

**PLANNING COMMISSION
MINUTES
April 26th, 2022**

The regular meeting of the Planning Commission of Westover Alabama was held in the City Hall in Westover, Alabama April 26th, 2021, at the appointed place for such regular sessions.

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

ROLL CALL

Upon roll call it was found that a quorum was present.

In attendance were: Chair Ed Stowell, Commissioners: Mayor Riggins, Wayne Jones, Bobby Pardue, Paula Floyd, Robin Smith, Randy Wiggins and Juno Manning.

Absent: None

PRAYER

The Prayer was led by the Commissioner Pardue.

PLEDGE OF ALLEGIANCE was led by Chair Stowell.

AUDIENCE COMMUNICATIONS

Was read by Chair Stowell.

READING AND APPROVAL OF THE MINUTES:

The minutes of *March 22nd, 2022* meeting were presented for adoption.

A motion was made by Commissioner Floyd to adopt the *March 22th, 2022* minutes of Planning Commission Meeting as presented.

A second was made by Commissioner Smith.

Commissioners voted unanimously to adopt the minutes of *March 22th, 2022*.

A motion was made by Commissioner Wiggins to adopt the *April 14th, 2022* Work Session minutes of the Planning Commission Meeting as presented.

A second was made by Commissioner Jones.

Commissioners voted unanimously to adopt the minutes of *April 14th, 2022* Work Session.

OLD BUSINESS:

Continuation of Veteran's Village Public Hearing

Presentation was not given and no one was present from the applicants. A letter was distributed from the applicants explaining that nothing else had been completed thus far.

A motion for denial due to lack of responsiveness from the applicants was made by Commissioner Wiggins.

A second was made by Commissioner Pardue.
Commissioners voted unanimously to deny the rezoning application.

NEW BUSINESS:

Stonehenge Subdivision Preliminary Plat: Case# 2021-07-27:003SD

Presentation and explanations by Jeremy Taylor and Jay Sawyer summary their compliances with the Army Core of Engineers, Spectrum wetland specialist, ADEM erosion control permit, ALDOT, and Shelby County. They have intentions to obtain a grading permit from Westover and to comply with the previous requests of the City of Westover Planning Commission. The Subdivision Plans meet or exceed the city's Zoning Ordinances and Subdivision regulations, and they now request approval of the preliminary plat.

A motion to open the public hearing for the Stonehenge Preliminary Plat was made by Commissioner Wiggins.

A second was made by Commissioner Smith.

Commissioners voted unanimously to Open the Public Hearing.

Commissioner Floyd was asked if she wanted to step down from the Dias for the hearing. She replied she would only be making decisions based on her position as a Planning Commissioner and not as an adjacent property owner, she had no personal opinion only an opinion as a member of the planning commission, in the matter and no gains or losses.

-Walter McCullers, 200 County Road 101 Westover AL.; was confounded as to whom owned the Road 101 and felt some one should tell him as he had been told by the county it was not theirs. He became irritated about the Road, accusing the Commission of not being professional and a point of order was called by the chair. He also stated that he had no oppositions to the Subdivision so long as there were buffers around the emergency gate leading to Road 101 and the gate would not be on his property.

- Cody Cothron, 4420 Westover Road, Westover AL; presented questions about traffic, Jeremy Taylor responded about the turn lanes of Old 280 and Hwy 51 and on 280 in the plans. Cody was satisfied with the plans for extra lanes.

Commissioners Floyd commented that she was still concerned about the density, too many houses and it sets a precedence for the city.

A motion to close the public hearing for rezoning was made by Commissioners Wiggins.
A second was made by Commissioner Pardue.
Commissioners voted unanimously to Close the Public Hearing

The Chair noted and read the hand written letter from Jay Sawyer, about the buffer that will be added to the Plat on lots 1, 2 and 3.

A motion to approve the Stonehenge Subdivision Preliminary Plat: Case# 2021-07-27:003SD
Conditional on the issues addressed in the April 26th Letter from Jerry South and the hand written
letter from Sawyer about the buffer was made by Commissioner Wiggins.
A second was made by Jones.
Commissioners voted to approve the Stonehenge Subdivision Preliminary Plat as follows:

Chair Ed Stowell- Aye
Mayor Riggins - Aye
Wayne Jones - Aye
Bobby Pardue- Aye
Robin Smith- Aye
Randy Wiggins- Aye
Juno Manning- Aye
Paula Floyd- Nay

The motion passed to approve the Stonehenge Subdivision Preliminary Plat.

REPORTS:

Neighborhoods - Commissioner Smith – No Report.

Signs – Commissioner Jones– No Report.

City Council – Mayor Riggins spoke about the improvements on The Fire Department Station, their ISO rating of 3. The grants for the Sewer extensions, and the work that the county water department is doing.

Education –Secretary Manning- No Report.

Businesses – Commissioner Floyd- No Report.

RESOLUTIONS:

None.

MISCELLANEOUS BUSINESS:

Scheduling of the Work Session for the Rezoning was announced by the Chair for Thursday May 19th, 2022 6:00pm at Mount Tabor Annex and was agreed upon by the Commissioners. Announcements for the WBA Luncheon on Thursday, was talked about by Commissioner Smith with speakers Aaron Knight, and Cody Sumner. Commissioner Floyd mentioned the Chelsea City

Council May 3rd Vote for the Vote on the proposed Chelsea School District. There was mention of The Westover Day in the park is Saturday May 7th, 2022, and all are welcome.

ADJOURNMENT:

A motion was made by Commissioner Pardue to adjourn the meeting.

A second made by Commissioner Wiggins.

Commissioners voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:27 p.m..

Submitted by,

Ed Stowell, Chair
Westover Planning Commission

Juno Manning, Secretary
Planning and Zoning Clerk