

Planning and Zoning Commission Minutes

Work Session March 5, 2019 at 6:00 pm

Present: Stephen Graham, Tim Walker, Kris Bishop, Frank Agnew, Walter Coleman, Maranda Nolen

The work session was called to order at 6:09 pm by Chairman Stephen Graham. Maranda Nolen explained the request by Josh Haralson to rezone a portion of his property on Monarch Drive is removed due to issues he encountered with the county concerning the property.

The first item on agenda was rescheduled for April's work session due to the absence of Mike Ennis of the Strategic Planning Advisory Committee. Chairman Graham gave a brief update from a conversation he had previously had with Mr. Ennis and stated the committee is in the process of developing a process document for the city to consider on how the city addresses new projects of the city. Kris Bishop, a member of the committee, stated the committee is also looking to provide the city with a list of accomplished items of the comprehensive plan.

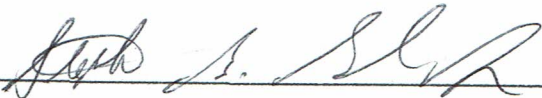
Discussions then moved to the second item on the agenda, the recommendation to the City Council a zoning district for the Sweetwater subdivision. Chairman Graham explained the new zoning district, R-7 Annexed Non-Conforming District, had recently been approved by the City Council and so now we are moving forward to zone Phases 1, 2, 3, 4, and 7 into that district, as well as zone the remaining property R-4 Garden Home District as presented in the agreement between with New Castle.


The next item on the agenda was a resurvey request by Joe Randolph of Lots 5 and 6 on Ronny Lane of Karen Lee Subdivision. The members had no objections to this request aside from having the vicinity map corrected on the survey.

The last item on the agenda was a review of the changed master plan by Robert Wilkes of the proposed PUD development of the Wright Farm property. The change is resulting from a change in the plan to have on-site sewer to city sewer possibly through the City of Odenville. Tim Walker updated the members on the progress of the Wright Farm development and explained the city approved a master plan which included on-site sewer as a condition of coming into the city and that has not been changed through the city council. However, Mr. Walker stated the City is in discussions with Odenville regarding connecting to Odenville's sewer system to allow the master plan change to occur with Mr. Wilkes paying for the connection fees. Mr. Walker stated this was an item to be voted on at the City Council meeting on March 18, 2019. Frank Agnew pointed out the lots were not large enough to have septic tanks. Brandi Hufford and Maranda Nolen explained that it is understood the intentions of Mr. Wilkes is to pull the item from the next Planning and Zoning Commission meeting on March 19, 2018, if the agreement with Odenville does not pass. Joey Breighner, a Springville resident, was permitted to speak, and he asked why there was a change if Mr. Wilkes had been approved for annexation with a different master plan. Chairman Graham did not want to speculate on the subject with limited knowledge, but Mr. Walker stated Mr. Wilkes has stated he did not know an agreement with

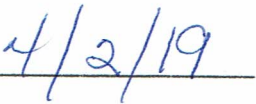
Odenville was an option. Kris Bishop prompted the members in a discussion concerning the current state of our sewer capacity.

With there being no other items of discussion, Chairman Graham adjourned the work session at 6:30 pm.


Chairman Stephen Graham


Date


Maranda Nolen, Secretary


Date