



PLANNING COMMISSION MEETING  
April 13, 2017  
MEETING MINUTES

Proper notice of the regularly scheduled meeting of the Pelham Planning Commission was given in advance of such public meeting and the notice remained posted throughout the scheduled meeting.

CALL TO ORDER AND INVOCATION

The regularly scheduled meeting of the Pelham Planning Commission was called to order by Chairperson Kim Speorl at 7:00 p.m. in the Council Chambers at Pelham City Hall. The invocation was led by Mildred Lanier.

APPOINTMENT OF ACTING PLANNING COMMISSION SECRETARY

A motion to appoint Finance Director Tom Seale as Acting Planning Commission Secretary in the absence of Planning Commission Secretary Cathy Sweeney was made by Russell Biciste and seconded by Bob Sinclair. The motion passed unanimously by a voice vote of those members present.

RECORD OF ATTENDANCE

A roll call was taken and the following Commission members were present: Kim Speorl, Russell Biciste, Mayor Gary Waters, Mildred Lanier, David Russell, Bob Sinclair and Chad Hester. Council President Rick Hayes, City Engineer Jesse Jowers, City Building Official Bob Miller, Public Works Director Eddy Jowers, were present. The acting secretary announced a quorum was present.

APPROVAL OF MINUTES

A motion was made by Mildred Lanier to approve the March 9, 2017 regular commission meeting minutes. The motion was seconded by David Russell and unanimously approved by voice vote of those members present.

## PUBLIC HEARING

Chairperson Kim Speorl called the Public Hearing to order 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.

### Legal Description:

The NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  lying West of the Interstate 65 ROW and the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the NW diagonal one-half of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  all in Section 7, Township 20 South, Range 2-West, Shelby County, Alabama

Also, the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 6, Township 20 South, Range 2-West, Shelby County, Alabama.

Applicant: Randall Goggans

Randall Goggans addressed the Commission and gave a brief overview of the proposed rezoning request. He stated the project involved 182 heavy wooded acres with the potential of 100 residential lots. Commission Chairperson Speorl asked if anyone in the audience wanted to speak for or against the proposed rezoning. There was no response.

### REZONING REQUEST – Applicant Randall Goggans

Mildred Lanier moved to approve and forward as a recommendation to the Pelham City Council the rezoning request as presented. Said motion was seconded by Bob Sinclair. There being no further discussion, the motion to approve the request passed by a unanimous voice vote of those members present and the Chairperson declared the same passed.

### FINAL PLAT - Kirkwall @ Ballantrae Phase 3 (16 Lots)

Applicant: Mobley Development, Inc.

It was noted several items are being addressed with city staff. City Engineer Jesse Jowers recommended the approval of the final plat of Kirkwall @ Ballantrae, Phase 3. There being no public comments, Mildred Lanier made a motion to accept the final plat contingent upon proper erosion controls, the sealcoat bond and performance agreement and all other items on City Engineer Jesse Jowers' memo being properly completed. Said motion was seconded by Russell Biciste and approved by voice vote of those members present with Bob Sinclair abstaining.

PRELIMINARY PLAT - Kirkwall @ Ballantrae Phase 4 (28 LOTS)

Applicant: Mobley Development, Inc.

City Engineer Jesse Jowers recommended the approval of the preliminary plat of Kirkwall @ Ballantrae, Phase 4. There being no public comments, Mildred Lanier made a motion to accept the preliminary plat contingent upon the slope at the end of the sub-division being addressed, inlets at the cul-de-sac, water issues and all other items on City Engineer Jesse Jowers' memo being properly completed. Said motion was seconded by Russell Biciste and approved by voice vote of those members present with Bob Sinclair abstaining.

With no further business to come before the Planning Commission, Chairperson Kim Speorl asked for a motion to adjourn. Said motion was made by Russell Biciste and seconded by Chad Hester. By voice vote the motion passed unanimously by those members present and the meeting was adjourned at 7:10 p.m.

Respectfully submitted this 13th day of April 2017,

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Tom Seale  
Acting Planning Commission Secretary