

**City of Westover
PLANNING COMMISSION
MINUTES**

April 27th, 2021

The regular meeting of the City of Westover Planning Commission was held at the City Hall in Westover, Alabama this, the 27th day of April 2021 at the appointed place for such regular sessions.

The meeting was called to order by Chair Ed Stowell at 6:30 p.m..

ROLL CALL – by Juno Manning

In attendance were:

Chair Ed Stowell, Commissioners: Mayor Riggins, Wayne Jones, Bobby Pardue, Robin Smith and Randy Wiggins arrived late at 6:38pm.

Absent: Paula Floyd, Michael Sampsell.

PRAYER

The Prayer was led by Chair Stowell.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Stowell.

COMMUNICATIONS

Audience Communications: Chair Stowell read audience communications

The City of Westover Planning Commission thanks you for attending tonight's meeting and would like to remind everyone of the following:

The decisions of this Commission are final.

Anyone desiring to be on the Agenda will notify the Chairman no later than ten (10) business days prior to the following scheduled meeting.

All witnesses to application are limited to three (3) minutes.

All guest speakers will speak only to the subject scheduled on the Agenda.

Any questions or clarifications will be addressed to the Chairman and the ruling of the Chairman will be final.

Again, thank you, for attending and for your understanding, patience, and cooperation. We look forward to a productive meeting.

READING AND APPROVAL OF THE MINUTES:

The minutes of March 23, 2021 meeting were presented for adoption.

A motion was made by Commissioner Jones to adopt the March 23, 2021 minutes as presented.

A second was made by Commissioner Pardue.

Commissioners voted unanimously to adopt the minutes of March 23, 2021.

OLD BUSINESS:

Adoption of the updated Subdivision Regulations to be addressed during Open Hearing.

NEW BUSINESS:

Case Number # 2006-10-15:001, SD

Hwy 280 and 100 Pine Mountain Preserve Parkway

Presentation by Eddleman Properties for Amending Village #2 alternate school site plans, Pine Mountain Preserve Master Plan. Vince Lombardo the architect and Mr. Eddleman explained the Alternate School site as a option; whereas not having an alternate plan had caused confusion for his customers in the past Subdivisions he had constructed.

Commissioner Smith received confirmation it was the same acreage. It was noted that the final decisions on schools are up to the school district.

A motion to approve as submitted the Alternate amended Plan for the Pine mountain preserve was made by Commissioner Pardue.

The motion was seconded by Commissioner Smith.

Commissioners voted unanimously to approve.

Public Hearings

Case Number # 2021-04-27:002 (Pre-zoning request)
11313 US. Highway 280 Westover Alabama 35185

David Agee gave Presentation or reasoning for Pre-zoning to EC-I and annexation including manufacturing to better supply contractors with better access to variation in colors of blocks and stones.

This request was advertised by: Public Notices posted April 16th, 2021 at four locations in Westover and adjacent property owner were notified by certified mail.

Public Hearing :

A motion to open a Public hearing was made by Mayor Riggins. The motion was seconded by Commissioner Wiggins. Commissioners voted unanimously to Open the Public Hearing.

Speaking neutrally, Charlotte Denny co-owner of the Camelot Manor wedding venue, located at 9585 Hwy 55 Westover AL. 35147, asked questions concerning the proposed pre-zoning case and development plans. Questions were answered by the Agees.

Speaking against the request was Gene Denny, located at 9585 Hwy 55 Westover AL. 35147, also co-owner of Camelot Manor. Gene Denny stated he did not feel he had been given enough time to consider the complexities of the proposed development. The Chair explained to Mr. Denny that this was just a Hearing for Recommendation to the Council and not a Zoning decision by the Planning Commission in addition he explained that Industrial uses must comply with all state and federal government guidelines concerning air quality, noise, dust and run off, as defined in section 81.10 of the Zoning Ordinance.

Motion to close the public hearing was made by Commissioner Wiggins and seconded by Commissioner Jones
There was a unanimous vote to close the public hearing.

In rebuttal, Fred Agee explained that the manufacturing would be in a closed building, dust would be collected and all season surface would be attained with stone. He explained that there were no similar plants in proximity.

The Commission proceeded to discuss the case. Mayor spoke in favor of Pre-zoning stating it was an improvement to the retail corridor of Hwy 280 and Westover and suggested to continue with the recommendation of the pre-zoning of EC-I.

A motion to approve recommendation to Council for the Pre-zoning of Geo-Stone was made by Commissioner Wiggins. A Second was made by Commissioner Jones. The motion to recommend EC-I zoning to Council was unanimously approved.

Subdivision Regulations Public Hearing

Chair gave Presentation for amendments to the Subdivision Regulations for the community with improved, grammar and typographic errors fixed.

Mayor stated that there were more drastic changes made than just the typographical errors such as: Black Base for the roads, HDMI Piping and subdivision road approvals.

This request was advertised by: Public Notices on March 26th, 2021 posted at four locations in Westover.

Public Hearing:

A motion to open a Public hearing was made by Mayor Riggins.

A second by Commissioner Smith.

Commissioners voted unanimously to Open the Public Hearing.

There were no speakers for or against.

Motion to close the public hearing was made by Pardue and seconded by Mayor Riggins.

There was a unanimous vote to close the public hearing.

The Commission proceeded to discuss the case. Commissioner Jones pointed out another typographical error in section 5:02 of the Subdivision Regulations whereas the words say “one hundred and fifty percent” however the numerals presented after are “125%” when it should be “150%”.

A motion to approve with the one correction (of 125% being changed to 150%) was made by Jones. Second was made by Commissioner Smith.

The motion to approve Sub Regulations as amended was unanimously approved.

REPORTS:

Neighborhoods - Commissioner Robin Smith – No Report

a. HOAs

b. Neighborhoods without HOAs

Signs – Commissioner Wayne Jones – No Report

City Council – Ex-Officio Wayne Jones – No Report

Education – undecided chair of subcommittee – No Report

PUD Guidelines: Commissioner Mayor Larry Riggins – No Report

Businesses – Commissioner Paula Floyd – Absent

RESOLUTIONS:

None

MISCELLANEOUS BUSINESS:

The Mayor made a statement to invite all to attend the Westover day in the park Community event Saturday May 1st.

ADJOURNMENT:

A motion was made by Mayor Riggins to adjourn the meeting.

A second made by Commissioner Pardue.

Commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:34 p.m..

Ed Stowell, Chair

Juno Manning, Secretary
Planning and Zoning Clerk