

**PUBLIC HEARING**  
**MONDAY - MARCH 8, 1999 - 6:00 P.M.**  
**NEW ZONING ORDINANCE AND MAP DATED OCTOBER 14, 1998**

**CITIZEN'S COMMENTS**

1. Jimmy Brannon – He lives on Mansion Street which is zoned residential and always has been. According to the new map, from Hwy 231 down through Company Street is zoned Business. He objects to any more commercial going into residential areas. He thinks that the existing business and the existing residential zones should stay as they currently are within the City limits.
  
2. Winston Edwards – He lives on Mansion Street across from Harden's Hardware. He does not want to see any more businesses move in there. He owns 4 lots in the park area and wants his privacy protected. When the commission bring businesses into residential areas, it changes the integrity and character of the community. He strongly objects to changing the Mansion Street area.
  
3. Neil Martin – He is concerned about his 8-acre plat of land at intersection of Hwy 231 and Al. Hwy 170 being zoned R-H. He stated that the R-H sounds as if it should apply to land that is outside the perimeter of a city and is not yet ready for development, but his land is not in that category. He wants B-1 or B-2 for this property that is bordered by 9 residences on the east, VFW on the west, and 5 businesses directly across the road.
  
4. Paul Lightner – He lives at 813 Wilson Street across from AmSouth Bank, Taco Bell, Hardee's, etc. with his lot facing the 4-lane highway 231 where three houses were recently demolished. He wants his property to be rezoned business since the new zoning will have him surrounded by commercial property on 3 sides. He does not agree with this spot zoning effect.

5. Jacqui Austin – She owns approximately 195 acres that joins the Industrial Park from Hwy 9 back to the Georgia Road. She wants that to go back as Agricultural.
6. Ronnie Bozeman - He owns a vacant lot at Knight Street, Wilson Street, and Hwy 231. He wants his lot zoned Business, since he is bordered by businesses on 3 sides. He stated that the residences on Wilson Street and the Day Care Center next to his lot recently had their properties changed to R 2.6 under the latest proposed map because of his lot.
7. C. D. Ruston - He is a member of the Bethel Assembly of God on Osceola & Autauga Streets and they are trying to sell that church to Community Action. He is asking the Planning Board to help out all they can.
8. Jerry Mitchell – He has property at Coosa & Opothleohola Streets that houses warehouse rentals. It is now M-1 and he wants it to remain that way instead of changing to the proposed B-4. He is concerned that if the buildings become vacant at some time, he will not be able to use them for warehouses under the B-4 conditions.
9. Jake Strickland - He spoke of his investments associated around Osceola and Autauga Streets, and he is strongly opposed to the Community Action/Head Start program relocating to the Bethel Assembly of God church.

10. Ganell Bottomlee - She lives on Brookside Drive next to Mr. Bozeman's property and is opposed to his lot being rezoned to commercial. She doesn't want the extra traffic because it is hard enough for the residences to access Hwy 231 as it is now.
11. Charles Moore - His property is the old ice plant that is down the street from the gentleman that has the warehouses. According to the proposed map, his place will be R-2.6. He thinks this is too restrictive. If that area is to be zoned residential, he recommends that the whole neighborhood where the Spur comes in be rezoned R-4 or R-5. If you zone this area R-2, this will set a precedence to build homes that will be too big and too expensive for that part of town. He has no problem with the area going residential, since there are only a couple of residences there now, but he wants R-4 or R-5 and not R-2.6.
12. Donald Carey - He lives at 107 Woodland Drive off Al. Hwy 170 Spur and he wants to keep this area residential. There is too much traffic there as it is and he objects to any more commercial businesses going in.
13. Scott Golden - He lives at the corner of Government and Tallasse Street. He spoke about the business properties around the old RR track. He asked not to change it to residential, for the buildings in the process of rezoning and changing over to residential will decay and have to be torn down. This area is only good for business. It has potential and is somewhat of a historical area. If this is changed to residential, he thinks that "plastic" houses will be rebuilt in their place and ruin the esthetics of Wetumpka's West Side.

14. Cynthia Baker - Her property is Sesame Street Day Care Center at 815 Wilson Street. She is concerned that under the latest proposed map showing her R-2.6, she cannot sell her property to even another Day Care Center. Before this last change, she could. It was originally shown as changing to Business, but now she and the other residences on Wilson and Emerson Streets along with Ronnie Bozeman's lot shows Residential. Her business has been there 20 years and thinks that Hwy 231 should be zoned Business.
15. Lloyd Johnson - He lives on Emerson Street across from where the houses were removed, preparing area for Business. He wants his property zoned Business like the other residences on Wilson and Emerson Streets, the Day Care Center, and Mr. Bozeman.
16. Chris Carter – He is in process of purchasing the Stoddard Estate on Company Street between Junior Haynes and the church. The houses are dilapidated and in need of repair. He wants this area zoned Business.
17. Bubba Weldon - He stated that he served two years on the Zoning Committee representing the residential area across the river. He thinks that the businesses that are existing on the West side now should remain as business, but he is confused with this B-4 Business Conservation zoning. Could someone explain?
18. Jake Strickland – Mr. Strickland requested that the B-4 zoning be explained again.

19. Mark Presnell – He stated that he served on the Zoning Committee representing Business. He stressed that the City should encourage new businesses to take place for the tax base to grow. Things must change in a city that is fastly growing as Wetumpka is. Please keep Businesses in mind.
20. Jacqui Austin - She stressed that Elmore Road needs mixed use zoning i.e. commercial in front, perhaps apartments in rear as Montgomery has. This mixed use is important to the future.
21. Randy Esco – His property is the old Vic Weldon's IGA store and the Little Indian on NW Main Street. He is concerned that if he gets ready to sell, he couldn't. B-4 is so limited he wants it to keep its current zoning.
22. Clair Eller – Her concern is that on Coosa Street, Dan River Mills stayed the same zoning and her property is changing. Why? She wants her property to stay the same – M-1.
23. Felicia Peavy – Her property is on Rouse Street. She wants to know why her property is zoned R 2.6.
24. Paul Lightner - He wanted the definition of R 2.6.

25. Jerry Mitchell - His concern again was about his warehouses at Coosa and Opothleohola Streets. He has 6 buildings. His question was what would happen if one of those six buildings was vacant for a year, will the zoning be changed on that particular building?
- 26 Delores Thomas - Her property is on NW Main Street. She wanted to know how her property is zoned.

*WETUMPKA PLANNING BOARD  
MARCH 8, 1999  
MONDAY 6:00 P.M.  
WETUMPKA CITY HALL-COUNCIL CHAMBERS*

The Wetumpka Planning Board met on Monday, March 8, 1999, at 6:00 p.m. at the Wetumpka City Hall Council Chambers. Those members present were: Greg Golden, Henderson Traylor, Mayor Jo Glenn, Betsy Sheldon, Chick McConnell, Henry Swindall, and Randy Logan. Others present were Velma Gober, Keith Howard, Larry Speaks, Brenda Grey, Dr. Juster, Tracy Delaney, and numerous citizens.

Board member Dr. Benson was out of town.

At this time Chairman Greg Golden called the meeting to order and introduced the Board members.

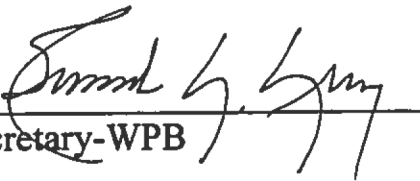
Randy Logan motioned to approve the minutes from February 8, 1999, as sent out, Henderson Traylor seconded the motion, and all voted unanimously in favor of the motion.

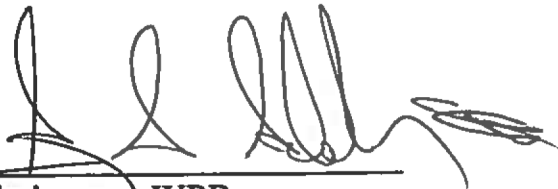
First on the agenda was a Public Hearing for the adoption of the New Zoning Ordinance and Map dated October 14, 1998. Mr. Golden stressed that this meeting was to hear citizens' concerns and that the new ordinance would not be approved at this meeting tonight. (See attached pages for citizens' names and comments.)

After the Public Hearing and last on the agenda was Goodwyn, Mills and Cawood-Adam's Property Subdivision on Hwy 9 – Preliminary Plat. Margie Lambert represented the architectural firm. She stated that Adams Property Subdivision has 50 acres with 57 lots, one entrance on Hwy 9, and 2 cul-de-sacs. She then addressed the three (3) items that were in Larry Jarvis's letter dated March 8, 1999. Ms. Lambert said that they have submitted to FEMA to get a more defined elevation on the property. She said that the adjoining property owners' names and addresses are on the corrected plat. Lastly, the "Spillage Agreement" is on the plat.

There being no other business Mayor Glenn motioned the meeting be adjourned and all members voted unanimously in favor.

The next meeting will be April 12, 1999. Minutes submitted by Brenda Grey.

  
Secretary-WPB

  
Chairman WPB