

ORDINANCE No. 135-268

20250912000276830 1/6 \$37.00
Shelby Cnty Judge of Probate, AL
09/12/2025 02:44:14 PM FILED/CERT

AN ORDINANCE OF THE CITY OF PELHAM, PROVIDING THAT THE CODE OF ORDINANCES, CITY OF PELHAM, ALABAMA, BE AMENDED BY ADDING A SECTION TO BE NUMBERED 135-268 PROVIDING THE FOLLOWING AMENDMENT TO THE ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELHAM, ALABAMA AS FOLLOWS:

SECTION ONE: The rezoning of property located near Ridge Drive, Pelham, Alabama 35124, containing 5.22 acres, more or less, changing the present zoning B-2 (General Business District) to R-1A (Single Family Residential District)

Applicant: Dave Gamble

Owner: Dave Gamble

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STATE OF ALABAMA
SHELBY COUNTY

A Part of the N. W. 1/4 of the S.E. 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama. Commencing at the South East Corner of N. W. 1/4 of the S.E. 1/4 of Section 12, Township 20 South, Range 3 West ; thence N 88°51'30" W for a distance of 684.61 feet to the POINT OF BEGINNING; thence continue along the last described course N 88°51'30" W for a distance of 218.39 feet; thence N 27°37'39" W for a distance of 391.60 feet; thence S 59°26'38" E for a distance of 40.01 feet; thence N 28°00'56" E for a distance of 673.58 feet to a point on the southerly right-of-way of Ridge Drive (60' R.O.W.), said point being on a curve to the right, said curve being concaved in a southerly direction, said curve has a radius of 384.87 feet, said arc being subtended by a chord which bears N 67°03'02" E and a chord distance of 254.96; thence run along the arc of said curve a distance of 259.87 feet to the end of said curve; thence N 50°47'21" E for a distance of 184.32 feet to a point of intersection with Lot 6, A resurvey of Crestmont as recorded in Map Book 22, page 30 in the Office of the Judge of Probate, Shelby County, Alabama; thence S 26°00'56" W and along the westerly boundary of said Crestmont Subdivision a distance of 1434.79 feet to the point of beginning. Said parcel of lands contains 5.22 acres more or less.

END OF LEGAL DESCRIPTION

Parcel I.D.: 13 1 12 4 000 001.015 containing 5.22 acres, more or less, located in Shelby County, Alabama.

SECTION TWO: All ordinances or parts of ordinances, in any manner conflicting herewith, are hereby repealed.

SECTION THREE: This Ordinance shall become effective upon its passage and publication or posting as required by law.

THEREUPON David Coram, a councilmember moved and Michael Harris, a councilmember seconded the motion that Ordinance No. 135-268 be given vote. The roll call vote on said motion was as follows:

Maurice Mercer, Council President	<u>Yes</u>
David Coram, Councilmember	<u>Yes</u>
Chad Leverett, Councilmember	<u>Yes</u>
Rick Wash, Councilmember	<u>Yes</u>
Michael Harris, Jr., Councilmember	<u>Yes</u>

Ordinance No. 135-268 passed by unanimous roll call vote of the Council and the President of the Council declared the same passed and adopted.

ADOPTED this 8th day of September 2025.

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Maurice Mercer

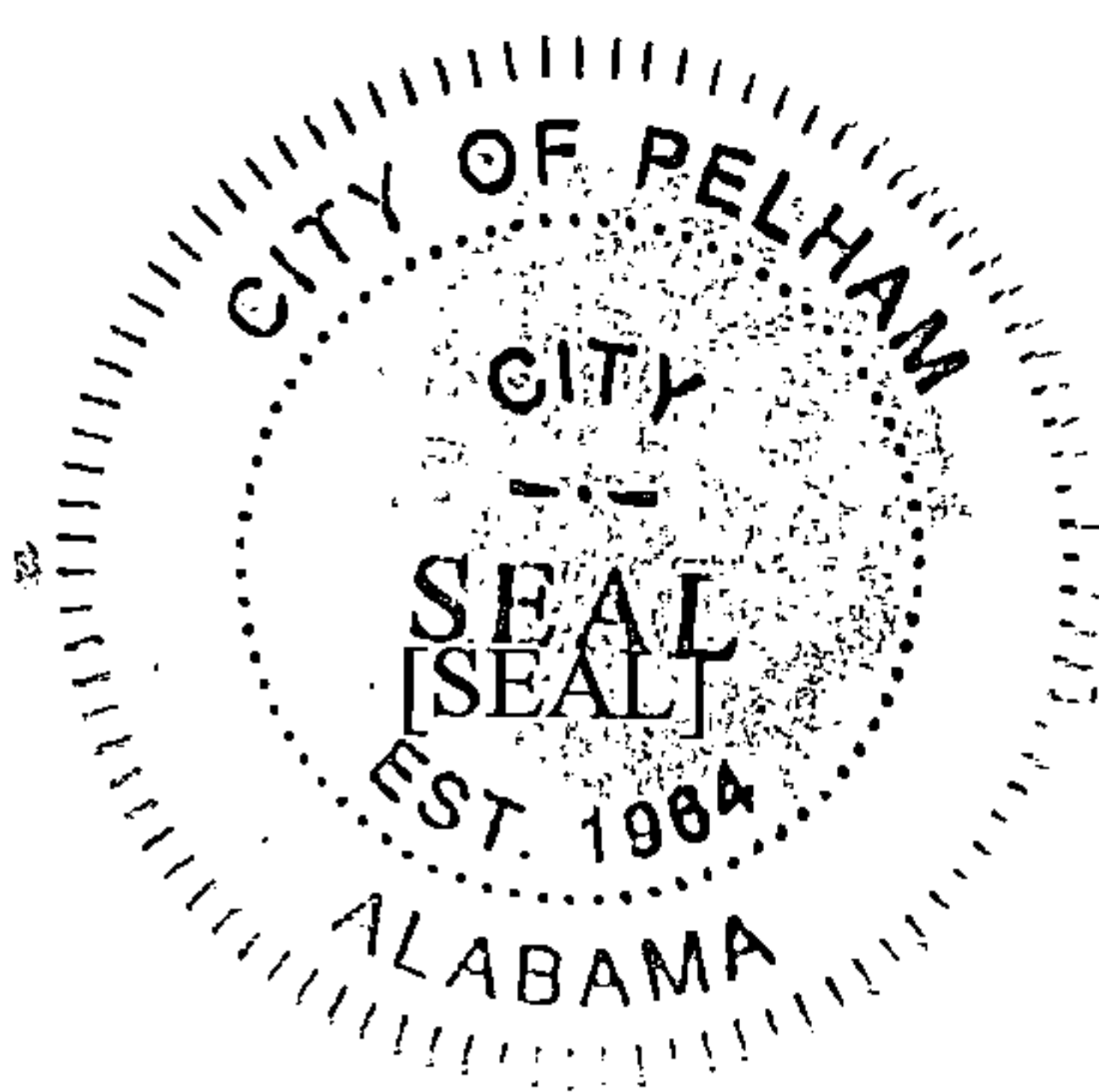
Maurice Mercer, Council President

David Coram
David Coram, Councilmember

Chad Leverett
Chad Leverett, Councilmember

Rick Wash
Rick Wash, Councilmember

Michael Harris Jr
Michael Harris, Jr., Councilmember



ATTEST

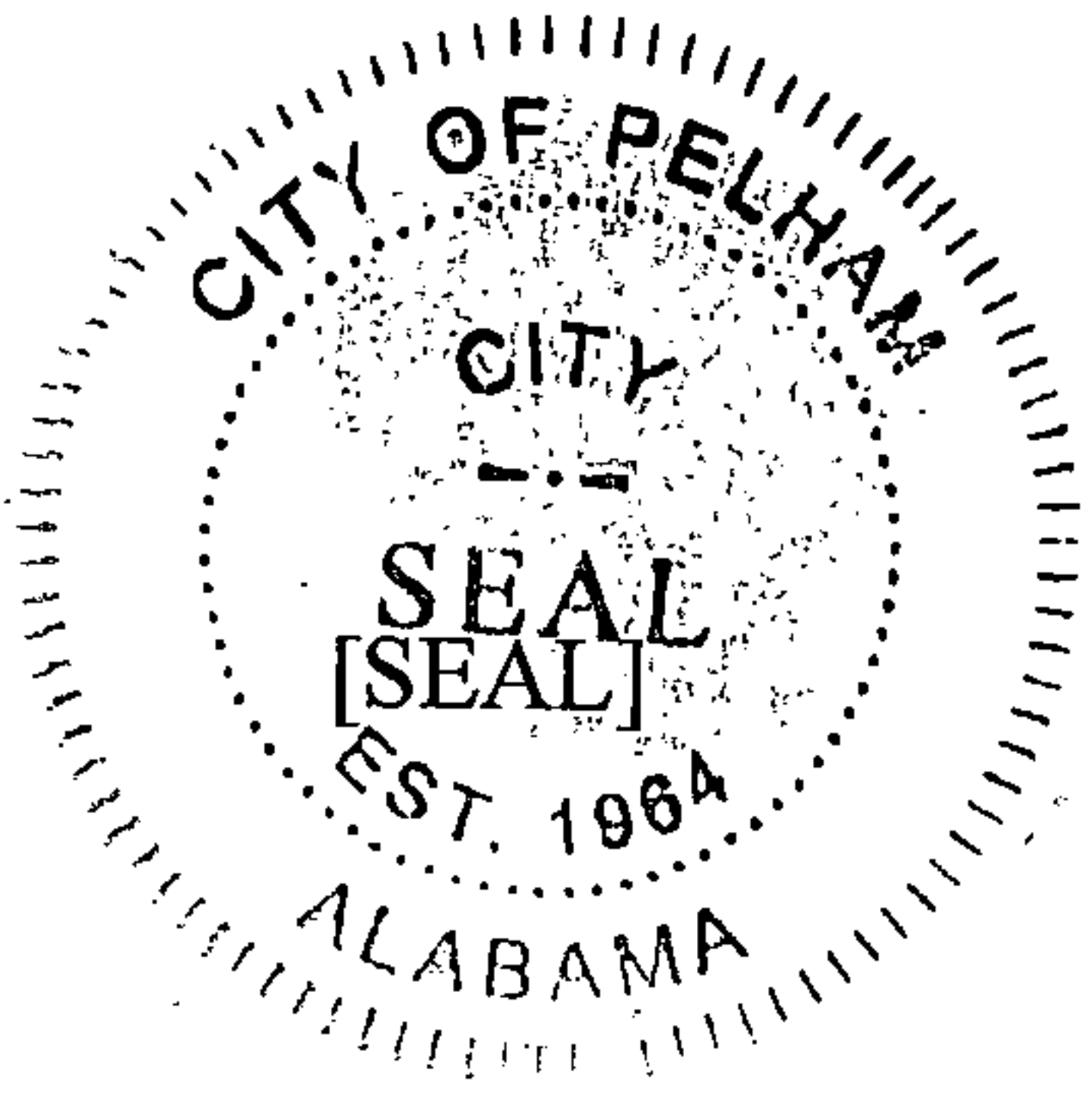
APPROVED:

Jonathan Seale
Jonathan Seale, CMC, City Clerk/Treasurer

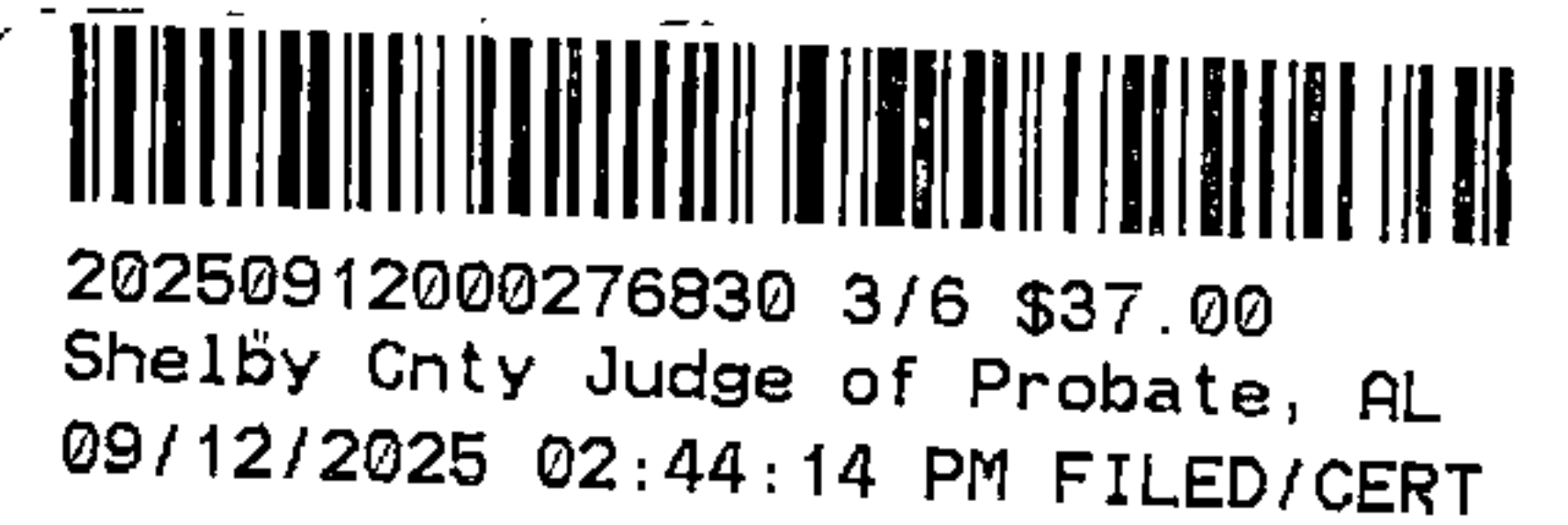
Gary W. Waters 09-08-25
Gary W. Waters, Mayor Date

POSTING AFFIDAVIT

I, the undersigned qualified City Clerk/Treasurer of the City of Pelham, Alabama, do hereby certify that the above and foregoing ORDINANCE No. 135-268 was duly ordained, adopted, and passed by the City Council of the City of Pelham, Alabama at a regular meeting of such Council held on the 8th day of September 2025 and duly published by posting an exact copy thereof on the 9th day of September 2025 at four public places within the city, including Pelham City Hall, Pelham Recreation Center, Pelham Water Works, the Pelham Public Library, and on the city's website at www.pelhamalabama.gov. I further certify that said Ordinance is on file in the Office of the City Clerk/Treasurer and a copy of the full Ordinance may be obtained from the Office of the City Clerk/Treasurer during normal business hours.



Jonathan Seale
Jonathan Seale, CMC, City Clerk/Treasurer



MEMORANDUM

TO: Jonathan Seale, City Clerk

FROM: Sherri Proctor, Planning and Zoning Administrator

DATE: July 25, 2025

RE: Gamble Property Proposed Rezoning

Dave Gamble is requesting the rezoning of a 5.22-acre parcel in order to build a single-family dwelling. The land is currently zoned B-2, General Business District. Mr. Gamble is requesting R-1A zoning. The recently adopted zoning ordinance provides the area and dimensional regulations for the R-1A District:

- Maximum Height – 2 ½ stories or 35 feet
- Setbacks – 35 front, 12 side, 40 rear
- Minimum lot area – 18,000 square feet
- Minimum lot width – 100 feet
- Minimum floor area – 1500 square feet

During their July 17, 2025 meeting, the commission voted unanimously to recommend the request to the City Council. The commission respectfully asks the Council to consider the request.



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	RZN0625-00015 Staff Report Dave Gamble Property B-2 General Commercial to R-1A Single Family July 17, 2025 6:00 PM	Summary and Recommendation
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Location:

South side of Ridge Drive
PID:13 1 12 4 000 001.015

Applicant:

Dave Gamble

Zoning:

Existing: B-2

Proposed: R-1A (the applicant requested R-1, but this district is now legacy zoning)

Future Land Use:

General Commercial

Request:

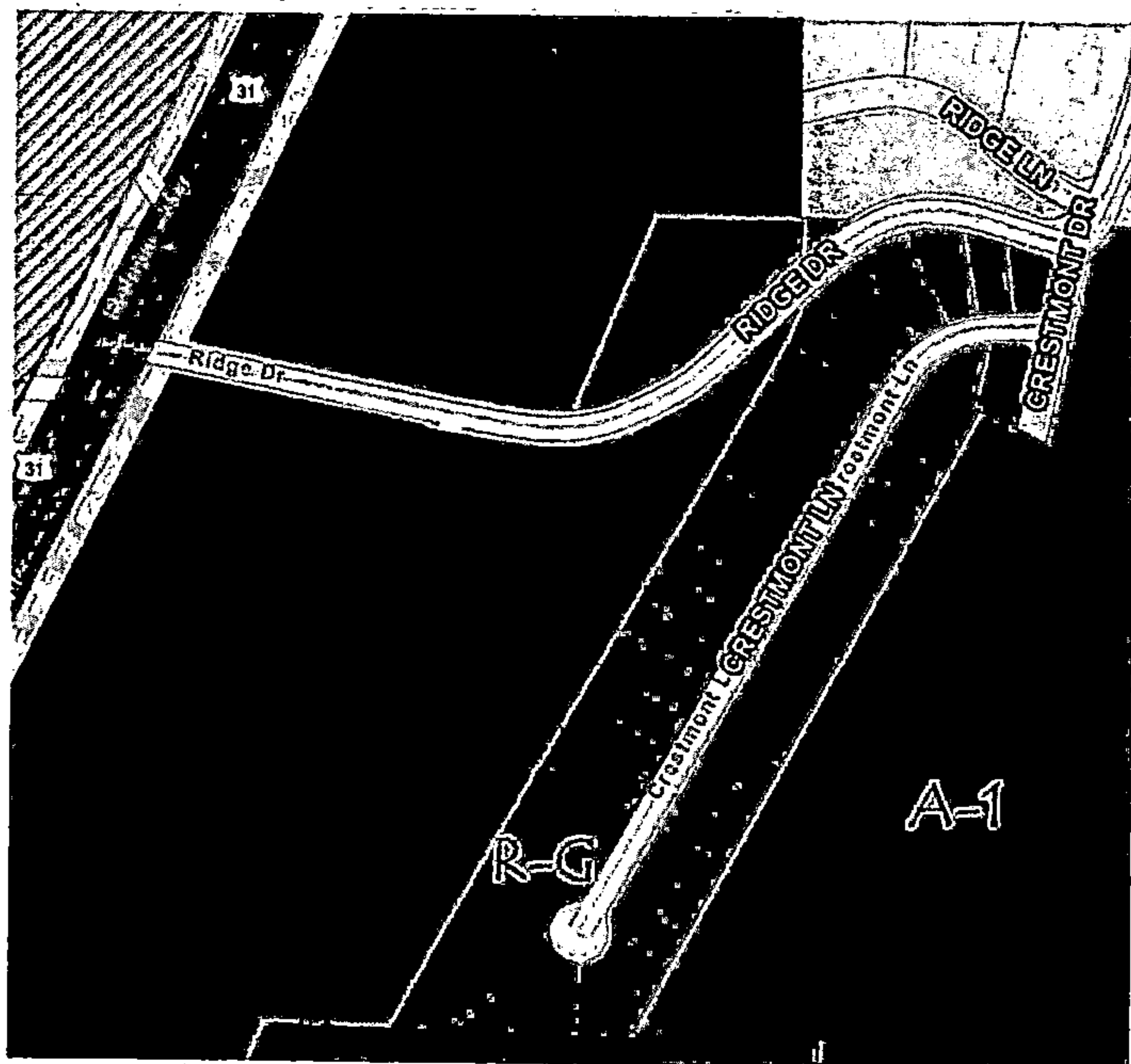
Rezone 5.2 acres to R-1A to build a single family dwelling

Recommendation:

Although the future land use is Commercial, this lot is not ideal for commercial development due to its narrow/elongated shape and the topography. The less intensive use may serve as a buffer for the development to the east.

The future land use map will need to be amended but staff supports the request.

Zoning Map



Future Land Use Map

