

GROW



Welcome to Pelham

Affinity Cardiovascular
Specialists

By L. Jones, LLC

Caliber Collision

Eagle Cabinetry

Emily's Heirloom Pound
Cakes

Razor Kings Barber Shop

Dock and Door Systems

Hunter Home Builders

Martin Residential Services

Total Off-Road & More

DOING BUSINESS

How a Typical Development Project Works

In Pelham, we are excited when a business owner or developer decides to set up shop within our city. Many people do not understand how the development process works and the city's role in applying the rules and regulations to each application.

"Many things that happen in our community associated with privately owned, new, or renovated development projects are simply the method of doing business. There might not be any assistance from the city or recruitment that takes place," said Michael Simon, Pelham's Economic Development Director. In other words, it's our free enterprise system at work. He explained, "If a business owner or developer wants to do business in Pelham, they might start with purchasing a piece of property or leasing a space." If a land purchase is involved, the developer researches what type of business use is best suited for the land and takes into consideration factors like zoning and commercial potential. There is a lot of research conducted before they invest their money in a project. "There's not always a 'For Sale' sign in front of an unoccupied business or piece of property," explained Simon. Sometimes companies send real estate professionals to a certain area to look for suitable pieces of property, and it does not necessarily mean the property was advertised before a deal was made. This can take the public by surprise when they don't see a 'For Sale' sign before dirt is moved.

(Story continues next page)



Proper zoning is a big part of the equation. A city's Planning and Zoning requirements are at the heart of development. In Pelham, the focus is placed on quality sustainable growth and development with implementation and design regulations, protection of the environment, and long-term economic stability. Plan Pelham, the city's comprehensive plan adopted in 2020, serves as a guide regarding land use, development, growth management, and capital improvement decisions. Zoning is complex, but its purpose is simple. It ensures balanced communities, protecting the rights of property owners while promoting the general welfare of the city. It is important to keep in mind the City of Pelham cannot deny a business from building on a piece of private property if the type of business or "use" is allowable under the property's current zoning classification. For example, if a potential developer wants to build a grocery store on a piece of property that is already zoned as B-2 (General Business District), he/she is permitted to do so and must follow the regulations of the City's zoning ordinance. If a piece of property is zoned differently than the type of business wanting to build on that site, the business owner or developer could apply to have the zoning changed. The decision is ultimately made by the City Council.



While the property is under contract, the developer has a set amount of time for "due diligence." During this time, they present their plans to city professionals who are tasked with applying the specific requirements of the land use and zoning code to make sure the plans do not conflict with Plan Pelham. These professionals include the Building Official and Building Inspector, the Planning and Zoning Administrator, the Zoning Inspector, and the Fire Marshal. Licensed in their fields, these professionals look at things like building codes, use restrictions, architectural design standards, signage plans, parking, calculations, and landscape requirements. Once the plans are approved by the city, the project is taken to the full design phase. After the full design is approved and permitted, construction begins.

During the construction phase, inspections take place to determine if the builder is adhering to building and fire codes. This process protects the general public by ensuring structures within the city are safe for occupation. Inspections from both the Building Department and Fire Department must be made before occupancy and the issuance of a business license.

Each person, firm, corporation, or other business entity must obtain a City of Pelham business license before opening. For more information on the process of doing business in Pelham, email Economic Development Director Michael Simon.





A Gathering Place

Residents of Pelham will soon have a new gathering place in the form of a city park behind Campus No. 124. Work will begin within the next few weeks with the clearing and grading of the site. André Bittas, Director of Development Services and Public Works, estimated this phase should take four to six weeks. The entire project is expected to take four months to complete.

Pelham Parks and Recreation Director Brian Cooper said he is excited to add another park. "Campus 124 Park will provide a great access point for the Pelham Greenway Trail and will offer additional space for our residents and visitors to get out and enjoy the great outdoors."



From Eyesore to Commerce

A building that has been vacant for several years has been demolished, and construction is set to begin on a new business for the Pelham area. The former Rite-Aid drugstore at the corner of Highway 31 and Valleydale Road is now leveled, and developers plan to build a Circle K gas station on the land.

City leaders say design plans were submitted for approval last August. The new building will reflect updated design standards and landscaping requirements for businesses in Pelham's corridor overlay district.

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