

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting – October 3, 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: Todd L. McDonald, Supervisor of Planning Services; Tom Wilkins, Senior Planner, Michele O'Neal, Planner II, Sharman Brooks, Planner II, John Slaughter, Assistant County Engineer.

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 approximately eight (8) 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 September 19, 2005 Regular Meeting

Commissioner Wilder made a motion to approve the minutes of the August 15, 2005 meeting. The motion was seconded by **Commissioner Thomas** and by a unanimous vote the Minutes of the Meeting of August 15, 2005 were *Adopted*.

2. Case No. S-65-05, Resubdivision of Lot 69 Stonegate Realty Phase Three

Purpose: A request from Bart Carr, Carr & Associates, for the approval of a final plat to be known as Resubdivision of Lot 69, Stonegate Realty, Phase Three. The purpose of this subdivision is to divide a 7.56 acre lot into two lots for single family residential uses.

Location: The subject property is located in the Stonegate subdivision, south of County Road 41, on Saintfield Lane, situated in the NW ¼ and the SW ¼ of Section 19, Township 18 South Range 1 East, Parcel Identification number 58-04-4-19-0-000-002.013.

The case was presented by Bart Carr. Mr. Carr stated that two individuals wanted to purchase portions of the subject the property. Each lot would be more than three acres. There was no one present to speak for or against this request.

Commissioner Wilder made a motion to Approve this request. The motion was seconded by **Commissioner Thomas** and by a unanimous vote, the following resolution was approved:

October 3, 2005

1M

WHEREAS, Bart Carr, Carr & Associates, has petitioned the Shelby County Planning Commission for the approval of a final plat to be known as Resubdivision of Lot 69, Stonegate Realty, Phase Three for the purpose of resubdividing a 7.56 acre lot, more or less, into two (2) lots for single family residential use; and,

WHEREAS, the subject property is located in the Stonegate subdivision, south of County Road 41, on Saintfield Lane, situated in the NW ¼ and the SW ¼ of Section 19, Township 18 South Range 1 East, Parcel Identification number 58-04-4-19-0-000-002.013; and,

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

WHEREAS, the Planning Commission has found that the evidence presented warrants the approval of this subdivision;

NOW, THEREFORE, BE IT RESOLVED, that **Case No. S-65-05**, consideration of a final plat to be known as Resubdivision of Lot 69, Stonegate Realty, Phase Three located in the Stonegate subdivision, south of County Road 41, on Saintfield Lane, situated in the NW ¼ and the SW ¼ of Section 19, Township 18 South Range 1 East, Parcel Identification number 58-04-4-19-0-000-002.013, is hereby **APPROVED** subject to:

- *The applicant submitting an application for Revised Master Plan approval;*
- *Submittal of a revised final plat indicating compliance with the regulations, policies and guidelines of Shelby County;*
- *Compliance with the regulations, requirements, policies and guidelines of Shelby County.*

3. Case No. S-67-05; Resubdivision of Lot 44A, Meadow Brook, 7th Sector, 2nd Phase

Purpose: A request from John Parks, representing the owner, Jeffery L. Butler, for the approval of final plat to be known as A Resubdivision of Lot 44A of a Resubdivision of Lots 42, 43, 44, and 45, Amended Map of Meadow Brook, 7th Sector, 2nd Phase. The purpose of this subdivision is to divide a 1.22 acre lot into two lots for single family residential uses.

Location: The subject property is located in the Meadow Brook subdivision at 5088 Meadow Brook Road, 35242, situated in the NW ¼ of Section 12, Township 19 South, Range 2 West, Parcel Identification number 58-10-1-12-0-001-001.081.

The case was presented by John Parks. Mr. Parks stated that the applicant desires to build a new home on the additional lot proposed to be created. He would then sell his existing home and move into the new home. Mr. Parks stated that the State Health Department had already approved the septic tank to serve the new lot.

The abutting property owner came forward and objected to the proposal. He stated that he was told the subject property could not be developed at the time he purchased his home and that he felt this would diminish the value of his property. Another adjoining owner raised the issue of drainage in the area.

Commissioner Hale made a motion to **Approve** the case... The motion was seconded by **Commissioner Wilder** and by a unanimous vote, the following resolution was approved:

October 3, 2005

2M

WHEREAS, John Parks, representing the owner, Jeffery L. Butler, has petitioned the Shelby County Planning Commission for the approval of a final plat to be known as Resubdivision of Lot 44A of a Resubdivision of Lots 42, 43, 44, and 45, Amended Map of Meadow Brook, 7th Sector, 2nd Phase for the purpose of resubdividing a 1.22 acre lot, more or less, into two (2) lots for single family residential use; and,

WHEREAS, the subject property is located in the Meadow Brook subdivision at 5088 Meadow Brook Road, 35242, situated in the NW ¼ of Section 12, Township 19 South, Range 2 West, Parcel Identification number 58-10-1-12-0-001-001.081; and,

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

WHEREAS, the Planning Commission has found that the evidence presented warrants the approval of this subdivision;

NOW, THEREFORE, BE IT RESOLVED, that **Case No. S-67-05**, consideration of a final plat to be known as Resubdivision of Lot 44A of a Resubdivision of Lots 42, 43, 44, and 45, Amended Map of Meadow Brook, 7th Sector, 2nd Phase, located in the Meadow Brook subdivision at 5088 Meadow Brook Road, 35242, situated in the NW ¼ of Section 12, Township 19 South, Range 2 West, Parcel Identification number 58-10-1-12-0-001-001.081, is hereby **APPROVED** subject to:

- *Compliance with the regulations, requirements, policies and guidelines of Shelby County.*
- *Applicant must submit a grading plan prior to construction.*

4. Case No. S-74-05; Saddle Ridge Estates – Preliminary Plat

Purpose: A request from Jackie Davis, Surveying Solutions, for the approval of a preliminary plat to be known as Saddle Ridge Estates. The purpose of this subdivision is to divide 71 acres into 20 lots.

Location: The subject property is located west of County Road 49 on Hughes Road, situated in the SW¼ of Section 20, Township 20 South, Range 1 East, Parcel Identification number 58-16-9-30-0-000-017.000.

The case was presented by the Jackie Davis. Ms. Davis stated that the subject 71 acres, more or less, was proposed to be developed as 20 single family residential lots. It was noted that there were similar developments in the area. There was no one present to speak for or against this request.

Commissioner Kinnebrew made a motion to *Approve* the rezoning. The motion was seconded by **Commissioner Taylor** and by a vote of 6 in favor and 1 abstention, the following resolution was approved:

WHEREAS, Jackie Davis, Surveying Solutions, has petitioned the Shelby County Planning Commission for the approval of a preliminary plat to be known as Saddle Ridge Estates, to subdivide 72 acres, more or less, into 20 single family residential lots; and,

WHEREAS, the subject property is located west of County Road 49 on Hughes Road, situated in the SW¼ of Section 20, Township 20 South, Range 1 East, Parcel Identification number 58-16-9-30-0-000-017.000; and,

October 3, 2005

3M

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

WHEREAS, the Planning Commission has found that the evidence presented demonstrates that this subdivision is not inconsistent with the *Shelby County Comprehensive Plan* and warrants the approval of this subdivision;

NOW, THEREFORE, BE IT RESOLVED, that **Case No. S-74-05**, consideration of a preliminary plat to be known as Saddle Ridge Estates to subdivide 72 acres, more or less, into 20 single family residential lots, located west of County Road 49 on Hughes Road, situated in the SW¹/₄ of Section 20, Township 20 South, Range 1 East, Parcel Identification number 58-16-9-30-0-000-017.000, 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.*

NOTE:

The applicant should note that the approval of the preliminary plat is authorization to proceed with the staking of streets and lots in preparation for improvements. The County Engineer must approve the construction of all street improvements. Prior to beginning any construction, a revised preliminary plat must be submitted for review and approval by staff showing all conditions of approval have been met.

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

ADJOURNMENT 7:30 – October 3, 2005

Todd McDonald,
Planning Services Supervisor

James R. Land, Chairman
Planning Commission