

CITY OF MOODY
PLANNING COMMISSION MEETING

The Planning Commission of the City of Moody held a regular scheduled meeting on February 12, 2019.

ROLL CALL: Present: Chairman Larry Golden, Members, George Wiggins, Wayne Taylor, Lynn Taylor, Mayor Joe Lee, Cletus Beard, Sandra Nicholson, Angie Isbell and Attorney Brandi Hufford

ABSENT: Matthew Fraser

Chairman Larry Golden called the meeting to order at 6:01 PM.

APPROVE COMMISSION MEETING MINUTES OF NOVEMBER 13, 2018: Mayor Joe Lee made a motion to approve the meeting minutes from November 13, 2018. Sandra Nicholson second the motion. Angie Isbell abstain. All present voted AYE: the vote to approve the minutes from November 13, 2018 was unanimous.

PUBLIC HEARING- JOSEPH A. MILLER III REQUEST PRELIMINARY PLAT APPROVAL FOR OAK HILL PHASE III SECTOR II LOCATED OFF OAK BOULEVARD AND FURTHER IDENTIFIED AS PART OF ST. CLAIR COUNTY TAX ID # 26-02-03-0-001-002.000.

Joseph Miller addressed the board to request approval for a preliminary plat approval for Phase III Sector II of Oak Hill. He explained that the portion was rezoned in December and he would like to continue building as previously planned before with the same zoning, setbacks, and requirements has the other sectors. He further explained they have plans to move the detention pond one lot north and to rearrange the ditch and pipes and make a sod berm. The water will be going ultimately to the same place, but via a different route. The pipes will go through the back yards of the back lots and be the HOA's responsibility.

Engineer Keith Hagar stated the projected placement of the detention pond is a better design than they have presently. He explained there are two drainage areas converging to the same area. He made two primary recommendations which he also included in a letter to be included with the minutes. First, he explained there needs to be an outlet pipe installed on Pine Tree Road where there is currently an open ditch, and a berm and sod need to be installed. Second, the construction of the detention pond needs to protect people downhill. Because the inlet is narrow there needs to be a ditch or berm to protect power poles from the water.

Joseph Miller stated they had replaced the sewer and were not aware about the problem on Pine Tree Road. He requested they be allowed to go forward with the pond and the revision of the plans.

Mayor Joe Lee suggested the engineer and developer go back and take closer look together.

Citizen Bob Rodgers spoke in favor of moving the detention pond, saying he believes it will alleviate a lot of water.

After all present had an opportunity to address the Board, Chairman Larry Golden closed the public hearing for discussion/action by the board.

Member Wayne Taylor made a motion to approve the request on City engineer recommendations from now until final plat is approved. Angie Isbell second. All present voted AYE: the motion to approve the request was unanimous.

PUBLIC HEARING-PLANNING COMMISSION TO DISCUSS AND VOTE ON AMENDMENT TO ZONING ORDINANCES FOR B-3 (TOURIST COMMERCIAL) AND B-4 (WAREHOUSING, WHOLESALING AND DISTRIBUTION DISTRICT).

Mayor Joe Lee addressed to the board to suggest an ordinance change that will allow all mini-warehouses to be under the zoning for B-4 (Warehousing, wholesaling and distribution district) zoning. Currently mini-warehouses are allowed under B-3 zoning with a special exception request. The Mayor explained this change will require parties interested in placing a mini-warehouses to rezone to B-4 as there is currently no B-4 zoning in the City of Moody.

After all present had an opportunity to address the Board, Chairman Larry Golden closed the public hearing for discussion/action by the board.

Mayor Joe Lee made a motion to approve the request. Member Cletus Beard second. All present voted AYE: the motion to approve the request was unanimous.

There being no further business to come before this Board, Mayor Joe Lee made a motion to adjourn the meeting. Member Wayne Taylor second. All present voted AYE: the meeting was adjourned at 6:46 P.M.

X *Elisabeth Kannon*

Elisabeth Kannon
Administrative Assistant

X *Larry W. Golden*

Larry W Golden
Chairman

HagerCo, LLC

Keith L. Hager, PE

AL No. 24699

February 12, 2019

Honorable Joe Lee, Mayor
City of Moody, AL
670 Park Avenue
Moody, AL 35004

**RE: Subdivision Plan Review – 19.002.01
Oak Hill Preliminary Plat – Phase 3
Moody, AL – Drainage Revision**

I have reviewed the above referenced Drainage Plan (revision) as submitted by Miller Triplett, Miller Engineers as a supplement to the original application for preliminary plat. I concur with the format and submittal for the design and recommend APPROVAL subject to the following comments:

- A. The Outlet pipe located in the existing easement on Pine ~~Trace~~^{TREE} shall be constructed first. Per the plans, the ditch shall be graded in a manner to blend with the Yard and the disturbed areas shall be sodded to restore and vegetate the area to protect adjacent properties.
- B. The Detention pond shall be completed second, including the grading, and the outlet pipe and structure. The storm drainage shall be completed and inspected by the design engineer to insure the remainder of the construction and grading can be safely completed, both during and after construction. The Design engineer shall certify to the City the Construction has been completed on the pond and pipes in accordance with his design plans.
- C. The outlet ditch, berm, and ditch shall install ditch checks or other acceptable dissipation structures to maintain a velocity of 6 ft/s during a 10-year storm event, or as directed by the design engineer. Additional erosion and vegetative measures may be required if the ditch shows any signs of erosion.
- D. All parts of the ditch, pond and New Pipe extension are located outside of the Public Right of Way, and shall not be maintained by the City of Moody. The Existing easement shall be noted on the final plat, and it shall be clearly noted that the new pipe is a private drainage pipe and should maintained by the HOA for the Oak Hill Subdivision as a part of their storm drainage system.

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This review and comment should be considered a part of the subdivision as a whole and all other comments are still in effect insofar as the planning commission has acted on the preliminary Plat.

Submitted By:
HagerCo, LLC

A handwritten signature in black ink, appearing to read "Keith Hager". The signature is written in a cursive, somewhat stylized font.

Keith L. Hager