

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 December 12, 2019 MEETING MINUTES

- I. Meeting called to order by Chairperson Kim Speorl at 6:00 PM in the temporary location of Pelham City Hall Conference Room.
- II. Invocation led by Russell Biciste.
- III. Roll call was taken with the following members present: Kim Speorl, Russell Biciste, David Russell, Mildred Lanier, Bob Sinclair, Danny Tate and Mayor Gary Waters. Andrew Golden City Engineer was also present.
- IV. Mayor Waters moved to accept the minutes of the last board meeting of November 14, 2019 as written. Danny Tate seconded the motion and all approved.
- V. Kim Speorl read the following announcement:
Announcement:

The City of Pelham Planning Commission will hold a public hearing to consider changing the present zoning of A-1 (Agricultural District) to B-2 (General Business District) for the following property located at 135 Winslett Road in Pelham, Alabama.

Applicant: Jamie Lumpkin

Description:
Parcel 1:

LEGAL DESCRIPTION:

Being a part of Lot 1, according to the Survey of Win Investments, as recorded in Map Book 36, Page 126, in the Probate Office of Shelby County, Alabama. Tract of land situated in the NW 1/4 and the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the southeast corner of Lot 1, according to the Survey of Win Investments, as recorded in Map Book 36, Page 126, in the Probate Office of Shelby County, Alabama; Thence run North 16°58'08" West along the east line of Lot 1 a distance of 635.98 feet to the northeast corner of said Lot 1; Thence run North 88°01'39" West along the north line of Lot 1 a distance of 283.10 feet to the northwest corner of Lot 1; Thence run South

00°42'52" East a distance of 105.15 feet to a point; Thence run South 88°08'22" East a distance of 173.94 feet to a point; Thence run South 48°47'39" East a distance of 186.29 feet to a point; Thence run South 40°05'49" West a distance of 6.75 feet to a point; Thence run South 16°58'08" East a distance of 408.32 feet to a point on the north right-of-way line of Southgate Drive; Thence run North 73°18'01" East along the north right-of-way line of Southgate Drive a distance of 26.40 feet to a curve to the right with a radius of 280.00 feet, with a delta angle of 02°47'03", a chord bearing of North 74°41'33" East, and a chord length of 13.60 feet; Thence run along said curve and said road right-of-way a distance of 13.61 feet to the POINT OF BEGINNING.

Said tract of land containing 1.33 Acres or 57960 SQ.FT. more or less.

Parcel 2

SURVEY LEGAL DESCRIPTION:

BEGIN at the Northwest corner of Lot 1, according to the survey of Win Investments, as recorded in Map Book 36, Page 126, in the Probate Office of Shelby County, Alabama; Thence run South 00°42'52" East along the west line of Lot 1 a distance of 105.15 feet to a point; Thence run South 88°08'22" East along the west line of Lot 1 a distance of 173.94 feet to a point; Thence run South 48°47'39" East along the west line of Lot 1 a distance of 186.29 feet to a point; Thence run South 40°05'49" West along the west line of Lot 1 a distance of 83.12 feet to a point; Thence leaving the west line of Lot 1 run North 54°12'38" West a distance of 109.67 feet to a point; Thence run South 48°37'48" West a distance of 301.44 feet to a point on the northerly right-of-way line of Allen Road; Thence run North 52°48'23" West along the northerly right-of-way line of Allen Road a distance of 293.65 feet to the southeast corner of Lot 1 and Lot 2, according to the survey of Lots 1 & 2 Wal-mart Subdivision, as recorded in Map Book 39, Page 76, in the Probate Office of Shelby County, Alabama; Thence run North 45°31'29" East along the east line of Lots 1 & 2 a distance of 219.39 feet to a point; Thence run North 01°33'23" West along the east line of Lots 1 and 2 a distance of 102.95 feet to a point; Thence leaving the east line of Lots 1 and 2 run South 89°09'45" East a distance of 133.59 feet to a point to the POINT OF BEGINNING.

Said tract of land containing 2.82 Acres or 122815 SQ.FT. more or less.

Basis of Survey Legal Description recorded in Inst# 20161011000372620, in the Probate Office of Shelby County, Alabama.

VI. Kim Speorl read the following announcement:

Announcement:

The City of Pelham Planning Commission will hold a public hearing to consider changing the present zoning of A-1 (Agricultural District) to B-2 (General Business District) for the following property in Exhibit A

Applicant: Samie Abdulhafiz (RaceTrac Petroleum Inc)

Description:

Exhibit A

A parcel of land situated in the Southwest quarter of the Northwest quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being

more particularly described as follows: Commence from a found 1/2 inch rebar marking the most Northerly corner of Lot 4-A, according to Pelham Town Center Resurvey as recorded in Map Book 40, Page 87 in the Office of the Judge of Probate, Shelby County, Alabama and on the Southwesterly right of way line of Shelby County Road 52; thence leaving said right of way line run North 31 degrees 58 minutes 09 seconds East for a distance of 150.57 feet to a found 3/8 inch rebar on the Northeasterly right of way line of Shelby County Road 52 and the Point of Beginning; thence run North 36 Degrees 36 minutes 15 seconds West along said right of way line for a distance of 77.37 feet to a set capped rebar stamped (CA-560-LS); thence run North 19 Degrees 50 minutes 07 seconds East for a distance of 268.78 feet to a set capped rebar stamped (CA-560-LS); thence run South 84 Degrees 03 minutes 03 seconds East for a distance of 323.51 feet to a set capped rebar stamped (CA-560-LS); thence run South 00 Degrees 23 minutes 07 seconds West for a distance of 523.37 feet to a set capped rebar stamped (CA-560-LS) on the Northeasterly right of way line of Shelby County Road 52; thence run North 54 degrees 35 minutes 05 seconds West along said right of way line for a distance of 13.14 feet to a found concrete monument stamped (48+47); thence run South 34 degrees 42 minutes 44 seconds West along said right of way line for a distance of 3.76 feet to a set capped rebar stamped (CA-560-LS); thence run North 43 degrees 16 minutes 34 seconds West along said right of way line for a distance of 170.37 feet to a found capped rebar stamped (Bailey) thence run South 87 Degrees 00 minutes 05 seconds West along said right of way line for a distance of 48.27 feet to a found capped rebar stamped (Bailey); thence with a curve to the left having a radius of 4323.84 feet, a central angle of 02 Degrees 53 minutes 54 seconds having a chord bearing of North 57 Degrees 59 minutes 50 seconds West, for a chord distance of 218.71 feet; thence run along the arc of said curve and said right of way line for a distance of 218.73 feet to the Point of Beginning. Said parcel contains 151,250 square feet or 3.47 acres more or less.

VII. Kim Speorl read the following announcement:

**The City of Pelham Planning Commission will hold a public hearing to consider adopting a new Pelham Comprehensive Plan on January 9, 2019.
PRESENTED BY: RPCGB (Lindsay Puckett)**

VIII. With no further business to come before the Planning Chairman Kim Speorl asked for a motion to adjourn. Bob Sinclair made the motion to adjourn. Mildred Lanier seconded the motion all approved and the meeting was adjourned at 6:05 PM.

Respectfully Submitted,
Cathy Sweeney
Planning Commission Secretary