



PUBLIC NOTICE

The Planning and Zoning Commission will hold a Public Hearing to consider a request, by Genrev Properties, to develop a 40 acre Planned Unit Development located off of Amphitheatre Road in the city of Pelham. Included in the request is to rezone parcels 14 3 06 2 001 001.008; 14 3 06 1 001 003.005; 14 3 06 1 001 003.003; 14 3 06 2 001 001.007; 14 3 06 2 001 001.011; 14 3 06 2 001 001.010 and 14 06 1 001 003.001 from R-A (residential apartments) to 32.25 acres of P-MX (PUD mixed use) and to rezone parcels 10 931 4001 006.002 and 10 9 31 4 001 007.005 and a portion of parcel 14 3 06 1 001 002.000 from B-2 (general business) to 7.75 acres of PC (PUD commercial) zoning. The development will be named "The Canopy". The public hearing will be held at 6pm on April 8, 2021. The location of the hearing will be held at 500 Amphitheatre Road in the Pelham Civic Complex. Please see www.pelhamalabama.gov for the complete property description.



DESCRIPTION (OVERALL TRACT)

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 347.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF AMPHITHEATER ROAD AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 39 SECONDS EAST FOR 93.16 FEET; THENCE RUN SOUTH 52 DEGREES 50 MINUTES 22 SECONDS WEST FOR 832.00 FEET; THENCE LEAVING SAID ROAD RIGHT OF WAY RUN SOUTH 37 DEGREES 09 MINUTES 44 SECONDS EAST FOR 274.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF OAK MOUNTAIN DRIVE; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES; THENCE RUN SOUTH 48 DEGREES 38 MINUTES 54 SECONDS WEST FOR 45.66 FEET ; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1885.86 FEET, A CHORD BEARING OF SOUTH 51 DEGREES 21 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF 178.00 FEET; THENCE RUN ALONG SAID ARC FOR 178.07 FEET; THENCE RUN SOUTH 55 DEGREES 42 MINUTES 51 SECONDS WEST FOR 108.64 FEET TO A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1885.86 FEET, A CHORD BEARING OF SOUTH 57 DEGREES 36 MINUTES 57 SECONDS WEST, AND A CHORD LENGTH OF 17.46 FEET; THENCE RUN ALONG SAID ARC FOR 17.46 FEET; THENCE RUN SOUTH 57 DEGREES 52 MINUTES 52 SECONDS WEST FOR 252.49 FEET; THENCE LEAVING SAID ROAD RIGHT OF WAY RUN SOUTH 33 DEGREES 07 MINUTES 06 SECONDS EAST FOR 338.17 FEET; THENCE RUN NORTH 77 DEGREES 57 MINUTES 26 SECONDS EAST FOR 342.03 FEET; THENCE RUN NORTH 53 DEGREES 38 MINUTES 49 SECONDS EAST FOR 60.00 FEET; THENCE RUN NORTH 38 DEGREES 33 MINUTES 15 SECONDS EAST FOR 985.67 FEET; THENCE RUN NORTH 61 DEGREES 13 MINUTES 14 SECONDS EAST FOR 156.71 FEET; THENCE RUN SOUTH 87 DEGREES 36 MINUTES 23 SECONDS EAST FOR 284.92 FEET; THENCE RUN SOUTH 88 DEGREES 50 MINUTES 02 SECONDS EAST FOR 276.10 FEET; THENCE RUN NORTH 01 DEGREES 09 MINUTES 59 SECONDS EAST FOR 276.12 FEET; THENCE RUN SOUTH 88 DEGREES 50 MINUTES 10 SECONDS EAST FOR 438.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 ; THENCE RUN NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST FOR 400.40 FEET; THENCE RUN NORTH 86 DEGREES 47 MINUTES 14 SECONDS EAST FOR 657.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO.65; THENCE RUN ALONG SAID ROAD RIGHT OF WAY



THE FOLLOWING COURSES; NORTH 24 DEGREES 24 MINUTES 28 SECONDS EAST FOR 128.98 FEET; THENCE RUN NORTH 29 DEGREES 13 MINUTES 36 SECONDS WEST FOR 122.81 FEET; THENCE RUN NORTH 62 DEGREES 37 MINUTES 00 SECONDS WEST FOR 209.41 FEET; THENCE RUN NORTH 24 DEGREES 48 MINUTES 50 SECONDS EAST FOR 5.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AMPHITHEATER ROAD; THENCE RUN ALONG SAID ROAD RIGHT OF WAY THE FOLLOWING DESCRIBED COURSES; THENCE RUN ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 634.30 FEET, A CHORD BEARING OF NORTH 73 DEGREES 55 MINUTES 20 SECONDS WEST, AND A CHORD LENGTH OF 146.92 FEET; THENCE RUN ALONG SAID ARC FOR 147.25 FEET; THENCE RUN NORTH 78 DEGREES 19 MINUTES 35 SECONDS WEST FOR 27.93 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 634.30 FEET, A CHORD BEARING OF SOUTH 71 DEGREES 40 MINUTES 50 SECONDS WEST, AND A CHORD LENGTH OF 634.16 FEET; THENCE RUN ALONG SAID ARC FOR 664.08 FEET; THENCE RUN SOUTH 41 DEGREES 41 MINUTES 16 SECONDS WEST FOR 69.95 FEET; THENCE RUN SOUTH 42 DEGREES 07 MINUTES 46 SECONDS WEST FOR 50.26 FEET; TO A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 527.00 FEET, A CHORD BEARING OF SOUTH 66 DEGREES 44 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF 435.79 FEET; THENCE RUN ALONG SAID ARC FOR 449.27 FEET; THENCE RUN NORTH 88 DEGREES 50 MINUTES 10 SECONDS WEST FOR 187.88 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 545.25 FEET, A CHORD BEARING OF SOUTH 80 DEGREES 46 MINUTES 32 SECONDS WEST, AND A CHORD LENGTH OF 196.68 FEET; THENCE RUN ALONG SAID ARC FOR 197.76 FEET; THENCE RUN SOUTH 70 DEGREES 23 MINUTES 06 SECONDS WEST FOR 106.58 FEET; THENCE RUN SOUTH 70 DEGREES 21 MINUTES 19 SECONDS WEST FOR 17.75 FEET; THENCE RUN SOUTH 52 DEGREES 06 MINUTES 49 SECONDS WEST FOR 63.16 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINING 1,745,134.88 SQ. FT. OR 40.06 ACRES MORE OR LESS.