



Council Members

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Mayor
Gary W. Waters

City Manager
Gretchen DiFante

City Clerk/Treasurer
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PLANNING COMMISSION MEETING February 14, 2019 MEETING MINUTES

- I. Meeting called to order by Chairperson Kim Speorl at 7:05 PM in the Council Chambers at Pelham City Hall.
- II. Invocation led by Russell Biciste.
- III. Roll call was taken with the following members present: Kim Speorl, Russell Biciste, Mildred Lanier, Danny Tate, Chad Hester, Bob Sinclair and Mayor Gary Waters. Chris Cousins, Engineer, and Bob Miller, City Building Official were also present.
- IV. Chad Hester moved to accept the minutes of the last board meeting of January 10, 2019 as written. Mildred Lanier seconded the motion and all approved.
- V. Preliminary Plat for Grey Oaks Subdivision Phases 5, 6 & 7 (110 Lots)
Applicant: Grey Oaks Properties LLC Presented by David Stovall of EDG.
Chris Cousins stated he noted eleven items that were needing to be addressed. Items 1 and 2 are variances that are requested of the planning commission from the subdivision regulations in reference to the roads exceeding 1,000' in length without a cul-de-sac or street intersection. He stated these are common request due to the topography and the layout of the subdivision. Item 3 is the location of the street lights this will be coordinated with the Alabama Power Company during the construction we just ask the engineer that those final locations are recorded on the record map. Items 4 and 5 they will need a NPDES permit and a Corp of Engineers Nationwide permit. This has been applied for we will just need a copy before construction. Item 6 is a minor issue on the drawings of a drainage issue that were not shown on the plans, which was just a drafting error. They will reprint the drawings showing this and any addition clarification recommended by the commission and bring them in. Item 7 is some intersections that we want as three way stops. Item 8 is a variance that is requested and we recommend on the storm sewers extension to the rear of the proposed house location. Item 9 is a request for a no adverse impact letter in regards to the stormwater runoff and adjacent/downstream property owners. This was given to us this afternoon so we have that on file. Item 10 & 11 are clarifications and general notes to the engineer and the contractor about requirements for bends and water lines. Chris Cousins

stated they recommend this plat for approval subject to variances and any comments on the sidewalks.

Wade Belcher, a property adjoiner, questioned the timing of construction. David Stovall stated the developer was ready to go forward as soon as all approvals and permits are issued.

Mr. Belcher stated that some of the storm drain filters are out of place and questioned if there were any other ways that could help prevent the runoff from going into the creek between the lots. David Stovall stated he would have to take a look to make sure the erosion control was still in place. Mr. Belcher stated that the rock sock tears pretty easily and the rocks were being dispensed into the drain. Mr. Stovall stated it is required by ADEM and we have to abide by that. We can however place sock filled with mulch or other materials and we can talk to the contractor about that. Mr. Stovall stated Someone does inspections at least monthly and even sooner than that due to the rainfall. Mr. Stovall stated he would take a look at the problem. Jack Donovan stated the reason the rock socks were being used is because some of the homeowners were picking the regular socks up and moving them because the streets flooded. The rock socks are harder to be moved.

Mr. Belcher also stated that construction vehicles and other vehicles speed through this neighborhood. Chris Cousins stated we would relate that to the Pelham Police Department.

Mildred Lanier made a motion to approve the preliminary plat with the three identified variances for Grey Oaks Lane and Grey Oaks Terrace and the storm sewers variance as well. Also a motion that sidewalks not be required due to the topography of the area.

Robert Sinclair seconded the motion. All approved and the plat was approved.

VI. The following announcement was read:

The City of Pelham Planning Commission will hold a Public hearing March 14th, 2019 to consider changing the present zoning of A-1 (Agricultural District) to B-2 (General Business District) for the following property located on Hwy 33 approximately 1 ¼ miles north of the intersection of Hwy 33 and Shelby County Highway 52, near Exit 242 in Pelham, Alabama.

Applicant: David W. Miles and Nancy Y Miles

Description:

A PART OF THE Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as:

Commence at the Southwest corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the South line of said Section 7, a distance of 42.38 feet to a point on the Easterly right of way line of Shelby county Highway NO. 33; thence turn a deflection angle of 69 degrees 17 minutes 6 seconds left and run Northeasterly a distance of 310.53 feet to a point on the southeasterly right of way line of said Highway NO 33 and the point of beginning of the property being described; thence turn a deflection angle of 68 degrees 22 minutes 38 seconds and run 724.58 feet to a point on the Westerly right of way line of Interstate Highway No. 65 (I-65); thence turn a deflection angle of 58 degrees 46 minutes 25 seconds left and run Northeasterly along said right of way line a distance of 189.92 feet to a point; thence turn a deflection angle of 5 degrees 21 minutes 39 seconds right and continue Northeasterly along said right of way line a distance of 317.91 feet to a point; thence turn a deflection angle of 79 degrees 55 minutes 16 seconds left and run a distance of 132.27 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes and 0 seconds left and run Southwesterly a distance of 208.71 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes 0 seconds right and run a distance of 2.15 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes 0 seconds left and run Southwesterly a distance of 246.79 feet to a point; thence turn a deflection angle of 44 degrees 38 minutes 9 seconds right and run Westerly a distance of 442.03 feet to a point on Southeasterly right of way line of said Highway NO. 33 in a curve to the left having a radius of 3,396.92 feet; thence turn a deflection angle of 56 degrees 40 minutes 8 seconds left to chord and run Southwesterly along the chord of said Highway curve a chord distance of 258.75 feet to the point of beginning.

Also, a parcel of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 7, township 20 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of Said Section 7 a distance of 42.38 feet to a point; thence turn a deflection angle of 69 degrees 17 minutes 6 seconds left and run Northeasterly a distance of 310.53 feet to appoint; thence turn 68 degrees 22 minutes 38 seconds right and run 724.58 feet to a point on the Westerly right of way line of Interstate Highway NO. 65 (I-65); thence turn a deflection angle of 58 degrees 46 minutes 25 seconds left and run northeasterly along said right of way line 189.92 feet to a point; thence turn a deflection angle of 5 degrees 21 minutes 39 seconds right and continue along said right of way line a distance of 317.91 feet to the point of beginning of the property being described; thence continue along last described course a distance of 50.78 feet to a point; thence turn a deflection angle of 79 degrees 55 minutes 16 seconds left and run Northwesterly a distance of 434.28 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 33; thence turn a defection angle of 90 degrees 0 minutes left and run southwesterly a distance of 50.0 feet to a point on the same said right of way line of same said Highway No. 33; thence turn a deflection angle of 90 degrees 0 minutes left and run a distance of 443.17 feet to the point of beginning.

VII. With no further business to come before the Planning Commission Kim Speorl asked for a motion to adjourn. Chad Hester made the motion to adjourn. Russell Biciste seconded the motion all approved and the meeting was adjourned at 7:20 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary