

# *Town of Elberta Planning Commission Minutes*

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October 21, 2021

Chairman Cathey called the meeting to order around 6:00 p.m. A roll call indicated the following members were in attendance: Chairman Cathey, Members Kurtts, Corban, Richardson, Hudson, Price and Barnett. Roll call reflected that Members Bourne and Crawford were not in attendance. *The Secretary stated there was a quorum to conduct business.*

*Approval of September 16<sup>th</sup>, 2021 Minutes: Member Hudson made a motion to approve the minutes as written and the motion was 2<sup>nd</sup> by Member Richardson. With no further discussion, members voted in favor and the motion carried.*

## **Consideration of Applications / Requests:**

### Sketch Plat – Sandy Creek Development:

Chairman Cathey asked staff to brief the commission on the Sketch Plat for Sandy Creek Development. The proposed is for the remnant acreage of appx 198 acres in Sandy Creek Farms. The property is zoned R1 – single family district and the proposed is for approximately 252 additional single family homes. The applicant, Michael Thompson is seeking comments regarding the proposed. Phase 1 of Sandy Creek Farms is approximately 28 lots with one entrance/exit on US Hwy 98. This proposal seeks to utilize the existing roads (privately maintained) with a new entrance on 98 and an additional entrance/exit on Kichler Circle South. Mr. Thompson spoke that they are in the process of their due diligence of traffic engineering with ALDOT and Baldwin County; traffic studies, wetland delineation study and resurveying. This may be done in phasing (possibly 4) to stage any exterior roadway improvements as needed with building development. Discussion also included: sidewalks; private roadways maintained by developer/HOA; the culvert under the road at US 98 running into the property that does not flow properly; Wolf Bay Watershed improvements on the west of the property; common areas; sewer utilities; 43' ROW onto Kichler Circle. With no further question or comments from the commission, the Chairman thanked Mr. Thompson for bringing the sketch before the committee. Mr. Thompson indicated that he would like to bring Preliminary Plat approval before the commission in December. Abutting neighbor Gina Lee joined the meeting as Mr. Thompson was leaving and asked briefly about the proposed. She was given an extra copy of the sketch plat for review.

**Old Business: Resolution 2021-01** Resolution to Adopt Agreement between Baldwin County Commission and the Town of Elberta and the Elberta Planning Commission to abolish ETJ. No changes to the previous agreement to abolish our ETJ but will allow the county to have current like agreements for all municipalities. Elberta will not do subdivision regulation outside of our corporate limits. Motion to approve the Resolution was made by Member Hudson and 2<sup>nd</sup> by Member Richardson. With no further discussion, all members voted in favor and the motion carried.

**New Business:** Had a phone call regarding the annexation of property for development of 182 homes. Not sure if annexation is possible but may meet with the engineer to discuss.

**Reports and Announcements:** None

**Public Comments:** None

**Adjournment:** *A motion to adjourn was made by Member Hudson and the Chairman declared the meeting adjourned.*

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Respectfully Submitted,

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Clark Cathey, Chairman

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Caryn Woerner, Secretary