

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
February 11, 2016
MEETING MINUTES**

The members of the Planning Commission met on **February 11, 2016** at 6:30 P.M. Chairperson Mildred Lanier presiding. The meeting was held in the Pelham City Hall Council Chambers.

The meeting was called to order at 6:35 P.M. Invocation was led by Mildred Lanier.

The following members were present: Mildred Lanier, Russell Biciste, Mayor Gary Waters, Danny Ray, Polly McKay and Bob Sinclair. Rick Hayes, City Council President, Bob Miller, Building Official, Jesse Jowers, City engineer and Eddy Jowers, Public Works Director were also present. Polly McKay moved to accept the January 14, 2016 minutes as written. Bob Sinclair 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 6:55 P.M.

Respectfully submitted:
Cathy Sweeney,
Planning Commission Secretary

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PLANNING COMMISSION MEETING

February 11, 2016

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 Mildred Lanier.
- III. Roll call was taken with the following members present: Mildred Lanier, Russell Biciste, Mayor Gary Waters, Polly McKay, Fire Chief Danny Ray and Bob Sinclair. Bob Miller, Building Official, Jesse Jowers, City Engineer and Eddy Jowers, Public Works Director were also present.
- IV. Bob Sinclair moved to accept the minutes of the last board meeting of January 14, 2016 as written. Polly McKay seconded the motion and all approved.
- V. Public hearing was held to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning **A-1 Agricultural District to B-2 General Business District**.
Property location: Lot 3 of Hayesbury Commercial Park as recorded in Map Book 33, page 120 and lots 1, 2 and 12 of Hayesbury Commercial Park, Phase 2, as recorded in Map Book 40, page 16 both located in the Shelby County Office of Probate.
Applicant: BB&T Bank

Bob Sinclair made the motion to recommend the zoning to City Council. Fire Chief Danny Ray seconded the motion and all approved. Motion carried forward.
- VI. **Preliminary Plat for Grey Oaks Sector 3 (32 Lots) (CONTINUED FROM DECEMBER 10, 2015 MEETING.)** Developer: Grey Oaks Properties LLC. Presented by B. Sanders, Grey Oaks Properties LLC and Joe Shifano III, Design Group. City Engineer Jesse Jowers informed the Planning Commission that a letter would be needed stating that this sector can access the private sewer system. He also stated that a variance would be needed from the Planning Commission in reference to the subdivision regulations in regard to the grades approaching

intersections not exceeding five percent for a distance of not less than one hundred feet from the center line of said intersection.

Fire Chief Danny Ray made the motion to accept the plat and grant the variance subject to the posting of a sealcoat bond which was provided in the form of a Certificate of Deposit. Polly McKay seconded the motion. The motion was approved unanimously by all members present.

City Council President Rick Hayes presented a negotiated agreement between the City of Pelham and Grey Oaks Properties, LLC for consideration by the Pelham Planning Commission. The agreement referenced fire protection for the Grey Oaks sub-division and the surrounding residential areas. Following discussion a motion was made by Fire Chief Danny Ray to approve the Development Agreement between the City of Pelham and Grey Oaks Properties, LLC. Said motion was seconded by Russell Biciste. The motion was approved unanimously by all members present.

City Council President Rick Hayes requested that the Planning Commission make a motion to approve Commission Chairperson, Mildred Lanier, to sign the proposed Development Agreement on behalf of the Planning Commission that would then be presented to the City Council. The motion was made by Chief Danny Ray. Polly McKay seconded the motion. The motion was approved unanimously by all members present.

- VII. Final Plat for Glen Iris @ Kilkerran, PH 3 (23 lots, 3 buffer area parcels)**
Developer: Mobley Development. Presented by Walt Wickstrom, Professional Engineer, representing Mobley Development Inc. Fire Chief Danny Ray informed the Planning Commission that the fire hydrants that were proposed on the preliminary plat were placed in a different location on the final plat. Bob Sinclair stated that changes will be made to the satisfaction of the City of Pelham's fire department. Polly McKay made the motion to accept the final plat subject to the items on the memo from the City Engineer being addressed and the Public Works being satisfied. Fire Chief Danny Ray seconded the motion and all approved.

- VIII. Mildred Lanier read the following announcement:**

The Pelham Planning Commission will hold a hearing March 10, 2016, to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning O & I Office and Institutional District to B-2 General Business District.

Applicant: James B Kovakas

Property location:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at an axle set in concrete that monuments the Southeast corner of the North 1/2 of the NW 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama; thence run North along the East 1/4 - 1/4 line 110.33 feet to the center line of State Park Road (right-of-way by prescription) said point being on a clockwise curve having a Delta angle of 32 deg. 48 min. 48 sec. a radius of 524.72 feet, and a Tangent length of 154.50 feet, said point being the point of beginning; thence turn left 51 deg. 29 min. 54 sec. to the tangent of said curve and run Northwest along the arc of said centerline 300.51 feet; thence continue tangent to said curve 137.27 feet along said centerline to the South end of the 125 foot right-of-way known as "RELOCATION, OAK MT. PARK ROAD" at station 15+00.0; thence turn right 90 deg. 00 min. 00 sec. and run East along the South end of said right-of-way 75.00 feet to a concrete monument (Station 15+00.0); thence turn left 25 deg. 57 min. 59 sec. and run Northeast 183.84 feet to an iron pin on the East 1/4 - 1/4 line; thence turn right 133 deg. 12 min. 10 sec. and run South 493.15 feet to an iron pin on the North side of State Park Road; thence turn right 01 deg. 26 min. 55 sec. and continue South 32.55 feet to the Point of Beginning. **LESS AND EXCEPT** that part lying within the roadway.

- IX. With no further business to come before the Planning Commission Mildred Lanier asked for a motion to adjourn, Bob Sinclair made the motion to adjourn. Fire Chief Danny Ray seconded the motion all approved and the meeting was adjourned at 7:10 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary