

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Karyl Rice



Mayor
Gary W. Waters

City Clerk
Marsha Yates, CMC

PLANNING COMMISSION MEETING July 14, 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 Russell Biciste.
- III. Roll call was taken with the following members present: Mildred Lanier, Russell Biciste, Kim Speorl, Fire Chief Danny Ray, Bob Sinclair 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 June 9, 2016 as written. Chief Danny Ray seconded the motion and all approved.
- V. **Preliminary Plat Camellia Ridge (30 LOTS)**
Applicant: Newcastle Development LLC presented by David Stovall of Engineering Design Group LLC. David Stovall stated they were presenting the preliminary plat with 30 lots as opposed to the previous presentment of 126 lots due to the issues with the easement on the Alabama Power right of way for an access road for the fire department.

Property adjoiners had questions in relation to water runoff and the clearing of trees. David Stovall stated there would be a detention pond in this section. Mr. Stovall explained that the tree line is shown on the plans and would be a buffer. The intent of the developer is to save as many of the existing trees as possible.

Property adjoiners also had questions regarding the Geotechnical report and the fact that it shows the underlayment of limestone. Mr. Stovall stated that limestone is actually under most all of Pelham and that there was no significance to this issue.

Property adjoiners asked if there would be any blasting and if so, would it affect the water tower that is in close proximity to this location. Mr. Stovall stated this phase does not come close to the water tower and there would not be an issue with the water tower. He could not state there would be no blasting but did not anticipate any at this time. He stated this phase is 2000 feet short of the water tower.

Property adjoiners asked if they had considered the increase in traffic. Mr. Stovall stated that Shelby County was working with them and that there would be a turn lane dedicated to this subdivision.

Mayor Waters made a motion to accept the plans as submitted subject to the engineer addressing the comments by the City Engineer, Jesse Jowers, approval of the Geotechnical report, and by the approval of Municipal Consultants in regard to the last minute submittal by Engineer Design Group LLC. Kim Speorl seconded the motion.

Mildred Lanier called for a roll call vote with the following results:

Mildred Lanier – no
Russell Bisciste – yes
Mayor Gary Waters – yes
Bob Sinclair – yes
Kim Speorl – yes
Chief Danny Ray – yes

Motion passed with a five to one vote.

- VI.** Public hearing was held 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.

Meghan Cole representing Barbara Cole spoke to the issue and stated that they had never had any public to come to this location therefore the B-4 zoning was appropriate for what they needed, however they are in the process of selling the

location. The proposed buyers will be a gift shop and home décor business and would need the zoning changed to B-2 zoning.

Kim Speorl made the motion to recommend the zoning to the City Council. Bob Sinclair seconded the motion and all approved.

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. Chief Danny Ray seconded the motion all approved and the meeting was adjourned at 7:45 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary