there will be more traffic, apartment noises from parties, etc., and the value of their property will decline. He said that there will be extra city expenses regarding the sewage and drainage. Mr. Little assured him that the developer pays for these items. Mr. Little explained that Wetumpka should profit from the property taxes and such.

Endear Stevens spoke for the congregation at Springview Church and they do not want apartments next to the cemetery.

Lynda Billingsley spoke for the wildlife. She presented several petitions to the Board.

Debra Moulder complained about the trash and litter now and how it will be worse if apartment dwellers come in. She gets told that there are not enough resources to handle the litter problem now, so how will it be when the trash problem gets worse?

Sherry Rudd mentioned the traffic and crime that will increase with bringing more people into the area.

Gerald Madore voiced his concern about this possibly setting a precedence and congestion getting closer and closer to the Gardens.

Chairman Presnell suggested to Mr. Little that he approach the Board with some exact numbers and plans, and that he get something more substantial on paper. For example, traffic studies, price of units, parking situations and other items that were questioned to Mr. Little earlier.

Mr. Little stated that he will withdraw his request for now and come back later when he has the information that the Board asked for. Betsy motioned that Mr. Little's withdrawal be accepted. Mayor Glenn seconded the motion. The Board members voted unanimously in favor of the motion.

The last item on the agenda was the public hearing for David Eason to rezone his property on Company Street from R-2 to R-4. David Eason and Ron Anderson spoke to the Board members on that request. Ron explained that they propose to build about 12 townhouses. Parking would be underneath the units and the floor of the buildings will be level with Company Street. Mr. Eason stated that the townhouses are not for rent, but for sale at \$125,000 to

\$150,000. He stated that he doesn't want to block the view of the river, but to capitalize on it. Betsy Sheldon asked if there were any adjoining property members present at the meeting and there were none. Chairman Presnell asked if anyone opposed the rezoning and there was no response. Greg Golden motioned to recommend changing the zoning from R-2 to R-4. Randy Logan seconded the motion and all the Board members voted in favor of the motion.

Greg Golden motion that the meeting be adjourned. Mr. McConnell seconded the motion and the members voted unanimously in favor of the motion.

The next meeting is September 14, 1998.

Minutes submitted by Brenda G. Grey - Secretary