

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting – June 5, 2006, 7:00 P.M.

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

Members Absent: Bill Kinnebrew.

Staff Present: Ray E. Hamilton, Manager, Tom Wilkins, Senior Planner, Michelle 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 approximately 55 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 May 15, 2006 Regular Meeting

Commissioner Thomas made a motion to approve the minutes of the May 15, 2006 meeting, as amended. The motion was seconded by **Commissioner Garrett** and by a unanimous vote, the Minutes of the Meeting of May 15, 2006, were *Adopted*.

2. Z-06-06, Our Savior Evangelical Lutheran Church – Rezoning: H-Z to O&I

Purpose: A request from Robert Holbrook, Our Savior Lutheran Church, representing the owner, Ken Underwood, for the approval of the rezoning of a 9.6 acre tract of land from the “H-Z”, Holding Zone District to the “O-I”, Office and Institutional District to permit the development of a church.

Location: The subject property is located on Dunnivant Valley Road, (County Road 41), approximately ¾ mile east of U.S. Highway 280, in the vicinity of Smith Drive, Brock Drive and Trott Lane; located in the Chelsea North – Dunnivant Valley South Westover North Zoning Beat and situated in SW ¼ of Section 16, Township 19 South, Range 1 West; Parcel Identification Nos. 58-09-5-16-0-001-031.006 and 58-09-5-16-0-001-031.008.

The case was presented by the applicant Robert Holbrook. Mr. Holbrook stated the church had a contingency contract, pending the approval of the rezoning. He said that the proposal would be the construction of a traditional Lutheran Church, either a brick or stone structure. The church would have a seating capacity of 120 to 130 people.

June 5, 2006

1M

Commissioner Land asked if the property could be covenanted to ensure that a church would be built. Mr. Holbrook agreed and said he would have the covenant prepared.

Commissioner Land made a motion to approve the rezoning from the “H-Z”, Holding Zone District to the “O-I”, Office and Institutional District, with the understanding that subject property would be subject to a covenant to identify the development of the subject property as a church. The motion was seconded by **Commissioner Garrett**, and by a unanimous vote the following resolution was approved:

WHEREAS, Robert Holbrook, Our Savior Lutheran Church, representing the owner, Ken Underwood, for the approval of the rezoning of a 9.6 acre tract of land from the “H-Z”, Holding Zone District to the “O-I”, Office and Institutional District to permit the development of a church; and,

WHEREAS, the subject property is located on Dunnivant Valley Road, (County Road 41), approximately ¾ mile east of U.S. Highway 280; located in the Chelsea North – Dunnivant Valley South Westover North Zoning Beat and situated in SW ¼ of Section 16, Township 19 South, Range 1 West; Parcel Identification Nos. 58-09-5-16-0-001-031.006 and 58-09-5-16-0-001-031.008; and,

WHEREAS, the evidence presented demonstrates that the development of a church at this location is consistent with the Comprehensive Plan of Shelby County; and,

WHEREAS, the subject property will be covenanted to identify that the subject property will be used for a church;

NOW, THEREFORE, BE IT RESOLVED, that the request of Robert Holbrook, Our Savior Lutheran Church, representing the owner, Ken Underwood, for the approval of the rezoning of a 9.6 acre tract of land from the “H-Z”, Holding Zone District to the “O-I”, Office and Institutional District to permit the development of a church on the property situated in SW ¼ of Section 16, Township 19 South, Range 1 West; Parcel Identification Nos. 58-09-5-16-0-001-031.006 and 58-09-5-16-0-001-031.008, be and same is hereby **APPROVED**, subject to:

- The review and approval of a site development plan prior to the issuance of any building permit.

3. Case No. MP-02-06, Park Place – Master Plan

—*CONTINUED FROM MAY 1, 2006*—

Purpose: A request from John Whately for the approval of a master plan of a town home development consisting of 94 units, in 17 buildings, on a 15 acre, more or less, tract of land. The subject property is *not zoned*.

Location: The subject property is located on the west side of Oak Mountain State Park Road, approximately 0.7 mile south of Highway 119, in the North Shelby – I-65 Corridor Zoning Beat and situated in Section 6, Township 18 South, Range 2 West, Parcel Identification No. 58-14-3-06-1-001-004.000.

The case was presented by Michele O'Neal. In meeting with the developer just prior to the beginning of the meeting, Ms. O'Neal stated that the developer suggested that the case be continued to permit the developer to explore an alternative proposal that would be more consistent with the Shelby County Comprehensive Plan.

The case was represented by Bob Easley, Alabama Engineering. Mr. Easley also stated that the developers would like the opportunity to see if they can prepare a more acceptable proposal.

June 5, 2006

2M

Several residents of the general area came forward to address the safety of this narrow road and the drainage problems in times of heavy rains. The superintendent of the Oak Mountain State Park stated that he was concerned about response time for emergency vehicles. Increased traffic could complicate this situation.

It was generally agreed that the roadway could be remedied and the drainage issues resolved. However, the narrow canopied roadway is a scenic attraction and correcting it would seriously detract from the appeal of this corridor.

Commissioner Kinnebrew made a motion to *Continue* the case until the August 7, 2006 regular meeting. The motion was seconded by **Commissioner Hale**, and by a vote of 3 in favor and 4 opposed, the motion was defeated.

Commissioner Thomas made a motion to *Deny* approval of the Master Plan. **Commissioner Garrett** seconded the motion and by a vote of 4 in favor, 2 opposed and 1 abstention, the following resolution was approved:

WHEREAS, John Whately has petitioned the Shelby County Planning Commission for the approval of a Master Plan of a town home development consisting of 88 units, in 17 buildings, on a 15 acre tract of land, more or less, that is located in an area of Shelby County that is *not zoned*; and,

WHEREAS, the subject property is located on the west side of Oak Mountain State Park Road, approximately 0.7 mile south of Highway 119, in the North Shelby – I-65 Corridor Zoning Beat, and is situated in Section 6, Township 18 South, Range 2 West, Parcel Identification Number 58-14-3-06-1-001-004.000; and,

WHEREAS, the proposed Master Plan depicts a high density development on property identified as “*green infrastructure*” in the Shelby County Comprehensive Plan; and,

WHEREAS, the Planning Commission finds that the proposed Master Plan does not conform to the goals and policies of the Comprehensive Plan; and,

WHEREAS, the Commission has determined that the evidence presented demonstrates that the proposed development could adversely impact the health, safety and public welfare, and that the approval of this Master Plan would not be in the best interests of the general public;

NOW, THEREFORE, BE IT RESOLVED, that Case No. **MP-02-06**, a request for the approval of a Master Plan for a town home development consisting of 88 units, in 17 buildings, on a 15 acre tract of land, located on the west side of Oak Mountain State Park Road, approximately 0.7 mile south of Highway 119, and situated in the Section 6, Township 18 South, Range 2 West, Parcel Identification Number 58-14-3-06-1-001-004.000, is hereby **DENIED**.

4. Case No. MP-03-06, Highland Ridge — Master Plan Approval

Purpose: A request from Leo E. Joseph, Jr., for the approval of a master plan of a subdivision development consisting of 56 lots on a 63-acre, more or less, tract of land. The subject property is *not zoned*.

Location: The subject property is located on the west side of County Highway 39, south of High Chaparral and north of Cameron Woods, in the Chelsea South Zoning Beat and situated in Sections 17 & 18, Township 20 South, Range 1 West, Parcel Identification No. 58-15-4-18-0-000-001.001.

The case was presented by the Leo E. Joseph. The applicant stated that the proposal was to build upscale homes, similar to the surrounding developments. The issue of conservation areas was raised. Mr. Joseph stated that he would like to eliminate the need for a home owners association and would like the property to be a part of the respective lots. It was stated that some measures must be taken to ensure the preservation of these conservation areas. There was no one present to speak for or against this case.

Commissioner Hale made a motion to conditionally *Approve* this Master Plan.

Commissioner Thomas seconded the motion and by a unanimous vote, the following resolution was approved:

WHEREAS, Leo E. Joseph, Jr. has petitioned the Shelby County Planning Commission for the approval of a Master Plan of a residential development consisting of 56 lots on a 63 acre tract of land, more or less, that is located in an area of Shelby County that is *not zoned*; and,

WHEREAS, the subject property is located on the west side of County Highway 39, south of High Chaparral and north of Cameron Woods, in the Chelsea South Zoning Beat and situated in Sections 17 & 18, Township 20 South, Range 1 West, Parcel Identification No. 58-15-4-18-0-000-001.001; and,

WHEREAS, the proposed Master Plan depicts a low density development on property identified as “*rural landscape*”, due to varied topography, wooded areas and flood plains, in the Shelby County Comprehensive Plan; and,

WHEREAS, the Planning Commission has determined that the evidence presented indicates that the proposed development is not inconsistent with the goals and objectives of the Comprehensive Plan; and,

WHEREAS, the Commission strongly encourages the protection and preservation of conservation areas to preserve the best specimens and stands of trees and waterways in their natural state while maintaining the integrity of the larger ecosystem;

NOW, THEREFORE, BE IT RESOLVED, that **Case No. MP-03-06**, a request for the approval of a Master Plan for a residential development consisting of 56 lots on a 63 acre tract of land, more or less, located on the west side of County Highway 39, south of High Chaparral, and situated in Sections 17 & 18, Township 20 South, Range 1 West, Parcel Identification No. 58-15-4-18-0-000-001.001, is hereby *Approved*, subject to:

- The applicant delineating the conservation areas and imposing easements and protective covenants on the subject property, as necessary, to provide for the protection and preservation of conservation areas.

5. Case No. S-07-06, Yellow Leaf Farms – Preliminary Plat

Purpose: A request from Dustin Woods, D & D Construction, Inc., for the approval of a preliminary plat to be known as **Yellow Leaf Farms** to subdivide approximately 32.5 acres into 23 single family residential lots. The subject property is zoned "A-1", Agricultural District.

Location: The subject property is located south of Westover, on the north side of County Road 51, approximately ¼ mile east of the intersection of County Road 55 in the Westover South - Wilsonville Zoning Beat; and situated in the W ½ of Section 4, Township 20 South, Range 1 East; Parcel Identification Nos. 16-2-04-0-000-011.000, 16-2-04-0-000-011.002, 16-2-04-0-000-011.003, 16-2-04-0-000-011.004.

June 5, 2006

4M

The case was presented by the Dustin Woods. Mr. Woods stated that he proposed to build a 23 lot subdivision while preserving as many of the trees as possible. An adjoining property owner asked about the character of the development and potential landscaping. The applicant responded that landscaping would be provided. It was noted by the Highway Department that the hydraulic and storm drainage information submitted was not complete and that review is pending.

Commissioner Taylor made a motion that the case be *Continued* until August 7, 2006.

Commissioner Garrett seconded the motion and by a unanimous vote, the following resolution was approved:

WHEREAS, Dustin Woods, D & D Construction, Inc. has petitioned the Shelby County Planning Commission for the approval of a preliminary plat to be known as Yellow Leaf Farms to subdivide approximately 32.5 acres into 23 single family residential lots on property that is zoned "*A-1*", *Agricultural District*; and,

WHEREAS, the subject property is located south of Westover, on the north side of County Road 51, approximately ¼ mile east of the intersection of County Road 55 in the Westover South - Wilsonville Zoning Beat; and situated in the W ½ of Section 4, Township 20 South, Range 1 East; Parcel Identification Nos. 16-2-04-0-000-011.000, 16-2-04-0-000-011.002, 16-2-04-0-000-011.003, 16-2-04-0-000-011.004; and,

WHEREAS, the Highway Department has found that the subdivision plans submitted do not substantially comply with the minimum requirements of the Subdivision Regulations of Shelby County;

NOW, THEREFORE, BE IT RESOLVED, that **Case No. MP-03-06**, a request for the approval of a preliminary plat, to be known as Yellow Leaf Farms, to subdivide approximately 32.5 acres into 23 single family residential lots, located south of Westover, on the north side of County Road 51, and situated in the W ½ of Section 4, Township 20 South, Range 1 East; Parcel Identification Nos. 16-2-04-0-000-011.000, 16-2-04-0-000-011.002, 16-2-04-0-000-011.003, 16-2-04-0-000-011.004, is hereby *Continued* until August 7, 2006.

6. Case No. S-16-06, Saunders Bridge 1st Sector – Preliminary Plat

—*CONTINUED FROM MAY 1, 2006*—

Purpose: A request from Jackie Davis, Surveying Solutions, Inc. for the approval of a preliminary plat to be called Saunders Bridge 1st Sector to subdivide 256 acres into 36 lots. A master plan of this subdivision was approved by the Shelby County Planning Commission, (*Case No. MP-05-05*), in September 2005. The subject property is *not zoned*.

Location: The subject property is located in northeast Shelby County, on Twin Pines Road, County Highway 45 in the Sterrett – Vandiver Zoning Beat and situated in the S ½ of Section 23, the NW ¼ of Section 26, and the NE ¼ of Section 27, Township 18 South, Range 1 East, Parcel Identification Nos. 58-04-6-23-0-000-003.000, 58-04-6-23-0-000-003.011, 58-04-6-23-0-000-003.013, 58-04-6-23-0-000-006.000, 58-04-7-26-0-000-002.000; and 58-04-8-27-0-000-001.002.

The case was presented by Jackie Davis. Ms. Davis identified that the plat is consistent with the Master Plan that was approved by the Planning Commission on December 19, 2005. The Commission discussed the configuration of the lots as being a part of the lake. There was no one present to speak in favor of or in opposition to this request.

Commissioner Land made a resolution to *Approve* this preliminary plat. The motion was seconded by **Commissioner Kinnebrew** and by a vote of 6 in favor and 1 abstention, the

June 5, 2006

5M

following resolution was approved:

WHEREAS, Jackie Davis, Surveying Solutions, Inc. has petitioned the Shelby County Planning Commission for the approval of a preliminary plat to be called Saunder's Bridge to subdivide 256 acres into 36 private residential lots; and,

WHEREAS, the subject property is located in northeast Shelby County, on Twin Pines Road, County Highway 45 in the Sterrett – Vandiver Zoning Beat and is situated in the S ½ of Section 23, the NW ¼ of Section 26, and the NE ¼ of Section 27, Township 18 South, Range 1 East, Parcel Identification Nos. 58-04-6-23-0-000-003.000, 58-04-6-23-0-000-003.011, 58-04-6-23-0-000-003.013, 58-04-6-23-0-000-006.000, 58-04-7-26-0-000-002.000; and 58-04-8-27-0-000-001.002; and,

WHEREAS, the Planning Commission has found that the above captioned private residential development is similar to the uses of the surrounding properties and is not inconsistent with the Comprehensive Plan of Shelby County; and,

WHEREAS, the Planning Commission has found that the proposed preliminary plat is consistent with the Master Plan that the Commission approved on December 19, 2005;

NOW, THEREFORE, BE IT RESOLVED, that Case No. S-16-06, a request for approval of a preliminary plat to be called Saunder's Bridge, to subdivide 256 acres into 36 private residential lots is hereby **APPROVED** subject to:

- Applicant submitting a revised preliminary plat addressing all comments;
- Applicant submitting a revised Master Plan;
- The applicant submitting an application for final plat approval within 2 years of approval of the preliminary plat. Failure to apply may necessitate reapplication for preliminary plat approval [§3:01(o)];
- Compliance with the regulations, policies and guidelines of Shelby County.

7. Case No. S-17-06, Highland Lakes, Sector 1, Phase 6 – Preliminary Plat
—CONTINUED FROM MAY 1, 2006—

Purpose: A request from Kenneth B. Weygand, Eddleman Properties Inc., for the approval of a revised preliminary plat, to be called Highland Lakes, Sector 1 – Phase 6, to subdivide 123.61 acres into 108 single family residential lots. This property is zoned "E-2-SD", Special Estate District.

Location: 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 – Dunnavant Valley South – Westover North Zoning Beat and situated in Sections 8, 16, and 17, Township 19 South, Range 1 West, Parcel Identification Nos. 58-09-3-08-0-001-001.020, 58-09-4-17-0-001-001.004, 58-09-4-17-0-001-001.004, and 58-09-4-17-0-001-011.000.

The case was presented by David Arrington. It was noted that pursuant to ADEM requirements, areas noted as Conservation Easements will be relabeled as *Conservation Areas*. The necessary covenants as required by ADEM will be recorded in a timely fashion. There was no one present to speak in support of or in opposition to this request.

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

June 5, 2006

6M

WHEREAS, Kenneth B. Weygand, Eddleman Properties Inc., has petitioned the Shelby County Planning Commission for the approval of a revised preliminary plat, to be called Highland Lakes, Sector 1 – Phase 6, to subdivide 123.61 acres into 102 single family residential lots; and,

WHEREAS, 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 Zoning Beat and situated in Sections 8, 16, and 17, Township 19 South, Range 1 West, Parcel Identification No. 09-3-08-0-001-001.020, 58-09-4-17-0-001-001.004, 58-09-4-17-0-001-001.004, and 58-09-4-17-0-001-011.000; and,

WHEREAS, the Planning Commission has found that the above captioned residential development is consistent with the approved Highland Lakes Master Plan and is not inconsistent with the Comprehensive Plan of Shelby County;

NOW, THEREFORE, BE IT RESOLVED, that Case No. S-17-06, a request for approval of a preliminary plat to be called Highland Lakes, Sector 1, Phase 6, to subdivide 123.61 acres into 102 single family residential lots, located in the Highland Lakes community, near the Highway 280 entrance and south of Highland Lakes Court and situated in Sections 8, 16, and 17, Township 19 South, Range 1 West, Parcel Identification Nos. 09-3-08-0-001-001.020, 58-09-4-17-0-001-001.004, 58-09-4-17-0-001-001.004, and 58-09-4-17-0-001-011.000 is hereby **APPROVED** subject to:

- Applicant submitting a revised preliminary plat addressing all comments.
- The applicant submitting an application for final plat approval within 2 years of approval of the preliminary plat. Failure to apply may necessitate reapplication for preliminary plat approval [§3:01(o)];
- Compliance with the regulations, policies and guidelines of Shelby County.

8. Case No. S-38-06, Maple Leaf Estates – Preliminary Plat

Purpose: A request from Conner Farmer, Maple Leaf, LLC, for the approval of a preliminary plat to be called Maple Leaf Estates to subdivide 36 acres into 28 single-family residential lots. The subject property is zoned “**A-1**”, Agricultural District.

Location: The subject property is located at 3801 Highway 55, on the west side of Wilsonville, approximately 1/3 of mile north of County Road 40, in the Westover South – Wilsonville Zoning Beat and situated in Section 20, Township 20 South, Range 1 East, Parcel Identification No. 58-16-4-20-0-000-007.002.

The case was presented by Conner Farmer, Maple Leaf, L.L.C.. He identified that the site is heavily wooded. The proposed subdivision will develop 28 lots and Mr. Farmer assured the Commission that he would preserve all of the mature vegetation as possible. The Highway Department identified that geotechnical information and construction details for the spillway would be necessary. Also, it was noted that the rights-of-way were shown as being only 50 feet in width, as opposed to the required 60 feet. Mr. Farmer stated that he would resubmit the proposal.

Adjacent property owners raised issues pertaining to the traffic and safety for farmers along County Road 55.

June 5, 2006

7M

Commissioner Garrett made a motion to *Continue* the case until July 17, 2006. The motion was seconded by **Commissioner Kinnebrew**, and by a unanimous vote, the following resolution was approved:

WHEREAS, Conner Farmer, Maple Leaf, L.L.C., has petitioned the Shelby County Planning Commission for the approval of a preliminary plat to be called Maple Leaf Estates to subdivide 36 acres into 28 single-family residential lots; and,

WHEREAS, the subject property is located at 3801 Highway 55, on the west side of Wilsonville, approximately 1/3 of mile north of County Road 40, in the Westover South – Wilsonville Zoning Beat and situated in Section 20, Township 20 South, Range 1 East, Parcel Identification No. 58-16-4-20-0-000-007.002; and,

WHEREAS, the Highway Department has found that the subdivision plans submitted do not substantially comply with the minimum requirements of the Subdivision Regulations of Shelby County;

NOW, THEREFORE, BE IT RESOLVED, that Case No. S-38-06, a request for approval of a preliminary plat to be called Maple Leaf Estates to subdivide 36 acres into 28 single-family residential lots, located at 3801 Highway 55, on the west side of Wilsonville, approximately 1/3 of mile north of County Road 40 and s situated in Section 20, Township 20 South, Range 1 East, Parcel Identification No. 58-16-4-20-0-000-007.002 is hereby **CONTINUED** until July 17, 2006.

9. Case S-39-06, Woodhall Green, Preliminary Plat

Purpose: A request from George Thompson, Thompson Realty Co., Inc., for the approval of a preliminary plat to be called Woodhall Green to subdivide 6.82 acres into eight (8) single-family residential lots. The subject property is zoned “E-1 SD”, Special Estate District.

Location: The subject property is located within Shoal Creek, off Carnoustie Dirve on Wakonda Terrace, in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 26, Township 18 South, Range 1 West, Parcel Identification Nos.: 58-03-7-26-0-000-069.000; 58-03-7-26-0-000-070.000; 58-03-7-26-0-000-070.001; 58-03-7-26-0-000-071.000; and 58-03-7-26-0-000-071.001

The case was presented by George Thompson, Thompson Realty Co., Inc.. Mr. Thompson stated that the proposal is to build eight (8) single family homes. The homes will be clustered and be an attractive addition to the Shoal Creek community.

It was noted that the approval of this case will also constitute an amendment to the Master Plan. Staff asked that this be included in the action on this case. There was no one present to speak in favor of or in opposition to the request.

Commissioner Kinnebrew made a motion to *Approve* the preliminary plat and *Approve* the Master Plan. The motion was seconded by Commissioner Garrett and by a vote of six (6) in favor and one (1) abstention, the following resolution was approved:

WHEREAS, George Thompson, Thompson Realty Co., Inc., has petitioned the Shelby County Planning Commission for the approval of a preliminary plat to be called Woodhall Green to resubdivide five (5) lots, which comprise 6.82 acres, more or less, into eight (8) single-family residential lots; and,

June 5, 2006

8M

WHEREAS, the subject property is located within Shoal Creek, off Carnoustie Drive on Wakonda Terrace, in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 26, Township 18 South, Range 1 West, Parcel Identification Nos.: 58-03-7-26-0-000-069.000; 58-03-7-26-0-000-070.000; 58-03-7-26-0-000-070.001; 58-03-7-26-0-000-071.000; and 58-03-7-26-0-000-071.001; and,

WHEREAS, the Planning Commission has found that the proposed development is not inconsistent with the Shoal Creek Subdivision, a private gated community, and is not inconsistent with the Comprehensive Plan of Shelby County;

NOW, THEREFORE, BE IT RESOLVED, that Case No. S-39-06, a request for approval of a preliminary plat to be called Woodhall Green to resubdivide five (5) lots, which comprise 6.82 acres, more or less, into eight (8) single-family residential lots, located within Shoal Creek, off of Carnoustie Drive, approximately 2,000 feet southwest of the main entry to Shoal Creek on Wakonda Terrace, and situated in Section 26, Township 18 South, Range 1 West, Parcel Identification Nos.: 58-03-7-26-0-000-069.000; 58-03-7-26-0-000-070.000; 58-03-7-26-0-000-070.001; 58-03-7-26-0-000-071.000; and 58-03-7-26-0-000-071.001 is hereby **APPROVED** subject to:

- Applicant submitting a revised preliminary plat addressing all comments.
- The applicant submitting an application for final plat approval within 2 years of approval of the preliminary plat. Failure to apply may necessitate reapplication for preliminary plat approval [§3:01(o)];
- Compliance with the regulations, policies and guidelines of Shelby County.

Discussion Items:

- ***"HZ", Holding Zone – Conditional Uses – (Case No. ZAM -01-06)***

The amendment of the text of the *Conditional Uses* in the "HZ", Holding Zone category in the Zoning Regulations was discussed. It was the feeling of the Planning Commission that this amendment was not appropriate at this time.

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

ADJOURNMENT 9:15 p.m. June 5, 2006.

Ray E. Hamilton, Manager,
Department of Development Services

Kenneth F. Wilder, Chairman
Shelby County Planning Commission

June 5, 2006
9M