



Council Members

**Rick Hayes
Ron Scott
Beth McMillan
Maurice Mercer
Mildred Lanier**

**Mayor
Gary W. Waters**

**City Manager
Gretchen DiFante**

**City Clerk/Treasurer
Tom Seale, MMC, CMRO**

**PLANNING COMMISSION MEETING
August 8, 2019
MEETING MINUTES**

- I. Meeting called to order by Chairperson Kim Speorl at 7:00 PM in the Temporary Pelham City Hall.**
- II. Invocation led by Russell Biciste.**
- III. Roll call was taken with the following members present: Kim Speorl, Mildred Lanier, Danny Tate, Russell Biciste, David Russell, Chad Hester and Mayor Gary Waters. Andrew Golden, Engineer, and Bob Miller, City Building Official were also present.**
- IV. Chad Hester moved to accept the minutes of the last board meeting of June 13, 2019 Minutes as written. Danny Tate seconded the motion and all approved.**
- V. Kim Speorl read the following announcement:**

**Pelham Planning Commission will hold a public hearing September 12, 2019 to consider changing the present zoning of A-1 (Agricultural District) to R-1 (Single Family District) for the following property located on Hwy 332.
Applicant: Sadie Wilcox & Mike Wilcox**

Description of Property:

A parcel of land located in the NE ¼ of the SW ¼ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follow: Begin at the NE Corner of the NE ¼ of the SW ¼ of Section 20, Township 20 South, Range 2 West, said point being the **POINT OF BEGINNING**; thence N88°41'26"W, a distance of 515.70' to the centerline of an unnamed creek; thence S22°09'51"W and along said centerline, a distance of 11.17'; thence S20°49'54"E and along said centerline, a distance of 10.30'; thence S89°38'13"E and along said centerline, a distance of 28.54'; thence N81°30'43"E and along said centerline, a distance of 24.95'; thence S20°42'52"E and along said centerline, a distance of 12.40'; thence S02°38'32"E and along said centerline, a distance of 34.98'; thence S26°02'01"W and along said centerline, a distance of 15.14'; thence S47°05'36"W and along said centerline, a distance of 8.85'; thence N61°51'16"W and along said centerline, a distance of 18.27'; thence S11°27'56"W and along said centerline, a distance of 15.38'; thence S17°53'30"E and along said centerline, a distance of 37.91'; thence S47°52'15"E and along said centerline, a distance of 30.93'; thence S36°08'51"E and along said centerline, a distance of 28.89'; thence S04°29'02"E and along said centerline, a distance of 19.04'; thence S27°13'21"E and along said centerline, a distance of 31.36'; thence S49°14'16"W and along said centerline, a distance of 23.23'; thence S18°05'52"W and along said centerline, a distance of 16.09'; thence S20°32'48"E and along said centerline, a distance of 46.10'; thence S33°23'42"W and along said centerline, a distance of 26.60'; thence S08°45'08"E and along said centerline, a distance of 25.58'; thence S57°23'28" and along said centerline, a distance of 38.24'; thence S44°07'41"E and along said centerline, a distance of 38.54'; thence S11°11'57"E and along said centerline, a distance of 23.80'; thence S46°33'10"E and along said centerline a distance of 74.26' to the point of intersection of the centerline, of said unnamed creek and the said centerline of Shelby County Highway #332; thence

N36°25'10"E, leaving centerline of unnamed creek and along centerline of said Highway # 332, a distance of 92.42' to the point of curve to the left, having a radius of 205.05', a delta of 22°52'05", and subtended by a chord which bears N24°59'18"E a chord distance of 81.30'; thence along said curve an arc distance of 81.84' to a point of reverse curve to the right having a radius of 45.63' and a central angle of 43° 13 '57" and subtended by a chord which bears N35°10'14"E, a chord distance of 33.62'; thence along the arc, a distance of 34.43'; thence N56°47' 12"E, a distance of 143.08' to a point of curve to the left having a radius of 566.63' and a central angle of 12°45'29", and subtended by a chord which bears N50°24'28"E, a chord distance of 125.91'; thence along the arc a distance of 126. 17'; thence N02°00'40"W, a distance of 114.04' to the **POINT OF BEGINNING** Containing 3.1 acres, more or less. As surveyed by Robert C. Farmer, a Professional Land Surveyor, in the State of Alabama. Registered Surveyors # 14720.

VI. Kim Speorl read the following announcement:

Pelham Planning Commission will hold a public hearing September 12, 2019 to consider changing the present zoning of M-1 (Light Industrial District) to

R-1 (Single Family District) for the following property located at 3191 & 3187 Lee Street.

Applicant: Mike Brady

Description of Property:

20180601000193750 06/01/2018 02:57:22 PM DEEDS 3/4

Exhibit A

Legal Description

PARCEL I:

From the Northeast corner of Section 23, Township 20 South, Range 3 West, run West along the North boundary of said Section 23, Township 20 South, Range 3 West for 258.56 feet, more or less, to a point on the West right of way line of the Atlantic Coast Line Railroad; thence turn an angle of 117 degrees 20 minutes to the left and run 433.20 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees 00 minutes to the right and run for 167.18 feet to a point on the East side of the Old Montgomery Highway; thence turn an angle of 98 degrees 48 minutes to the left and run for 149.48 feet; thence turn an angle of 89 degrees 18 minutes to the left and run for a distance of 145.75 feet, more or less, to the West right of way line of the A.C.L. Railroad; thence turn an angle of 81 degrees 54 minutes to the left and run Northwesterly along the West right of way line of the A.C. L. Railroad for 127.45 feet, more or less, to the point of beginning. This being a part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, of Section 23, Township 20 South, Range 3 West. Situated in Shelby County, Alabama.

PARCEL II:

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 23 and the Northwest quarter of the Northwest quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3 inch capped pipe found at the Northeast corner of said Section 23; thence in a Westerly direction along the North line of said Section 23, a distance of 258.00 feet to a point on the Southwest right of way margin of the Atlantic Coast Line Railroad; thence turn a deflection angle left of 117 degrees 16 minutes 59 seconds and along said right of way margin, proceed Southeasterly for 559.50 feet to the POINT OF BEGINNING which is a $\frac{1}{2}$ inch open top pipe found; thence along said right of way margin, continue along last described course for 234.54 feet to an iron pin set; thence departing said right of way margin of Atlantic Coast Line Railroad, turn a deflection angle right of 81 degrees 24 minutes 04 seconds and proceed Southwesterly for 103.58 feet to an iron pin set; thence turn a deflection angle right of 88 degrees 13 minutes 51 seconds and proceed Northwesterly for 233.01 feet to a $\frac{1}{4}$ inch pin found in block; thence turn a deflection angle right of 92 degrees 09 minutes 31 seconds and proceed Northeasterly for 145.84 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

VII. Release of Bond Money & Street Dedication for Grey Oaks Sector 3.

Andrew Golden, City Engineer, spoke to the fact that there were no issues with releasing the bond monies and recommended the street dedication to the City Council. Mayor Waters made the motion to recommend the release of the bond and the street dedication to the City Council. Chad Hester seconded the motion and all approved.

VIII. Release of Bond Money & Street Dedication for Strathaven at Ballantrae Phases 1 - 6.

Andrew Golden, City Engineer, stated there were issues with the sidewalks that were being addressed and he recommended releasing the bond monies but not recommended the street dedication to the City Council until all these issues have been addressed. Russell Biciste made the motion to release the bond but to not recommend the street dedication to City Council. Chad Hester seconded the motion and all approved.

IX. Kim Speorl asked for a motion to move the time of the Planning Commission monthly meetings to 5:30 PM for the Workshop Meetings and 6:00 for the Planning Commission Meetings and to move the location of the meeting to 401 Southgate Drive (City of Pelham temporary location) when feasible. Chad Hester made the motion to approve the change. Danny Tate seconded the motion and all approved.

X. 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 7:05 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary