



**City of Westover
Planning Commission
MINUTES**

July 25, 2023

The regular meeting of the City of Westover Planning Commission was held at City Hall in Westover, Alabama at 6:30 p.m. on July 25, 2023.

CALL TO ORDER:

Chairman Pro Tem Stowell

ROLL CALL:

Attendees: Mayor Larry Riggins, Chairman Randy Wiggins (ZOOM), Commissioners Wayne Jones, Angel Langner-Reed, Bobby Pardue, Paula Floyd, Ed Stowell

Absentees: None

PRAYER:

Commissioner Bobby Pardue

PLEDGE OF ALLEGIANCE:

Led by Chairman Pro Tem Stowell

COMMUNICATIONS:

Audience communications were dispensed with by unanimous consent.

READING AND APPROVAL OF MINUTES:

The minutes of the June 27, 2023 meeting were presented for adoption. A motion was made by Commissioner Pardue to adopt the minutes as presented. A second was made by Commissioner Floyd. All commissioners voted unanimously to adopt the minutes of June 27, 2023.

OLD BUSINESS: None

NEW BUSINESS: Discussion of the need to update current 280 Overlay District Zoning regulations. Mayor Riggins made a motion to proceed with a Work Session on August 10 @ 6:00 p.m. at City Hall to discuss changes. A second was made by Commissioner Jones. All commissioners voted unanimously to move forward. Planning Clerk to send 280 Overlay documents via Dropbox to each commissioner prior to meeting and notify Jerry South, via calendar invite, of the upcoming work session.

REPORTS:

- Neighborhoods: Commissioner Floyd – None
- Signs: Commissioner Jones – None
- City Council: Ex Officio Jones/Mayor Riggins – Three permits have been approved for Pine Mountain Preserve. A consultant will be reviewing plans for the bridge over Old 280. Pine Mountain Preserve sold four hundred (400) acres zoned AP/PUD Overlay, but City of Westover does not know to whom. Acreage is within the city limits of Westover. Entrance is via Hargis.

The land is not reflected on the Shelby GIS map. A third plot is also being sold. Mayor Riggins has talked with a couple of developers about land they are interested in. This type of development will fit in the 280 Overlay ideas.

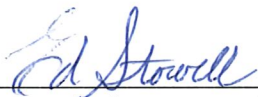
- City Report: Mayor Riggins/Ex Officio Jones – Funds saved from the recent Mt. Tabor project will be used to divert water via gutters from the area and do some painting. American Rescue Plan monies will be depleted after the upcoming sewer development. The bulk of the money was used to support the Fire Department and along with some updates to City Hall (\$60K) & Mt. Tabor Annex (\$50K).
- Education: Planning & Zoning Clerk – Reminder to attend CAPZO renewal certification class August 5, 2023, 8:30 a.m. - 12:30 p.m. at City Hall.
- Businesses: Commissioner Pardue – Have not met with Diehl Aerospace regarding annexation to Westover. Meeting should take place soon. Mayor Riggins will join the meeting. Mayor Riggins has spoken with the owner of Smith Machine Worx and plans to reach out to them for a meeting to discuss annexation as well. Mayor and Commissioner Pardue to will visit together.

RESOLUTIONS: None


MISCELLANEOUS BUSINESS: A motion was made by Commissioner Pardue to send Resolution #2023-07-25-2081 – “A resolution of the Planning Commission recommending funding of a Traffic Management Grant Match for US 280”. A second was made by Commissioner Langner-Reed.

ADJOURNMENT: A motion was made by Commissioner Pardue to adjourn meeting. A second was made by Commissioner Langner-Reed. All commissioners voted unanimously to proceed.

All commissioners voted unanimously to adjourn the meeting. Motion was adopted and meeting was adjourned at 7:10 p.m.



Ed Stowell, Pro Tem Chairman



Norma Lovorn, Planning & Zoning Clerk