

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice



Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

PLANNING COMMISSION MEETING June 9, 2016 MEETING MINUTES

- I. Meeting called to order by Chairperson Mildred Lanier at 7:05 P.M in the Council Chambers at Pelham City Hall.
- II. Invocation led by Kim Speorl.
- III. Roll call was taken with the following members present: Mildred Lanier, Russell Biciste, Kim Speorl, Claude Peacock and Mayor Gary Waters. 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 May 12, 2016 as written. Claude Peacock seconded the motion and all approved.
- V. **Preliminary Plat Camellia Ridge (126 LOTS)**
Applicant: Newcastle Development LLC presented by Joe Schifano and Wade Lowery of Engineering Design Group LLC. Joe Schifano stated they were presenting the preliminary plat with 126 lots as proposed but because of issues with the easement on the Alabama Power right of way for an access road for the fire department they would like to present to the planning commission that only the first 30 lots be approved and they would represent the next phase after the issues with the access have been resolved.

Property adjoiners had questions in relation to water runoff and the clearing of trees. Joe Schifano stated there would be three detention ponds in this subdivision. Joe explained that the tree line is shown on the plans and would be a buffer.

Wade Lowery explained that to be able to construct this subdivision there would have to be an ADEM permit issued and that the contractor will have to abide by the State laws as well as the City of Pelham in regard to best management practices.

Mr. Glen Siddle of Newcastle construction stated the homes would be in the \$200,000.00 to \$300,000.00 range.

Mr. Lowery explained what a detention pond does and that there will be no standing water in the ponds for a long length of time. He also stated that the proposed homeowners association would be responsible for keeping the detention ponds cleaned out and kept up.

After much concern from the property owners in reference to the Alabama Power right of way access Wade Lowery stated that they would not be using this access and they would present the change after the research is completed.

Mildred Lanier stated that based on the plat being presented with 126 lots and confusion with the access road that it would be better if this was not voted on tonight as presented. Mayor Waters spoke to the issue and stated that he agreed. That it would be better if this issue was withdrawn for now and represented after the research and changes have been made. He stated that every issue that was brought to the attention of the board was a very viable issue and needs to be addressed.

Joe Schifano requested to withdraw the request as submitted and resubmit with the changes after all research has been completed.

Kim Speorl made the motion to accept the request of withdrawal. Claude Peacock seconded the motion and all approved.

VI. Mildred Lanier read the following announcement:

The Pelham Planning Commission will hold a hearing July 14, 2016 to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning B-4 Mini Warehouse District to B-2 General Business District.
Applicant: Barbara Cole

Property location: 2805 Pelham Parkway

Commence at the SE corner of the NW 1/4 of SE 1/4, Section 12, Township 20 South, Range 3 West; thence North 89°53'05" West and run 900.89 feet along 1/4 - 1/4 line; thence North 25°49'04" East and run 391.6 feet; thence North 64°10'56" West and run 375.0 feet; thence North 25°49'04" East and run 120.0 feet to the Point of Beginning; thence North 64°10'56" West and run 225.0 feet; thence North 25°49'04" East and run 90.0 feet; thence South 64°10'56" East and run 255.0 feet; thence South 25°49'04" West and run 90.0 feet; thence North 64°10'56" West and run 30 feet to the Point of Beginning. Containing 0.53 acres.

VII. 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. Claude Peacock seconded the motion all approved and the meeting was adjourned at 7:45 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary