

MINUTES OF PUBLIC HEARING and SPECIAL MEETING

January 7, 2019

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 6:08 p.m.

Present: Nelson Cox, Jeffrey Waddell, William Simpson and Carol Langley

Absent: Arnette Easley

Also Present: Jack Yates, City Administrator

Susan Hensley, City Secretary

Dave McCorquodale, Assistant to City Administrator

2. Public Hearing for rezoning of a 7.710-acre tract of land located at tracts 23-A and 24-A located at the southwest corner of Old Plantersville Road and Womack Cemetery Road, Montgomery from ID-Industrial to R-1-Single-Family as requested by Michael and Judith Kammerer

Chairman Cox convened the Public Hearing at 6:08 p.m.

Mr. Yates advised the property was located on the southwest corner of Womack Cemetery Road and Old Plantersville Road and was currently zoned industrial use and the owner is requesting to rezone the property as R1 Single Family.

There were no other comments made.

Chairman Cox adjourned the Public Hearing at 6:11 p.m.

3. Public Hearing for rezoning of a 2.187-acre tract and a 0.475-acre tract located at 1062 Clepper Street, Montgomery from R-1 Single-family to B- Commercial to be held as requested by James Ward

Chairman Cox convened the Public Hearing at 6:11 p.m.

Mr. Yates said the property is located behind Jim's Hardware.

Mr. Ron Lobojacky, adjacent property owner, advised that he had a tract of land next to Jim's Hardware that when surveyed did not align up with Jim Ward's property lines, stating that Mr. Ward's shows 60 more feet to the north. Mr. Lobojacky asked if the property is rezoned and it includes some of his property, will it also be rezoned as commercial. Mr. Yates said no, zoning is done by applying for a specific piece of property.

Mr. Lobojacky said the Ward property encroaches over his property line.

Mr. Yates said they will need to get both deeds and review them to tell where the property lines are exactly. Mr. Lobojacky said he will provide a copy of his deed to the City, and said his concern is the survey for Mr. Ward's property encroaches on to his property. Jeffrey Waddell said they will have to clarify where the property line is located. Mr. Yates said they will use the deeds and surveys to review and confirm the property lines.

Chairman Cox adjourned the Public Hearing at 6:18 p.m.

Mr. Yates advised the second Public Hearing would be held on January 14, 2019 at 6:00 p.m. and the Final Report would be prepared at that meeting following the Public Hearing.

4. Adjournment

Jeffrey Waddell moved to adjourn the meeting at 6:21 p.m. William Simpson seconded the motion, the motion carried unanimously. (4-0)

Submitted by: *Susan Hensley* Date approved: 01/14/19
Susan Hensley, City Secretary

Nelson Cox
Chairman Nelson Cox

