

**Ward Planning Commission  
Regular Meeting Minutes  
March 26, 2018**

**Call to Order**

Chairman Gary Meadows called the meeting to order.

**Roll Call**

Members

Gary Meadows –present  
Sidney “Shane” Phillips – present  
Helen Huitt –present  
Tyler Madding – present  
Wayne Knight – present  
Mike Montalbano - absent

Guest

Deborah Staley  
Randy Staley  
Randy Taylor  
Mayor Art Brooke  
Jean Gilley  
Tony Reaves  
B J Weathers  
Tim Lemons  
William Tremaine, Jr.

**Minutes**

Chairman Meadows presented the minutes for February 2018 regular minutes for approval. Helen Huitt motioned; Tyler Madding seconded to accept February 2018 regular minutes as printed. Voice vote all approved.

Chairman Meadows presented the minutes for February 2018 rezoning hearing minutes for approval. Helen Huitt motioned; Tyler Madding seconded to accept February 2018 rezoning hearing minutes as printed. Voice vote all approved.

**New Business**

Chairman Meadows introduced the preliminary plat for Buena Vista Subdivision. Tim Lemons of Lemons Engineering is the Engineer and B. J. Weathers is the developer. The property is in the Ward Planning District outside the City limits. The property is off of East Main. This property is contiguous with Cedar Creek Subdivision. The property is in Ward’s water district and across the street is a Ward pump station for wastewater. The street will have a 60 foot right-of-way since this is the county specifications. There will be two fire hydrants (this is not in Ward’s fire district). Randy Taylor requested that the developer make his best effort to loop the water line. It was stated by engineer, Tim Lemons, that this may not be possible due to all the surrounding property is already developed. A looped line on a cul-de-sac is not required in

the City's subdivision regulations or by the health department. This is just a request for an enhancement for the water line. Tony Reaves of the sewer department is concerned about the capacity of the pump stations handling the flow. Mr. Lemons stated the capacity was sufficient with 200 gpm pumping capacity with will accommodate 150 homes. Mr. Lemons stated that this is within Health Department specifications. Mr. Reaves stated that the main concern is the number of times the flow is pumped through 3 other pump stations. Will those stations handle the additional flow? Mr. Lemons stated he will look at the flows again. The developer may need to make improvements to accommodate the additional 24 homes.

Helen Huitt motioned; Wayne Knight seconded to accept the preliminary plat with the understanding that all issues will need to be taken care of before the final plat is presented to the Commission for approval. On voice vote all approved.

### **Old Business**

Chairman Meadows introduced William Tremaine, Jr. He was attending the meeting for the purpose of possibly wanting to be a candidate for the open position on the Commission. Helen Huitt had spoken to Mr. Tremaine and Chairman Meadows would be speaking to him about the vacancy.

### **Announcements**

Chairman read the announcements:

Next Planning Commission meeting Monday, April 23<sup>rd</sup>, 2018 at 7:00 PM

Council Meeting Monday, April 9<sup>th</sup>, 2018 at 6:30 PM

### **Adjournment**

Helen Huitt motioned; Wayne Knight seconded to adjourn the meeting. On voice vote all approved. Meeting was adjourned.

Date Accepted: \_\_\_\_\_

\_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_

Secretary