

WETUMPKA PLANNING BOARD
OCTOBER 12, 1998

The Wetumpka Planning Board met on Monday, October 12, 1998, at 6:00 p.m. at the Wetumpka City Hall with the following members present: Greg Golden, Chick McConnell, Betsy Sheldon, Henry Swindall, Councilman Lewis Washington, Mayor Jo Glenn, and Randy Logan. Others present were Joe Miller, Velma Gober, Brenda Grey, Larry Speaks, Keith Howard, Todd Caton, Mr. Beumer, Barney & Sheila McCormick, Mr. & Ms. Winston Edwards, III, Patsy Butler, Julie Chalker, Todd Ayers, Jeff Vaughn, and other Mansion/Company Street residences (names unknown).

Those Board members absent were Chairman Mark Presnell (previous committment) and Paulette Hinkle.

The meeting was called to order by Vice Chairman Greg Golden.

Betsy Sheldon motioned the minutes from September 14, 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 the approval of a sketch plan for Beumer-Caton Development, LLC, for Twin Peaks subdivision on Bald Knob Road. Todd Caton and Mr. Beumer were present at the meeting. Mr. Caton stated that his intent was the plat to be presented as a preliminary plan instead of a sketch plan. Mr. Speaks stated that it was reviewed as a sketch plan and not as a preliminary plan. There were (7) seven different required items that were not shown on the plat. Mr. Caton presented a letter today dated October 10, 1998, responding to those (7) items. It was determined that everything is in order as a sketch plan. Mr. Caton agreed that since it was presented on the agenda as a sketch plan it will be accepted as that only and not even be considered a preliminary plan. Mr. Caton understands that having the approval of the sketch plan is in no way indicitive of having the preliminary plan approved. Mayor Glenn motioned to accept the sketch plan as submitted - contingent upon the landowners understanding that it is sketch plan only. Betsy Sheldon seconded the motion and all Board members voted unanimously in favor of the motion.

Joe Miller told the Board that he has instructions from City Council not to issue any permits on Bald Knob. It was the council from (approx.) 1995 that instructed this due to the road situation.

Randy Logan asked Mr. Caton if he bought the land as one lot and now wants to split it off. Mr. Caton confirmed this. Randy stated that this is a violation of the zoning ordinance as it is, and needs the approval of the Board before dividing the lot. Mr. Caton stated that he is here tonight seeking approval for the division. Randy reiterated that if approved, this would have the domino effect. More building would commence creating more traffic

creating more danger. Bald Knob Road was not built as a neighborhood commuter road but specifically for accessing the towers.

Last on the agenda was Barney & Sheila McCormick's request for variance for road construction from Mansion Street to the Coosa River. Mr. McCormick handed out a map of his intentions. He stated that the access to his property is an undeveloped street. Mr. McCormick said that he cannot afford to pave or blacktop the road/driveway so he wants permission to gravel the driveway. He stated that his future intent for the land is to have a public campground--a place to pitch tents as in a KOA. He stated that there will not be anything permanent there--no mobile homes, etc., and he does not want to sell off any portion of it. He wants to clear the thick underbrush and keep the trees intact. He stated that a portion of the property is in the floodplain.

Mr. Speaks confirmed that this is a platted, unopened street that has never been developed. There was much discussion as to who would maintain the street if it were opened for one person, how it would affect the surrounding neighbors, would it be a city street or a private driveway, and the legalities of even opening an undeveloped street. Keith Howard was asked if the city has to provide access to an owners' platted property. He stated that he tried to research that matter today, but everything was closed due to the Columbus Day holiday. Mayor Glenn motioned to continue researching this issue and have it on next month's agenda. Betsy Sheldon seconded the motion and all members voted unanimously in favor. This item will be continued on next month's agenda.

The floor was then opened for discussion. Betsy Sheldon asked Mr. McCormick if he was aware that this property is zoned R-2. He stated that he was aware of this, but did not want to proceed with rezoning if the Board did not grant him an access road. There apparently is an access easement that goes through the middle of adjoining neighbor Jeff Vaughn's backyard. It is uncertain at this time whether Mr. Vaughn's deed reads "unopened street" or "easement" or just what exactly it says. This also will be researched.

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

The next meeting is November 9, 1998.

Minutes submitted by Brenda G. Grey, Secretary