

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting – April 20, 2009 – 7:00 P.M.

Members Present: Bob Land, Chairman; Kenneth Wilder, Vice-Chairman; Scott Chambers; Rachel Garrett; and Robert Taylor.

Members Absent: Bill Kinnebrew and Ralph Thomas

Staff Present: Ray E. Hamilton, Manager; David Hunke, Planning Services Supervisor; Tom Wilkins, Senior Planner; and Winston Sitton, Civil Engineer.

PUBLIC HEARING

The meeting was called to order at approximately 7:00 p.m. by Bob Land, Chairman. Mr. Land introduced the members of the Planning Commission and the staff. One person was present in addition to the Commission and the staff.

1. Approval of the Minutes of the Regularly Scheduled Meeting of April 6, 2009.

Commissioner Wilder made a motion to approve the minutes of the meeting of April 6, 2009. The motion was seconded by **Commissioner Chambers** and by a unanimous vote of four (4), with Commissioners Chambers, Land, Taylor, and Wilder voting in favor, the minutes of the meeting of April 6, 2009 were approved.

* Commissioner Rachel Garrett Arrived After the Vote to Approve the Minutes*

2. S09-00002; Brook Highland Office Park - Final Plat

Purpose: This was a request from Jackie Davis, Surveying Solutions, Inc., representing the owner, Joel C. McGriff, for the approval of a final plat dividing Lot 1, The McGriff Alliance Survey (Map Book 27, Page 65) into two lots to permit the development of two office buildings. The subject property was zoned O&I (2), Office and Institutional District - 2 and B-2, General Business District.

Location: The subject property is located north of Brook Highland Drive at the northwest corner of the intersection of Eagle Ridge Drive and Eagle Ridge Lane in the North Shelby – I-65 Corridor Zoning Beat and situated in the NW ¼ of Section 31, Township 18 South, Range 1 West; Parcel Identification No. 03-9-31-0-001-019.001.

The case was introduced by Tom Wilkins, Department of Development Services. Mr. Wilkins explained that the case is a resurvey of an existing lot that was recorded in September 2000. The proposed subdivision would create two commercial lots. The intent is to develop two professional office buildings on these lots. Lot 1-A will be a two story building containing approximately 9,600 square feet; Lot 2 will be a one story building of approximately 3,000 square feet. The site plan includes sufficient parking and the appropriate building setbacks to meet zoning and landscaping requirements. It was noted that this case had been previously heard by the Commission for site plan approval. At that time it was being considered as a condominium development. The applicants have determined it is more suitable to divide the property into two separate lots for the development to be advanced.

Jackie Davis, Surveying Solutions, Inc., representing the applicant, presented the case. She stated that the request is simply to subdivide the property into two lots for development of the proposed office buildings. She also noted that she would not be involved with the development of Lot 1-A as previously thought. She did, however, state that she had made clear to the applicant that any variances would be considered self imposed, and would not be considered by the Commission.

Commissioner Land asked Mr. Wilkins if final plat approval was the only item under consideration or tonight's case. Mr. Wilkins confirmed that it was. In response to a question about traffic impacts to Eagle Ridge Drive, Mr. Sitton confirmed that the roadway experienced some reduced level of service because some cars were parking along the roadway who worked at the adjacent doctor's offices. He noted that the Highway Department was posting temporary No Parking signs. **Commissioner Garrett** asked about the capacity of the road to accommodate the additional development. Mr. Sitton stated that the roadway is wide enough and that it would eventually be restriped to a three lane cross section. No one else spoke in favor of or in opposition to the request.

Commissioner Wilder made a motion to *Approve* this case. The motion was seconded by **Commissioner Garrett** and, by a unanimous vote of five (5), with Commissioners Chambers, Garrett, Land, Taylor, and Wilder, voting in favor, the following resolution was approved:

WHEREAS, Jackie Davis, Surveying Solutions, Inc., representing the owner, Joel C. McGriff, has petitioned the Planning Commission for the approval of a final plat dividing Lot 1, The McGriff Alliance Survey (Map Book 27, Page 65), to be called **Brook Highland Office Park**, into two lots to permit the development of two office buildings; and,

WHEREAS, subject property is located at the northwest corner of the intersection of Eagle Ridge Drive and Eagle Ridge Lane in the O&I (2), Office and Institutional District-2 and the B-2, General Business District of the North Shelby – I-65 Corridor Zoning Beat and situated in the NW ¼ of Section 31, Township 18 South, Range 1 West; Parcel Identification No. 03-9-31-0-001-019.001; and,

WHEREAS, the application and materials submitted meets the minimum requirements of the Shelby County Subdivision Regulations; and,

WHEREAS, the evidence and testimony presented supports the approval of this subdivision application;

NOW, THEREFORE, BE IT RESOLVED, by the Shelby County Planning Commission that the application of Jackie Davis, representing the owner, Joel C. McGriff, for the approval of a final plat dividing Lot 1, The McGriff Alliance Survey, into two lots to permit the development of two office buildings for property located at the northwest corner of the intersection of Eagle Ridge Drive and Eagle Ridge Lane and situated in the NW ¼ of Section 31, Township 18 South, Range 1 West; Parcel Identification No. 03-9-31-0-001-019.001 be, and the same is hereby *Approved* subject to:

- *Submission and approval of a site development plan to include, but not be limited to, a grading plan, the location and height of all structures; parking; ingress and egress; landscaping, buffering and screening (pursuant to Article XXI-A. Landscape and Buffer Requirements); storm water drainage; sanitary sewer layout; exterior lighting, (to be directed downward and not extend to adjacent properties); and the location and screening of solid waste disposal container (by a 6' high wood screen fence on three sides and double gated at the other). All on and off site improvements shall be developed and maintained in*

strict conformance with the approved site development plan. All landscaping, as per the approved landscaping plan, shall be installed prior to the occupancy of the development and shall be maintained pursuant to Article XXI-A. Landscape and Buffer Requirements. Any amendments, additions, deletions, alterations or changes to any of the above listed standards of the approved site development plan, shall require approval of an amendment to the approved site development plan. (§ XXVI.4)

- *Compliance with the rules, regulations and policies of Shelby County.*

There being no further business, **Commissioner Garrett** made a motion to adjourn. The motion was seconded by **Commissioner Chambers** and by a unanimous vote of five (5), with Commissioners Chambers, Garrett, Land, Taylor, and Wilder voting in favor, the meeting was adjourned.

ADJOURNMENT 7:20 P.M. April 20, 2009.

David Hunke, AICP
Planning Services Supervisor

Ralph Thomas, Chairman
Shelby County Planning Commission