

STATE OF ALABAMA

SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting – June 18, 2007, 7:00 P.M.

Members Present: Rachel Garrett, Chairwoman; Bill Kinnebrew, Bob Land, Robert Taylor, and Kenneth Wilder.

Members Absent: Russ Hale and Ralph Thomas.

Staff Present: Ray E. Hamilton, Manager; Tom Wilkins, Senior Planner; Sharman Brooks, Planner II; Winston Sitton, Civil Engineer.

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

The meeting was called to order at approximately 7:02 p.m. by Rachel Garrett, Chairwoman. Ms. Garrett introduced the members of the Shelby County Planning Commission and staff. There were approximately 10 people present in addition to the Shelby County Planning Commission and staff.

1. Approval of the Minutes of the Regularly Scheduled Meeting of June 4, 2007.

Commissioner Kinnebrew made a motion to approve the Minutes of the Meeting of June 4, 2007 with the noted corrections. The Motion was seconded by **Commissioner Taylor** and by a vote of five (5), (Commissioners Garrett, Kinnebrew, Land, Taylor and Wilder) in favor, the Minutes of the Meeting of June 4, 2007, as corrected, were unanimously approved.

2. S-39-07, Canterbury Cove, Preliminary Plat

Purpose: A request from Jackie Davis, Surveying Solutions, Inc., representing the owner Jeff Brown, Distinctive Homebuilders, for the approval of a preliminary plat, to be called **Canterbury Cove**, subdividing approximately 11 acres into 8 single family residential lots. The subject property is zoned "A-1", *Agricultural District*.

Location: The subject property is located at the northeast corner of the intersection of County Road 41 (Dunnivant Valley Road) and Double Oak Way, across from Highland Lakes 29th Sector, in the Chelsea North - Dunnivant Valley South - Westover North Zoning Beat, situated in the NW ¼ of Section 10, Township 19, South, Range 1 West; Parcel Identification Number 58-09-2-10-0-000-003.000.

The case was introduced by Sharman Brooks, Department of Development Services. Jeff Brown, owner, offered to answer any questions. Mr. Brown stated that the area reflected on the preliminary plat as 'Common Area' was to be an access easement for the use of the two adjoining property owners to the north and east. He stated that it would be moved north to align with the existing driveways to minimize the inconvenience to the adjoining property owners as well as avoid clearing the existing mature vegetation. Mitch McKell, an engineer representing the owner acknowledged this realignment and commented that it would not affect the size of the proposed lots.

The adjoining property owners came forward to object to the proposed development. They objected to the introduction of eight (8) one-acre lots into this large lot area and the additional traffic it will create. They also questioned the details surrounding the proposed easement used to get to their properties.

Commissioner Land made a motion to *Continue* consideration of this rezoning case until the next regularly scheduled meeting of July 18, 2007. The motion was seconded by **Commissioner Taylor** and by a unanimous vote of five (5), (Commissioners Garrett, Kinnebrew, Land, Taylor and Wilder), in favor the following resolution was approved:

WHEREAS, Jackie Davis, Surveying Solutions, Inc., representing the owner Jeff Brown, Distinctive Homebuilders, has petitioned the Shelby County Planning Commission for the approval of a preliminary plat to be called **Canterbury Cove**, subdividing approximately 11 acres into eight (8) single family residential lots; and,

WHEREAS, the subject property is located at the northeast corner of the intersection of County Road 41 (Dunnivant Valley Road) and Double Oak Way, across from Highland Lakes - 29th Sector, in the Chelsea North - Dunnivant Valley South - Westover North Zoning Beat, situated in the NW ¼ of Section 10, Township 19, South, Range 1 West; Parcel Identification Number 58-09-2-10-0-000-003.000; and,

WHEREAS, the configuration of the easement proposed to provide access to the adjoining properties has not been adequately identified;

NOW, THEREFORE, BE IT RESOLVED, that consideration of Case No. **S-39-07**, a request for the approval of a preliminary plat, to be called **Canterbury Cove**, subdividing approximately 11 acres into eight (8) single family residential lots, located at the northeast corner of the intersection of County Road 41 (Dunnivant Valley Road) and Double Oak Way, situated in the NW ¼ of Section 10, Township 19, South, Range 1 West; Parcel Identification Number 58-09-2-10-0-000-003.000, is hereby *Continued*, until the next regularly scheduled meeting of July 18, 2007.

There being no further business, **Commissioner Wilder** made a motion to adjourn. The motion was seconded by **Commissioner Kinnebrew** and by a unanimous vote of five (5), (Commissioners Garrett, Kinnebrew, Land, Taylor, and Wilder) in favor, the meeting was adjourned.

ADJOURNMENT 7:48 P.M. June 18, 2007.

David Hunke, AICP
Planning Services Supervisor

Rachel Garrett, Chairwoman,
Shelby County Planning Commission

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