

**Council Members**

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ZONING BOARD OF ADJUSTMENT MEETING

July 22, 2019

Meeting called to order by Chairman Joe O'Brien at 7:40 A.M.

Members present were: Joe O'Brien, Danny Hayes, Mike Harris, Mike Kelley and Joe Schifano. Building Official Bob Miller, Battalion Chief Steve Holler, and Public Works Director David Willingham was also present.

The following request was presented:

Variance request: The City of Pelham is partnering with Shelby County, OMSP, and ALDOT to make improvements to State Park Road from SR-119 to the Park entrance. Additional right-of-way is needed from a total of eight (8) parcels of land along the route. All acquisitions have been settled except for Tract 1 (this tract). The current deed for this parcel describes the boundary which coincides with the centerline of State Park Road as it exists today. After the ROW is acquired from Tract 1, the ROW line will be 45' east of the centerline of roadway. The property owner is asking that the building line setback for any future development be measured from the centerline of roadway (where it would be before the ROW purchase) rather than measured from the new property/ROW line after this purchase.

Location: State Park Road from SR-119 to the Oak Mountain State Park entrance

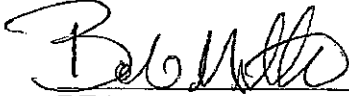
Applicant: Jim Kovakas

Chad Scroggins, representing Shelby County, presented the request stating over seven million dollars have been spent thus far on road improvements and they would like to have 45ft from the center line to the Kovakas property and add 8ft wide bike lanes along State Park Road, this would be about an eleven million dollar project. Joe Schifano expressed his concern as if in future construction would contractors/surveyors be able to find the center line. David Willingham informed the board that the right of way map will be recorded as well as the tract sketch would be recorded. Mike Kelley asked to clarify that the center line is not moving. Trey Gauntt and Chad Scroggins representing Shelby County spoke to the fact that the center line would move very little.

Joe Schifano made the motion to grant the variance as having the future set back line start at the center set back. Mike Harris seconded the motion and all approved. Variance was granted.

With no other business to come before the board Joe O'Brien asked for a motion to adjourn. Danny Hayes made the motion to adjourn. Mike Kelley seconded the motion.

The meeting was adjourned at 7:49 AM.

A handwritten signature in black ink, appearing to read "Bob Miller", written over a horizontal line.

READ AND APPROVED / Bob Miller, Building Official

Respectfully submitted,
Kelsey Cunningham
Secretary