

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

Minutes

Regular Meeting – July 18, 2005, 7:00 P.M.

Members Present: Bob Land, Chairman; Kenneth Wilder, Vice Chairman; Ralph Thomas, Russ Hale, Rachel Garrett, Bill Kinnebrew, and Robert Taylor.

Staff Present: Ray Hamilton, Development Services Manager; Todd L. McDonald, Supervisor of Planning Services; Tom Wilkins, Senior Planner.

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. There were two (2) people present at this 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 June 20, 2005 Regular Meeting

Commissioner Thomas made a motion to approve the minutes of the June 20, 2005 meeting. The motion was seconded by **Commissioner Wilder** and by a unanimous vote the Minutes of the Meeting of June 6, 2005 were *Adopted*.

2. Case No. ZAM-02-05, Amendment of the Shelby County Regulations for Manufactured Homes, and the Subdivision Regulations regarding Manufactured Home Communities

Purpose: The amendment of *The Shelby County Regulations for Manufactured Homes* to amend the definition of a Manufactured Home Community from six (6) or more to two (2) or more manufactured homes for residential occupancy; and also the amendment of the Subdivision Regulations of Shelby County, Alabama regarding manufactured home communities.

The case was presented by Tom Wilkins of the Department of Development Services. Mr. Wilkins stated that in those portions of Shelby County that *do not* have zoning, up to five (5) manufactured homes may be installed on a tract of land without review, other than State Health Department review of septic tanks and the Department of Development Services for permanent electrical service. When the number of manufactured homes on a tract exceeds five (5), application for a Manufactured Home Community is required; such applications are reviewed by the Planning Commission pursuant to the Shelby County *Regulations for Manufactured Home Communities*.

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In recent months several small, (5 units or less), manufactured home communities have been proposed for development in portions of the County that do not have zoning. To address this lack of oversight, the definition of a Manufactured Home Community is proposed to be amended from five (5) or more to two (2) or more manufactured homes for residential occupancy and also to amend the reference to manufactured homes in the Subdivision Regulations. These amendments will address properties that *do not* have zoning as well as those that are *subject to* zoning laws.

The occupant of a manufactured home who was concerned about her options on her property came forward and asked how this would affect her property. Staff agreed to meet with her and answer her questions.

Commissioner Garrett made a motion to *Approve* these amendments of the *Shelby County Regulations for Manufactured Home Communities* and the *Subdivision Regulations of Shelby County*. The motion was seconded by **Commissioner Thomas** and by a vote of 6 in favor and 1 opposed, the following resolution was approved:

WHEREAS, it is the purpose of the Shelby County Regulations for Manufactured Home Communities to provide supplemental standards and procedures specifically relevant to the development of manufactured home communities; and,

WHEREAS, the Subdivision Regulations of Shelby County also reference the standards imposed by the Shelby County Regulations for Manufactured Home Communities; and,

WHEREAS, the Shelby County Planning Commission desires to ensure that the development of manufactured home communities promote the safe, healthy and desirable living conditions for persons living in manufactured home communities; and,

WHEREAS, the Planning Commission has held a properly advertised public hearing at which time all individuals, in opposition to or in support thereof, had the opportunity to speak regarding the proposed amendments to the Shelby County Regulations for Manufactured Home Communities and the Subdivision Regulations of Shelby County, Alabama;

NOW, THEREFORE, BE IT RESOLVED, that Section 1.2. Definitions of the Shelby County Regulations for Manufactured Home Communities be, and the same hereby is amended to read as follows:

Section 1. Generally.

§1.2 Definitions.

Manufactured home community. A contiguous parcel of land under single or same ownership which has been planned, improved and used for the placement of ~~six~~ two (2) or more manufactured homes for residential occupancy. The placement of manufactured homes on the property shall be by leasehold only, and no individual lots may be sold within the community without proper subdivision approval; and,

BE IT FURTHER RESOLVED, that Section 2.07, Subdivisions, Resubdivisions and Exceptions, of the Subdivision Regulations of Shelby County be, and the same hereby are amended by eliminating § 2.07.(b).5:

~~(5) Subdivision of land which is not within a recorded subdivision and which involves no roadway, drainage or other public improvements into no more than five parcels, including remnant parcels, to be used exclusively for the placement of manufactured~~

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~~homes for residential occupancy and wherein all parcels will remain under single or same ownership and will not be sold.~~

There being no further new business, **Commissioner Hale** made a motion to adjourn. The motion was seconded by **Commissioner Wilder** and by a unanimous vote, the meeting was adjourned.

ADJOURNMENT 7:20 – July 18, 2005

Todd McDonald,
Planning Services Supervisor

James R. Land, Chairman
Planning Commission