

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

Minutes

Regular Meeting – April 4, 2005, 7:00 P.M.

Members Present: Bob Land, Chairman; Kenneth Wilder, Vice Chairman; Len Ward; Ralph Thomas

Staff Present: Ray Hamilton, Development Services Manager; Todd L. McDonald, Supervisor of Planning Services, Tom Wilkins, Senior Planner; Michelle O’Neal, Planner II, Sharman Brooks, Planner and John Slaughter, Highway Department.

The meeting was called to order at approximately 7:00 p.m. by Bob Land, Chairman. The Chairman introduced the members of the Shelby County Planning Commission and staff. Approximately five (29) people were present for the meeting.

WORK SESSION

A work session was held prior to the regular meeting at 6:00 p.m. All interested parties were invited to attend. Note: This was not a public hearing.

PUBLIC HEARING

1. Approval of Minutes of February 21, 2005 Regular Meeting

Commissioner Thomas made a motion to approve the minutes. The motion was seconded by **Commissioner Wilder** and by a unanimous vote the Minutes of the meeting of March 21, 2005 were *Adopted*.

2. Case No. Z-03-05, AmSouth Bank Greystone - Rezoning from O&I (2) to B-2

Purpose: A request from Anthony Oliver, PKA Architects, representing the owners Mirage Properties, L.L.C., for AmSouth Bank, to rezone approximately 3.268 acres from “O-I (2), Office and Institutional District (2)” to “B-2 General Business District” to permit the development of a bank with drive through tellers.

Location: The property is located on the west side of Highway 280 at the intersection with Hugh Daniel Drive; situated in the SE ¼ of the SW ¼ Section 32, Township 18 South, Range 1 West, parcel identification number 58-03-9-32-0-001-008.001.

The case was presented by Anthony Oliver. Mr. Oliver stated that the bank would be a new two-story 9,200 square foot bank facility with drive through tellers. Traffic movements were briefly discussed and the Highway Department’s Civil Engineer stated that he would confirm this

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development with the State Alabama Department of Transportation representatives. There was no one present to speak either for or against this request.

Commissioner Wilder made a motion to *Approve* the rezoning of this property, from "O & I - (2)", Office and Institutional District (2) to the "B-2", General Business District. The motion was seconded by **Commissioner Thomas**, and by a unanimous vote, the following resolution was approved:

WHEREAS, Anthony Oliver, PKA Architects, representing the owners Mirage Properties, L.L.C., for AmSouth Bank, has petitioned the Shelby County Planning Commission to rezone an approximately 3.268 acres from "O & I - (2)", Office and Institutional District (2) to "B-2 General Business District" to permit the development of a bank with drive through tellers; and

WHEREAS, the subject property is located on the west side of Highway 280 at the intersection with Hugh Daniel Drive; situated in the SE ¼ of the SW ¼ Section 32, Township 18 South, Range 1 West, parcel identification number 58-03-9-32-0-001-008.001; and,

WHEREAS, the Planning Commission finds that the evidence presented substantiates the rezoning of the subject property from the "O & I (2)", Office and Institutional District (2) designation to the "B-2", General Business District; and

WHEREAS, the Commission also finds that the rezoning of the subject property is consistent with the goals and objectives of the Shelby County Comprehensive Plan,

NOW, THEREFORE, BE IT RESOLVED, that **Case No. Z-03-05**, a request to rezone an approximately 1 acre tract of land, located at 2337 Valleydale Road, approximately 3.268 acres, located on the west side of Highway 280 at the intersection with Hugh Daniel Drive; and situated in the SE ¼ of the SW ¼ Section 32, Township 18 South, Range 1 West, parcel identification number 58-03-9-32-0-001-008.001, from "O & I - (2)", Office and Institutional District (2) to "B-2 General Business District" to permit the development of a bank with drive through tellers, is hereby *APPROVED*.

3. Case No. Z-04-05, Cranmer Property – Rezoning from A-1 to A-1 "SD", Special District

Purpose: A request from Tracie Cranmer, to rezone approximately 4.1 acres from "A-1 Agricultural District" to "A-1 SD Agricultural District SD" to permit the development of a four (4) unit manufactured home community.

Location: The property is located on the east side of Highway 49, approximately ½ mile south of Highway 109 and just north of Crenshaw Road; situated in the SW ¼ of Section 19, Township 20 South, Range 1 East, parcel identification number 58-16-4-19-0-000-010.000.

The case was presented by Tracy Cranmer. Ms. Cranmer stated that she had acquired the property over two years ago. She planned to place 4 manufactured homes on the property in a clustered arrangement to permit the rear portion of the property to remain in a natural wooded state. She assured the Commission that she would exceed all requirements for landscaping. She acknowledged being aware that she could subdivide the property and place the units on the newly configured lots but she preferred to leave the remainder of the tract in its natural wooded state.

Ten (10) adjoining property owners came forward and voiced their objections to this request. They identified the low elevation of the rear portion of the subject property and concern that the septic system would not adequately handle the effluents. They also objected to the proposed clustering of the manufactured homes on this small portion of cleared property.

Commissioner Wilder made a motion to *Deny* the request. **Commissioner Ward** seconded the motion and by a unanimous vote, the following resolution was approved:

WHEREAS, Tracie Cranmer, owner of the subject property, has petitioned the Shelby County Planning Commission to rezone approximately 4.1 acres from "A-1" Agricultural District to "A-1 SD" Agricultural Special District to permit the development of a manufactured home community; and

WHEREAS, the subject property is located on the east side of Highway 49, approximately ½ mile south of Highway 109 and north of the intersection of Crenshaw Road; situated in the SW ¼ of Section 19, Township 20 South, Range 1 East, parcel identification number 58-16-4-19-0-000-010.000; and,

WHEREAS, the Planning Commission finds that the evidence presented does not substantiate the rezoning of the subject property from the "A-1" Agricultural District designation to the "A-1 SD" Agricultural Special District; and

NOW, THEREFORE, BE IT RESOLVED, that **Case No. Z-04-05**, a request to rezone approximately 4.1 acres, located on the east side of Highway 49, approximately ½ mile south of Highway 109 and north of the intersection of Crenshaw Road; situated in the SW ¼ of Section 19, Township 20 South, Range 1 East, parcel identification number 58-16-4-19-0-000-010.000, from "A-1 Agricultural District" to "A-1 SD" Agricultural Special District, to permit the development of a 4 unit manufactured home community, is hereby **DENIED**.

4. Case No. S-21-05, Narrows Green – Preliminary Plat

Purpose: A request from M.A.S.I., LLC, for the approval of a preliminary plat to be known as Narrows Green. The purpose of this subdivision is to develop approximately 2.1573 acres into 14 residential lots.

Location: The property is located at the intersection of Narrows Parkway and Old Highway 280, and situated in the NW ¼ of the NE ¼ of Section 20, Township 19 South, Range 1 West, parcel identification number 58-09-4-20-1-004-003.000.

The case was presented by Charles Williams, Paragon Engineering Inc.. Mr. Williams identified that the subject property was the same property that the commission considered as a part of the amendment of the Master Plan of the Narrows last February. The subject preliminary plat was consistent with that amendment. There was no one present either for or against to speak.

Commissioner Ward made a motion to *Approve* the preliminary plat. **Commissioner Wilder** seconded the motion and by a unanimous vote, the following resolution was approved:

WHEREAS, Chuck Williams, Paragon Engineering Inc., representing the owners, M.A.S.I., L.L.C., has petitioned the Shelby County Planning Commission for the approval of a preliminary subdivision plat, to be known as the **Narrows Green** for the purpose of developing approximately 2.2 acres into 14 townhouse lots; and,

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WHEREAS, the subject property is located at the intersection of Narrows Parkway and Old Highway 280, west of the intersection of Highway 280 and County Road 41; situated in the NW ¼ of the NE ¼ of Section 20, Township 19 South, Range 1 West, parcel identification number 58-09-4-20-1-004-003.000; and,

WHEREAS, the Planning Commission has found that the evidence presented is consistent with the approved amended Master Plan for **The Narrows** as well as the long range plans for this area; and

WHEREAS, the maps and documentation presented fully meet the requirements of the Subdivision Regulations of Shelby County;

NOW, THEREFORE, BE IT RESOLVED, that **Case No. S-21-05**, consideration of a preliminary subdivision plat, to be known as the **Narrows Green** for the purpose of developing approximately 2.2 acres into 14 townhouse lots, is hereby **APPROVED** subject to:

- *The applicant submitting an application for final plat approval within two (2) years of the date of the approval of the preliminary plat. Failure to apply may necessitate reapplication for preliminary plat approval [§3.01(o)];*
- *Compliance with the regulations, requirements, policies and guidelines of Shelby County.*

There being no old business, **Commissioner Ward** made a motion to adjourn. **Commissioner Thomas** seconded the motion and by a unanimous vote, the meeting was adjourned.

ADJOURNMENT 8:25 – April 4, 2005

Todd McDonald,
Planning Services Supervisor

James R. Land, Chairman
Planning Commission