

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting – April 3, 2006, 7:00 P.M.

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

Staff Present: Ray E. Hamilton, Manager, Todd L. McDonald, Supervisor of Planning Services, Tom Wilkins, Senior Planner; Michele O'Neal, Planner II, Sharman Brooks, Planner II.

The meeting was called to order at approximately 7:00 p.m. by Kenneth Wilder, Chairman. Mr. Wilder introduced the members of the Shelby County Planning Commission and staff. There were six (6) 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 March 6, 2006 Regular Meeting

Commissioner Garrett made a motion to approve the minutes of the March 6, 2006 meeting, as amended. The motion was seconded by **Commissioner Land** and by a unanimous vote, the Minutes of the Meeting of March 6, 2006, as corrected, were *Adopted*.

2. Case No. Z-01-06, The Preserve at Brook Highland

Purpose: A request from Eddleman Properties, Inc., for the approval of the rezoning of 253 acres, more or less, from “R-1 Single Family Residential District” and “HZ Holding Zone District” to “R-4 (SD) Multiple Dwelling Special District” to permit the planned development of single-family residential dwellings.

Location: The subject property is located in North Central Shelby County, off of Cahaba Beach Road, approximately 1 mile northeast of U.S. Highway 280 in the North Shelby – I-65 Corridor Zoning Beat and situated in Section 30, Township 18 South, Range 1 West, parcel identification numbers, 03-9-30-0-001-001.000 and 03-9-30-0-002-001.111.

The case was described by Sharman Brooks, Department of Development Services. Ms. Brooks stated that the number of units proposed in this development requires the submission of a Traffic Impact Analysis to appropriately review the application. Ms. Brooks noted that the Traffic Analysis that was submitted does not address all of the concerns of the Highway Department. It

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is therefore recommended that the case be continued for six (6) additional weeks to permit adequate time to review the revised traffic study.

The applicant stated that they had no objection.

Commissioner Land made a motion to *Continue* consideration of this rezoning case until May 15, 2006. The motion was seconded by **Commissioner Garrett** and by a unanimous vote, the following resolution was approved:

WHEREAS, Eddleman Properties, Inc., has petitioned the Shelby County Planning Commission to rezone approximately 253 acres, more or less, from "R-1 Single Family Residential District" and "HZ Holding Zone District" to "R-4 (SD) Multiple Dwelling Special District" to permit the planned development of single-family residential dwellings; and,

WHEREAS, the subject property is located in north central Shelby County, off of Cahaba Beach Road, approximately 1 mile northeast of U.S. Highway 280 in the North Shelby – I-65 Corridor Zoning Beat and situated in Section 30, Township 18 South, Range 1 West, parcel identification numbers, 03-9-30-0-001-001.000 and 03-9-30-0-002-001.111; and,

WHEREAS, the number of units proposed in this development requires the submission of a Traffic Impact Analysis to appropriately review the application; and,

WHEREAS, the Traffic Impact Analysis that the applicants have submitted does not fully address the concerns of the Highway Department and the applicants have agreed to submit a revised study to reflect the issues identified by the County Engineer;

NOW, THEREFORE, BE IT RESOLVED, that Case No. **Z-01-06**, a request to rezone approximately 253 acres, more or less, from "R-1 Single Family Residential District" and "HZ Holding Zone District" to "R-4 (SD) Multiple Dwelling Special District", is hereby **CONTINUED** until May 15, 2006.

Discussion Items:

- The Commission assented to initiate the rezoning of a 19.37 acre tract of land, that was inadvertently excluded from the Highland Lakes community during the Chelsea North - Dunnivant Valley South - Westover North initial zoning, from the "HZ", Holding Zone category to the "E-2 S-D", Special Estate District.

The subject property is located in the Highland Lakes community, near the Highway 280 entrance and south of Highland Lakes Court in the Chelsea North - Dunnivant Valley South - Westover North and situated in Sections 17, Township 19 South, Range 1 West, Parcel Identification No. 58-09-4-17-0-001-011.000.

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

ADJOURNMENT 7:15 April 3, 2006.

Todd McDonald,
Planning Services Supervisor

Kenneth F. Wilder, Chairman
Planning Commission

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