

STATE OF ALABAMA  
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

Minutes

Regular Meeting – March 21, 2005, 7:00 P.M.

**Members Present:** Bob Land, Chairman; Kenneth Wilder, Vice Chairman; Russ Hale; Bob Taylor; Len Ward; Ralph Thomas

**Staff Present:** Ray Hamilton, Development Services Manager; Tom Wilkins, Senior Planner; Michelle O’Neal, Planner II.

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 (5) 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 Taylor** made a motion to amend the minutes and add the name of **Commissioner Wilder** as being nominated and elected to serve as Vice-Chairman and to approve the minutes as amended. The motion was seconded by **Commissioner Thomas**, and by a unanimous vote the Minutes of the meeting of February 21, 2005 were *Adopted*.

**2. Case No. Z-01-05 - Jones Rezoning - From E-2 to O-I (2)**

*Purpose:* A request from Wayne M. Jones & Donald H. Jones, to rezone approximately 1 acre from “E-2 Single Family Estate District” to “O-I (2) Office and Institutional District (2)”. The purpose of the proposed rezoning is to permit the development of a law office.

*Location:* The property is located at 2337 Valleydale Road, approximately 1 1/3 miles northeast of I-65, and situated in the SE ¼ of Section 20, Township 19 South, Range 2 West, parcel identification number 58-10-4-20-0-001-030.001.

The case was presented by Wayne Jones. Mr. Jones stated that he and his father share a joint law practice and that they have purchased the subject property for the location of their law offices. Mr. Jones identified the variety of uses along Valleydale Road and the lack of single family residences. He further identified that they propose to add on to the existing structure, nearly doubling its size, yet maintaining its residential character. Improvements will include adding conference rooms and a new pitch to the roof. **Commissioner Hale** asked if the parking would be sufficient and if it was consistent with regulations. The applicants stated that the facility would be brought into compliance with zoning regulations in a timely fashion.

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**Commissioner Taylor** made a motion to *Deny* the rezoning of this property, due to the fact it is predominately surrounded by the "E-2", Estate District designation. The motion was seconded by **Commissioner Ward**. By a vote of two (2) in favor and four (4) opposed, the motion defeated.

**Commissioner Hale** made a motion to *Approve* the request with certain conditions.

**Commissioner Thomas** seconded the motion and by a vote of four (4) in favor and Two (2) opposed, the following resolution was approved:

**WHEREAS**, Wayne M. Jones & Donald H. Jones, have petitioned the Shelby County Planning Commission to rezone an approximately 1 acre tract of land from "E-2 Single Family Estate District" to "O-I (2) Office and Institutional District (2)" to permit the use of the property as a law office; and

**WHEREAS**, the subject property is located at 2337 Valleydale Road, approximately 2 1/3 miles northeast of I-65, and situated in the SE ¼ of Section 20, Township 19 South, Range 2 West, parcel identification number 58-10-4-20-0-001-030.001; and,

**WHEREAS**, the Planning Commission finds that the evidence presented substantiates the rezoning of the subject property from the "R-1", Single Family District designation to the "A-1" Agricultural District;

**NOW, THEREFORE, BE IT RESOLVED**, that **Case No. Z-01-05**, a request to rezone an approximately 1 acre tract of land, located at 2337 Valleydale Road, approximately 1 1/3 miles northeast of I-65, and situated in the SE ¼ of Section 20, Township 19 South, Range 2 West, parcel identification number 58-10-4-20-0-001-030.001 from "E-2 Single Family Estate District" to "O-I (2) Office and Institutional District (2)" to permit the use of the property as a law office is hereby **APPROVED** subject to the applicants:

- Retaining the existing mature vegetation on the subject property to enhance the residential character of the property;
- Restricting lighting at the rear of the structure to motion detection devices;
- Limiting the hours of client visitation to normal business hours;
- Making the proposed building improvements, consistent with the submitted architectural drawings within two (2) years of the date of this resolution; and,
- Meeting all of the requirements of the "O & I - (2)", Office and Institutional District (2) immediately.

**Commissioner Thomas** made a motion to adjourn the meeting. **Commissioner Wilder** seconded the motion and by a unanimous vote the meeting was **adjourned**.

**ADJOURNMENT 7:45 – March 21, 2005**

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Todd McDonald,  
Planning Services Supervisor

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James R. Land, Chairman  
Planning Commission

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