

## MINUTES OF SPECIAL MEETING

August 10, 2015

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

Chairman Sonya Clover declared a quorum was present, and called the regular meeting to order at 6:05 p.m.

Present: Sonya Clover, Harriette Cummings, Nelson Cox and William Simpson

Absent: No members were absent.

Also Present: Jack Yates, City Administrator

Mr. Phillip LaFevre asked to make a comment regarding his development. Mr. LaFevre said that he has built eight townhomes as originally planned, located on Bessie Price Owen Street, but nobody wants to buy them because they have a party (common) wall and single story roofs. He advised that they have already planned the subdivision, which has been approved by the City. Mr. LaFevre said that his intention and desire for the remaining eight townhomes would be to separate them by five feet in the middle and have individual walls, which he would hope would be more preferable to the City. Mr. LaFevre said that if the City is uncomfortable with separating the buildings, then he will come back to the City with the information.

Mr. Yates suggested that the Commission should not comment on this information, since it was not an agenda item. No comments were made.

#### CONSIDERATION AND POSSIBLE ACTION

1. Consider and take action regarding Final Plat of Terra Vista at Waterstone, Section One. *(Tabled on July 27, 2015)*

Chairman Clover asked for a briefing on how this agenda item action was resolved. Mr. Glynn Fleming, Associate Engineer, advised that this item had been tabled at the July 27, 2015 meeting due to drainage concerns expressed by the Mabry family.

Mr. Fleming advised that all parties agreed to meet on the following Monday, which they did on August 3, 2015 at City Hall. Mr. Fleming stated that there were representatives of the Mabry family, Mr. Love and Mr. White, Engineers with LSquare, representatives of the developers, Mr. Young, Mr. Toland, Design Engineer, Mr. Yates, myself as well as Mr. Shackelford, City Engineer. Mr. Fleming advised that it was a very productive meeting, and all sides came to the necessary agreement. Mr. Fleming said that there were three issues that needed to be answered: 1) what volume of water needed to be conveyed, 2) what mechanism that water would be conveyed by, and 3) what mechanism would remain in place for that to remain there in the long term. Mr. Fleming stated that they had adequately answered all three of those questions. Mr. Fleming said that everyone was in agreement

that the volume of water would be 85 cubic feet per second, which is the pre-developed flow.

Mr. Fleming advised that the final plat now has a platted reserve that will serve as a drainage easement, with an open swale to convey that flow from the property line west into the storm sewer system. Mr. Fleming said that the storm sewer now is designed to accommodate all of that flow and take it through that development into Atkins Creek.

Mr. Fleming said that as the City Engineer, he had reviewed the plat and construction drawings, and worked very closely with Mr. Toland during the last week. Mr. Fleming said that he felt that they had it to the point where everyone is comfortable.

Mr. Levi Love stated that on behalf of the Mabry family, they had reviewed the information. Mr. Love said everything had been taken care of and they were very happy with the results.

Chairman Clover said that on behalf of everyone, she is glad that they all came to an amicable decision.

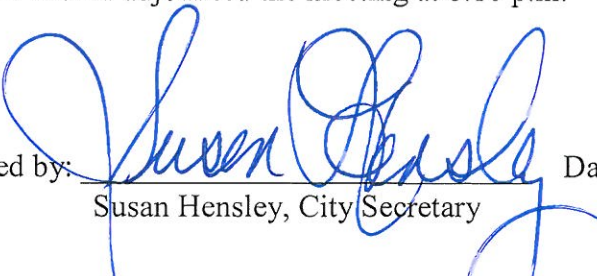
Mr. Fleming said that it was his recommendation that the Commission approve the plat and the accompanying construction drawings. Mr. Fleming said that he will offer the same recommendation to City Council.

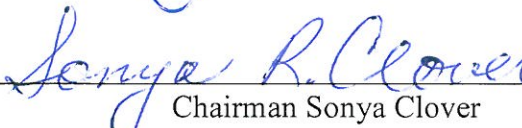
Nelson Cox moved to accept the Final Plat of Terra Vista at Waterston, Section One, and construction drawings as presented. Harriette Cummings seconded the motion, the motion carried unanimously. (3-0)

Mr. Yates advised that the City Engineer has requested a Joint Meeting with the Planning and Zoning Commission and City Council, which will be held on August 20, 2015 at 6 p.m. at the City of Montgomery Community Center on Liberty Street.

**ADJOURNMENT:**

Chairman Clover adjourned the meeting at 6:10 p.m.

Submitted by:  Date Approved: 08/24/15  
Susan Hensley, City Secretary

  
Chairman Sonya Clover

