Council Members
Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice

Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

CITY OF PELHAM
PLANNING COMMISSION WORKSHOP
JULY 11, 2013
MEETING MINUTES

The members of the Planning Commission met on **July 11, 2013** at 6:30 P.M. Chairperson Mildred Lanier presiding. The meeting was held in the Pelham City Hall Council Chambers.

The following members were present: Mildred Lanier, Willard Payne, Robert Sinclair, Kim Speorl, Billy Crandall, Karyl Rice and Mayor Gary Waters. Jesse Jowers, City Engineer, Robert Miller, Building Official, Eddie Jowers, Public Works Director and Fire Chief Danny Ray were present also. The meeting was called to order at 6:30 P.M. Willard Payne moved to accept June 13, 2013 minutes as written. Billy Crandall seconded the motion and all approved.

The Planning Commission discussed general municipal business and items on the Planning Commission agenda.

There being no further business, the meeting was adjourned at 7:00 P.M.

Respectfully submitted: Cathy Sweeney, Planning Commission Secretary

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PLANNING COMMISSION MEETING
JULY 11, 2013
MEETING MINUTES

I. Meeting called to order by Chairperson Mildred Lanier at 7:00 P.M in the Council Chambers at Pelham City Hall.

II. Invocation led by Kim Speorl.

III. Robert Sinclair moved to accept the minutes of the last board meeting of June 13, 2013 as written. Kim Speorl seconded the motion and all approved.

IV. Roll call taken with the following members present: Mildred Lanier, Willard Payne, Robert Sinclair, Billy Crandall, Karyl Rice, Kim Speorl and Mayor Gary Waters. City Engineer Jesse Jowers, Building Official, Robert Miller, Public Works Director Eddie Jowers and Fire Chief Danny Ray were present also.

V. **Preliminary plat for Strathaven @ Ballantrae Ph 5:** presented by Walt Wickstrom, Professional Engineer, representing Mobley Development Inc. Billy Crandall moved to accept the plat as presented subject to the comments by City Engineer Jesse Jowers and Chief Danny Ray being addressed. Kim Speorl seconded the motion and all approved with the exception of Robert Sinclair abstaining from the vote.

VI. Public hearing was held to consider an amendment to the zone district boundaries of the City of Pelham changing the present Zoning PR-1 Planned Single Family District and PR-2 Planned Attached Family District to PR-3 Planned Multiple Family District. (14.83 Acres) Property located on Huntley Parkway. Request presented by Charlie Beavers with Bradley Arant Boult Cummings LLP for C & A Enterprises LLC. Mr. Steven Corbett and Justin Trimback were also present and presented their proposal of a 228 unit apartment complex on this parcel of property. Questions were posed in reference to the added traffic on the Huntley Parkway and extending to Highway 52. Aubrey Long with Trimcor LLC presented a traffic impact study that was performed for this area. He stated the report shows the area is rated at a level D which is an acceptable level of service. Karyl Rice asked if the apartments would be sold after they were completed. Justin Trimback stated that they would own and manage the property and have no intentions of selling the property. Mr. Trimback stated the specifics of applicants would include background checks on all applicants, credit checks, etc. It will be a gated

community with video monitoring 24 hours a day. The apartments will be constructed of quality materials such as granite counter tops, high end flooring and energy efficient windows. Each apartment will have fire sprinkler systems as well as 5/8 inch type X sheetrock between floors and units and a 1 to 2 hour fire rated wall between units. They will also have light weight concrete floors between units for fire protection and noise diversion. There will be a clubhouse with an exercise room equipped with top rated gym equipment. There will be a sauna, a large pool and a club house. There were concerns with the proposed 228 units, while the zoning ordinance only allows for a maximum density of 10 units per acre equaling 148 units. Mildred Lanier asked if they would concede to the required number of units. Mr. Corbett stated that the cost of construction would not allow them to cut back on the units. He stated they knew it would have to go before the Zoning Board of Adjustments before the plans would be accepted. Chief Ray asked the Building Official Robert Miller if the height requirements met the code. Mr. Miller stated that it was within the height requirements of 3 stories and 50 feet. Mildred Lanier had concerns that the material produced for the traffic study and hydrology study were not presented to the commission in time for the commission or the City Engineer Jesse Jowers to review. Ron Scott spoke to the need for more study on the impact to the school system. Mildred stated that she thought it would be in the best interest of the City of Pelham to continue this meeting until next month in order to have more time to study the traffic impact study and hydrology study and to get more information on the impact to the schools. Billy Crandall stated he had concerns with the amount of time it will take for the State and the County to develop any changes on Highway 52 and the exit ramps onto the interstate. The Mayor made the suggestion that this board approves plats all the time so he does not think we need to hold this to a different standard. Billy Crandall made the motion to continue the meeting to the next month. Robert Sinclair seconded the motion and all approved.

VII. The Pelham Planning Commission July 11, 2013, meeting has been continued to August 8, 2013 to consider an amendment to the zone district boundaries of the City of Pelham changing the present Zoning PR-1 Planned Single Family District and PR-2 Planned Attached Family District to PC Planned Commercial District. (4.64 Acres)
Property located on Huntley Parkway
Applicant: C & A Enterprises LLC

With no other business to come before the Planning Commission Willard Payne made the motion to adjourn the meeting and Billy Crandall seconded the motion all approved and the meeting was adjourned at 8:05 PM.

Cathy Sweeney
Planning Commission Secretary