

Council Members

Rick Hayes
Ron Scott
Maurice Mercer
Beth McMillan
Mildred Lanier



Mayor
Gary W. Waters

City Clerk
Marsha Yates, MMC

PLANNING COMMISSION MEETING March 9, 2017 MEETING MINUTES

- I. Meeting called to order by Chairperson Kim Speorl at 7:08 PM in the Council Chambers at Pelham City Hall.
- II. Invocation led by Mildred Lanier.
- III. Roll call was taken with the following members present: Kim Speorl, Russell Biciste, Mildred Lanier, David Russell, Chad Hester, Mayor Gary Waters and Chief Danny Ray. Jesse Jowers, City Engineer, Bob Miller, City Building Official and Eddy Jowers, Public Works Director were also present.
- IV. Mildred Lanier moved to accept the minutes of the last board meeting of February 9, 2017 as written. Chad Hester 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 **A-1, Agriculture District to RG, Residential Garden Homes District and B-1, Neighborhood Business District to RG, Residential Garden Homes District.**
Property located on Highway 33 – West of Interstate 65.

Legal Description:

The NE ¼ of the NW ¼ lying West of the Interstate 65 ROW and the NW ¼ of the NW ¼ and the NW diagonal one-half of the SW ¼ of the NW ¼ all in Section 7, Township 20 South, Range 2-West, Shelby County, Alabama

Also, the SE ¼ of the SW ¼ of the SW ¼ in Section 6, Township 20 South, Range 2-West, Shelby County, Alabama.

Applicant: Randall Goggans

Randy Goggans withdrew the application for the rezoning in order to make an addendum to the request. Mayor Waters asked Chairperson Kim Speorl for permission to allow the people that were attending the meeting to be able to speak on the issue. Kim Speorl stated she nor would any other members of the board have a problem with them speaking to the issue. The questions were concerning the

entrance to the subdivision and if they would have access to natural gas. Mr. Goggans showed on the overlay map where the entrance would be located and he explained that he had no idea if there would be access to natural gas.

Kim Speorl accepted the withdrawal with an addendum to the March 9, 2017 agenda to follow.

VI. Final Plat Grey Oaks Sector III (32 Lots)

Applicant: Grey Oaks Properties LLC

Presented by Joe Schifano of Engineer Design Group, LLC for Grey Oaks Properties LLC, Mr. Schifano explained this was an addition to Grey Oaks and there were no changes from the preliminary plat. Property adjoiner Mr. Olson asked about the setbacks and if there would be a clearing of all the trees on the lots. Mr. Schifano explained there were no changes to the final plat it was exactly as it was presented in the preliminary plat. He asked the builder, Jack Donovan, with Donovan Builders, if they anticipated having to clear the lots. Mr. Donovan explained they do not clear cut the lots. They will leave as many trees as possible but would have to do some grading of some individual lots. He explained that it would look just as good as the previous sectors look now. Mr. Olson asked if there would be any big trucks coming through Oaklyn Hills Subdivision from the Grey Oaks Development. Mr. Donovan explained there would be no reason for any trucks to come through that development to get to Grey Oaks. He explained that the big trucks that are coming through there now are from houses being built in that subdivision.

Chief Danny Ray made a motion to accept the plat contingent to all items on City Engineer Jesse Jowers memo being met and the posting of the sealcoat bond and a performance agreement for the road. Mildred Lanier seconded the motion and all approved.

VII. Chairperson Kim Speorl made the following announcement:

The Pelham Planning Commission will hold a public hearing April 13, 2017, to consider an amendment to the zone district boundaries of the City of Pelham changing the present zoning A-1, Agricultural District to RG, Residential Garden Home District and R-1, Single Family Residential District.

And present zone B-1, Neighborhood Business District to R-G, Residential Garden Home District.

Property located on Highway 33 – West of Interstate 65.

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**Also, the SE ¼ of the SW ¼ of the SW ¼ in Section 6, Township 20 South,
Range 2-West, Shelby County, Alabama.**

Applicant: Randall Goggans

- VIII.** With no further business to come before the Planning Commission Kim Speorl asked for a motion to adjourn, Russell Biciste made the motion to adjourn. Mayor Gary Waters seconded the motion all approved and the meeting was adjourned at 7:35 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary