



Council Members

Rick Hayes
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Beth McMillan
Karyl Rice

Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

PLANNING COMMISSION MEETING
May 12, 2016
MEETING MINUTES

- I. Meeting called to order by Chairperson Mildred Lanier at 7:02 P.M in the Council Chambers at Pelham City Hall.
- II. Invocation led by Fire Chief Danny Ray.
- III. Roll call was taken with the following members present: Mildred Lanier, Russell Biciste, Chief Danny Ray, Kim Speorl and Bob Sinclair. Jesse Jowers, City Engineer and Eddy Jowers, Public Works Director were also present.
- IV. Kim Speorl moved to accept the minutes of the last board meeting of April 14, 2016 as written. Bob Sinclair seconded the motion and all approved.
- V. Public hearing to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning **O & I Office and Institutional to B-2 General Business District** was **Withdrawn** by applicant.

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.

Applicant: James B Kovakas

- VI. Public hearing was held to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning **B-2 General Business District** to **R-1 Residential District**.

Property location:

Lot 46, Deer Springs Estates, First Addition, as shown in Map recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama, and all that part of Lot 45 of Deer Springs Estates First Addition as shown in Map recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama with the exception of the following part thereof: Begin at the Northern corner of Lot 45 (which said point is also the Northwestern corner of Lot 46) and run thence Southeasterly along the boundary line between Lot 45 and 46 a distance of 100 feet to a point; thence turn to the right and run Southwesterly parallel with the Northwesterly boundary of said Lot 45 a distance of 102.0 feet, more or less, to a point on the Southwestern boundary of said Lot 45; thence turn to the right and run Northwesterly along the Southwestern boundary of said Lot 45 a distance of 100 feet to a point; thence turn to the right and run Northeasterly along the Northwestern boundary of said Lot 45 a distance of 102.0 feet to the point of beginning, being situated in Shelby County, Alabama.

Applicant: Enrique Cortes Valadez

Mr. Randy Boswell and Freddy Guerra of Luxury South Realty presented the request on behalf of Enrique Cortes Valadez. Mr. Boswell stated Mr. Valadez purchased the property from foreclosure with the intent to occupy as his residence.

He stated that all records show the property as residential. Mr. Boswell presented the papers from the Fannie Mae loan which shows the property as Class 3 – Residential property. Kim Speorl made the motion to recommend the rezoning to City Council. Chief Ray seconded the motion and all approved.

VII. Final plat Kirkwall, Phase 1, Sector 2 (15 Lots)

Applicant: Mobley Development Inc.

Presented by Bob Sinclair representing Mobley Development Inc. Mildred Lanier asked for a motion to approve the plat subject to the Bacteriological test, installation of the binder and the posting of the sealcoat bond. Kim Speorl made the motion to approve the plat subject to the above mentioned. Chief Danny Ray seconded the motion and all approved with the exception of Bob Sinclair abstaining from the vote.

VIII. With no further business to come before the Planning Commission Mildred Lanier asked for a motion to adjourn, Kim Speorl made the motion to adjourn. Bob Sinclair seconded the motion all approved and the meeting was adjourned at 7:15 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary