

**STATE OF ALABAMA
SHELBY COUNTY**

SHELBY COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting – September 21, 2009 – 7:00 P.M.

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

Staff Present: Ray E. Hamilton, Manager; David Hunke, Planning Services Supervisor; Tom Wilkins, Senior Planner; Sharman Brooks, Planner II; Kristine Goddard, Planner II; and Winston Sitton, Civil Engineer.

PUBLIC HEARING

The meeting was called to order at approximately 7:05 p.m. by Bob Land, Chairman. Mr. Land introduced the members of the Planning Commission and the staff. There were approximately 23 people present in addition to the Commission and the staff.

1. Approval of the Minutes of the Regularly Scheduled Meeting of July 20, 2009.

Commissioner Garrett made a motion to approve the minutes of the meeting of July 20, 2009, as amended. The motion was seconded by **Commissioner Thomas** and by a unanimous vote of seven (7), with Commissioners Chambers, Garrett, Kinnebrew, Land, Taylor, Thomas and Wilder voting in favor, the amended minutes of the meeting of July 20, 2009 were approved.

2. Z09-00008; Ponder Property – Lot Size Variance

Purpose: A request of Tommy Ponder, owner, for the approval of a variance to establish a substandard lot of 0.60 acre in an A-1, Agricultural District instead of the required minimum lot size of 1 acre; a variance of Section 3, Article XVII, pursuant to Section 3, Article XXIII.

Location: The subject property is located southeast of County Road 49 at 1490 Claude Hughes Road, approximately 600 feet south of the intersection with Sycamore Road in an A-1, Agricultural District of the Westover – South Wilsonville Zoning Beat and situated in the NW ¼ of Section 30, Township 20 South, Range 1 East; Parcel Identification No. 58-16-9-30-0-000-008.005.

The case was presented by Sharman Brooks, Department of Development Services. Ms. Brooks identified that the subject property was established after the implementation of zoning in this area. The zoning requires a minimum lot size of one (1) acre and the subject property, created as part of a foreclosure, is only 0.6 acres. This property was established in violation of the zoning requirements and is an illegal lot. As such, no building permits can be considered for this property. It should be noted that other substandard lots in the area are considered *legal non-conforming* lots, as they were established prior to the establishment of the zoning in this area.

Tommy Ponder, owner, represented his request. He stated that his grandparents acquired the property in 1956. They built their home on the subject property and lived there until their death. Mr. Ponder claims that they did not know about the zoning requirements pertaining to lot size. Mr. Ponder stated that he only wants to resolve the situation.

Commissioner Wilder asked if he intended to stay in the area. Mr. Ponder stated that he has other property and is currently working outside of the area. He said that he has no plans for the subject property at this time. If he decides to sell the property he would like this matter resolved so that it is not a problem for the buyer. Mr. Ponder agreed with the Commissioner that if he was to sell the property as it is the only potential buyer would be the adjoining property owner.

Pat Ponder, Mr. Ponder's mother, spoke in support of her son's request. Ms. Ponder stated that her parents originally owned 40 acres when she was a child. They had to sell 20 acres and later sold other parts of the property. When it was foreclosed in 1999, she would have liked to have bought it but was unable to do so.

William Patterson, the adjoining property owner, came forward to speak in opposition. He stated that Mr. Ponder has not approached him to buy any of his adjoining property. He said that he has offered to buy the subject property.

Commissioner Wilder asked if the applicant had not approached him to buy a portion of his property. Mr. Patterson replied that they have not. He said that he owns the property on all four sides of the subject property.

Commissioner Kinnebrew asked when he acquired the property. Mr. Patterson said he acquired it from foreclosure in 2001. He said it was originally 14 acres but that the subject 0.60 acres were later removed from the foreclosure.

Commissioner Wilder asked if he knew it was a non-conforming lot. Mr. Patterson said he was aware of that.

Ms. Ponder came forward and provided a copy of the deed for the property. Tommy Ponder came forward and stated that he has never approached Mr. Patterson about buying any of his property and did not know where that came from. (It was identified in the letter written by Pat Ponder as justification for the variance on his behalf.)

Commissioner Garrett made a motion to *Grant* the requested variance. The motion was seconded by **Commissioner Kinnebrew** and, by a vote of five (5), with Commissioners Chambers, Garrett, Kinnebrew, Land, and Thomas voting in favor, Commissioner Taylor voting against, and Commissioner Wilder abstaining, the following resolution was approved:

WHEREAS, Tommy Ponder, owner, has petitioned the Shelby County Planning Commission for the approval of a variance to permit the establishment a substandard lot of 0.60 acre in an A-1, Agricultural District, instead of the required minimum lot size of 1 acre; a variance of Section 3, Article XVII, pursuant to Section 3, Article XXIII; and,

WHEREAS, the subject property is located at 1490 Claude Hughes Road, approximately 600 feet south of Sycamore Road in an A-1, Agricultural District of the Westover – South Wilsonville Zoning Beat and situated in the NW ¼ of Section 30, Township 20 South, Range 1 East; Parcel Identification No. 16-9-30-0-000-008.005; and,

WHEREAS, the applicant has shown that the subject property was released by a bank from a foreclosure proceeding to avoid taking the home of the applicant's grandparents in 1999; and,

WHEREAS, the variance to grant the establishment of a substandard lot at this location will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Shelby County; and,

WHEREAS, the Planning Commission finds that the evidence and testimony presented supports granting the relief of this variance;

NOW, THEREFORE, BE IT RESOLVED, by the Shelby County Planning Commission that the request of Tommy Ponder for a variance to permit the establishment of a substandard lot of 0.60 acre in an A-1, Agricultural District instead of the required minimum lot size of 1 acre; a variance of Section 3, Article XVII, pursuant to Section 3, Article XXIII, for the property located at 1490 Claude Hughes Road, approximately 600 feet south of Sycamore Road in the Westover – South Wilsonville Zoning Beat and situated in the NW ¼ of Section 30, Township 20 South, Range 1 East; Parcel Identification No. 58-16-9-30-0-000-008.005 be, and the same is hereby **Granted**.

3. Z09-00009; Valleydale Professional Office – Parking Variance

Purpose: A request from Marty Byrom, representing the owners, Drs. Vance Blackburn and Douglas Moore, for a variance to permit an addition to one unit of a five unit office condominium resulting in 90 off-street parking spaces, instead of the minimum 106 spaces required; a variance of Section 1.3, Article XX pursuant to Section 3, Article XXIII.

Location The subject property, Valleydale Professional Office Condominium, is located at 2520 Valleydale Road, diagonally across Valleydale Road northwest from the Southeastern Bible College in a B-1, Neighborhood Business District of the North Shelby – I65 Corridor Zoning Beat and situated in the S ½ of Section 16, Township 19 South, Range 2 West; Parcel Identification Nos. 58-10-5-16-0-001-022.000, 58-10-5-16-0-001-022.001, 58-10-5-16-0-001-022.002, 58-10-5-16-0-001-022.003, 58-10-5-16-0-001-022.004, 58-10-5-16-0-001-022.005 and 58-10-5-16-0-001-022.006.

The case was presented by Tom Wilkins, Department of Development Services. Mr. Wilkins explained that the owners of one of the five condominium units proposes to add approximately 1,100 square feet to the structure. This addition requires the provision of additional off street parking. The condominium development of five (5) office buildings were developed prior to the review of site development plans by the Planning Services staff as a part of issuing building permits. Consequently, the facility was built with a deficiency of the required number of off-street parking spaces.

Marty Byrom represented this request. Mr. Byrom stated that the condominiums were built between 1989 and 1995. Mr. Byrom offered to answer any questions. There was no one present to speak in favor of or in opposition to this request.

Commissioner Wilder made a motion that the variance be **Granted**. The motion was seconded by **Commissioner Chambers** and by a unanimous vote of seven (7), with Commissioners Chambers, Garrett, Kinnebrew, Land, Taylor, Thomas and Wilder voting in favor, the following resolution was approved:

WHEREAS, Marty Byrom, representing the owners, Drs. Vance Blackburn and Douglas Moore, has petitioned the Shelby County Planning Commission for the approval of a variance to permit an addition to one unit of a five unit office condominium resulting in 90 off-street parking spaces, instead of the minimum 106 spaces required; a variance of Section 1.3, Article XX pursuant to Section 3, Article XXIII; and,

WHEREAS, the subject property, Valleydale Professional Office Condominium, is located at 2520 Valleydale Road, diagonally across Valleydale Road northwest from the Southeastern Bible College in a B-1, Neighborhood Business District of the North Shelby – I65 Corridor Zoning Beat and situated in the S ½ of Section 16, Township 19 South, Range 2 West; Parcel

Identification Nos. 58-10-5-16-0-001-022.000, 58-10-5-16-0-001-022.001, 58-10-5-16-0-001-022.002, 58-10-5-16-0-001-022.003, 58-10-5-16-0-001-022.004, 58-10-5-16-0-001-022.005 and 58-10-5-16-0-001-022.006; and,

WHEREAS, the applicant, representing the owners, has petitioned the Planning Commission for a variance to permit an addition of approximately 1,100 square feet to a condominium unit that requires the provision of an additional six (6) off-street parking spaces, pursuant to Section 1.3, Article XX of the Zoning Regulations of Shelby County; and,

WHEREAS, the proposed addition to this condominium unit will result in the provision of a total of 90 off-street parking spaces instead of the minimum 106 spaces required for the entire condominium; and,

WHEREAS, based upon Institute of Transportation Engineers (ITE) professional standards, it has been demonstrated that the proposed addition will generate approximately four (4) or five (5) additional vehicles during peak demand; and,

WHEREAS, it has been shown that the provision of 90 off-street parking spaces instead of the 106 required at this location will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Shelby County; and,

WHEREAS, Planning Commission finds the evidence and testimony presented justify granting this variance;

NOW, THEREFORE, BE IT RESOLVED, by the Shelby County Planning Commission that the request of Marty Byrom, representing the owners, Drs. Vance Blackburn and Douglas Moore, for a variance to permit an addition to one unit of a five unit office condominium resulting in 90 parking spaces, instead of the minimum 106 spaces required; a variance of Section 1.3, Article XX pursuant to Section 3, Article XXIII, for the Valleydale Professional Office Condominium, located at 2520 Valleydale Road, in the North Shelby-I65 Corridor Zoning Beat and situated in the S ½ of Section 16, Township 19 South, Range 2 West; Parcel Identification Nos. 58-10-5-16-0-001-022.000, 8-10-5-16-0-001-022.001, 8-10-5-16-0-001-022.002, 8-10-5-16-0-001-022.003, 8-10-5-16-0-001-022.004, 8-10-5-16-0-001-022.005, and 8-10-5-16-0-001-022.006 be, and the same is hereby **Granted**.

4. Z09-00010; Vulcan Materials – A-1 to M-2

Purpose: A request from Chuck King, Vulcan Construction Materials, LP, representing the property owners, Vulcan Lands, Inc., for the approval of the amendment of the zone district boundaries from the A-1, Agricultural District to the M-2, Heavy Industrial District to permit the continued extraction of mineral resources.

Location: The subject properties are located southwest of Exit 231 of I-65, south of CR 84 and north of CR 16 in the North Shelby – I-65 Corridor Zoning Beat and generally situated in Sections 7, 8, 9, 17 and 18, Township 22 South, Range 2 West; particularly, Parcel Identification Nos. 58-28-3-08-0-000-001.000 (pt.), 58-28-3-08-0-000-023.000, 58-28-4-18-0-000-010.000 (pt.), and 58-28-4-18-0-000-011.000 (pt.).

Kristine Goddard Department of Development Services presented this case. Ms. Goddard explained that Vulcan Lands has been extracting resources at this quarry since before the implementation of zoning in this area. The three individual subject properties comprise approximately a 58 acre ± portion, more or less, of this 1,400 acre plus facility. The

amendments to the zone district boundaries that are requested are all internal to the current operations and do not represent any changes to their current activities. The three sites requested to be rezoned are currently considered *legal non-conforming uses*. These amendments will bring the operations of this facility in line with the zoning regulations of Shelby County.

Chuck King, Vulcan Construction Materials, LP represented the owners. He offered to answer any questions. There was no one present to speak in favor of or in opposition to this request.

Commissioner Chambers made a motion to *Approve* the amendments to the zone district boundaries. The motion was seconded by **Commissioner Garrett** and by a unanimous vote of seven (7), with Commissioners Chambers, Garrett, Kinnebrew, Land, Taylor, Thomas and Wilder voting in favor, the following resolution was approved:

WHEREAS, Chuck King, Vulcan Construction Materials, LP, representing Vulcan Lands, Inc., has requested the approval of an amendment of the zone district boundaries from the A-1, Agricultural District to the M-2, Heavy Industrial District to permit the continued extraction of mineral resources; and,

WHEREAS, the subject properties are located southwest of Exit 231 of I-65, south of CR 84 and north of CR 16 in the North Shelby – I-65 Corridor Zoning Beat and generally situated in Sections 7, 8, 9, 17 and 18, Township 22 South, Range 2 West; particularly, Parcel Identification Nos. 58-28-3-08-0-000-001.000 (pt.), 58-28-3-08-0-000-023.000, 58-28-4-18-0-000-010.000 (pt.), and 58-28-4-18-0-000-011.000 (pt.); and,

WHEREAS, the subject properties have been internal components of a resource extraction quarry since before the implementation of zoning in 1988; and,

WHEREAS, the surrounding properties that are used for the extraction of mineral resources are appropriately zoned M-2, Heavy Industrial District; and,

WHEREAS, although the *legal nonconforming use* of the subject properties may continue in perpetuity, it is justified and appropriate to rezone these properties to the correct M-2 zoning category;

NOW, THEREFORE, BE IT RESOLVED by the Shelby County Planning Commission that the request of Chuck King, representing the owners, Vulcan Lands, Inc., for the approval of the amendment of the zone district boundaries from the A-1, Agricultural District to the M-2, Heavy Industrial District to permit the continued extraction of mineral resources for three (3) properties located south of CR 84 and north of CR 16 and generally situated in Sections 7, 8, 9, 17 and 18, Township 22 South, Range 2 West; Parcel Identification Nos. 58-28-3-08-0-000-001.000 (pt.), 58-28-3-08-0-000-023.000, 58-28-4-18-0-000-010.000 (pt.), and 58-28-4-18-0-000-011.000 (pt.) be, and the same are hereby *Approved*.

5. SP09-00007; Shoal Creek – Revised Master Plan

Purpose: A request from George Thompson, Thompson Realty, Inc., representing the Shoal Creek Association for the approval of an amended master plan for the Shoal Creek Subdivision.

Location: The subject property is located east of Dunnivant Valley Road (CR 41), approximately 5 miles northeast of U.S. 280 in an E-1 SD, Single Family Estate – Special District in the Chelsea North–Dunnivant Valley South–Westover North Zoning Beat and situated in Sections 25, 26, 27, 34, 35 and 36, Township 18 South, Range 1 West.

Sharman Brooks, Department of Development Services presented this case. Ms. Brooks explained that Shoal Creek, a private, 250-lot single-family residential development and golf

course, presented their first master plan in 1977. In 2005, they submitted an amended master plan to add vacant properties at the northeast and the southwest corners of the development. It was recently determined that the 2005 amendment to the master plan did not accurately identify the Shoal Creek Subdivision boundaries. The proposed Master Plan Amendment 2009 adds an additional vacant tract of land located at the northwest corner of the subdivision. There are no plans to develop this property at this time.

George Thompson, Thompson Realty, representing the applicants, Shoal Creek Association, represented the request. Mr. Thompson offered to answer any questions. There was no one present to speak in favor of or in opposition to this request.

Commissioner Wilder made a motion to *Approve* the amended master plan. The motion was seconded by **Commissioner Chambers** and by a unanimous vote of seven (7), with Commissioners Chambers, Garrett, Kinnebrew, Land, Taylor, Thomas and Wilder voting in favor, the following resolution was approved:

WHEREAS, George Thompson, Thompson Realty, representing the applicants, Shoal Creek Association has requested the approval of an amended master plan for the Shoal Creek Subdivision; and,

WHEREAS, the subject property is located east of Dunnavant Valley Road (CR 41), approximately 5 miles northeast of U.S. 280 in an E-1 SD, Single Family Estate – Special District in the Chelsea North–Dunnavant Valley South–Westover North Zoning Beat and situated in Sections 25, 26, 27, 34, 35 and 36, Township 18 South, Range 1 West; and,

WHEREAS, Shoal Creek, a private, 250-lot single-family residential development and golf course, was first presented as a planned development in 1977; and,

WHEREAS, the Shoal Creek development was identified by a master plan depicting the proposed development of the property including the physical and functional interrelationships between uses and facilities that are proposed to be phased over a period of time; and,

WHEREAS, Shoal Creek first amended their master plan in 2005 with the addition of two properties, to the northeast and the southwest corners of the development; and,

WHEREAS, the proposed Master Plan Amendment 2009 identifies additional vacant property located at the northwest corner of the subdivision;

NOW, THEREFORE, BE IT RESOLVED by the Shelby County Planning Commission that the application of George Thompson, representing the applicants, Shoal Creek Association, for the approval of an Amended Master Plan 2009 for the subdivision located east of Dunnavant Valley Road (CR 41) in an E-1 SD, Single Family Estate – Special District in the Chelsea North–Dunnavant Valley South–Westover North Zoning Beat and situated in Sections 25, 26, 27, 34, 35 and 36, Township 18 South, Range 1 West be, and the same is hereby *Approved*.

5. S09-00039; The Shires, Phase IV and a Resurvey of Lot 16 of Phase II – Final Plat

Purpose: A request from Sid Smyer, representing The Shires, LLC, for the approval of a final plat to divide a 15-acre tract of land and Lot 16, The Shires Phase II, into five residential lots as a part of The Shires, a private residential subdivision.

Location: The subject property is located approximately six miles northeast of U.S.280 and northwest of Dunnivant Valley Road (CR 41) in the E-1, Single-Family Estate District of the Chelsea North - Dunnivant Valley South - Westover North Zoning Beat and situated in the NW ¼ of Section24, Township 18 South, Range 1 West, Parcel Identification Nos. 58-03-6-24-0-000-009.009 and 58-03-6-24-0-000-009.021.

Tom Wilkins, Department of Development Services presented this case. Mr. Wilkins presented a chronology of the recording of record maps for the three (3) previous phases of the development of this large-lot gated subdivision.

Mr. Wilkins explained that during the first approval by the Planning Commission, it was discovered that the proposed lots were configured to the centerline of the proposed private streets. The Planning Commission assented to the proposed lots being amended to exclude those portions of the proposed lots that were to be a part of the private 60-foot wide rights-of-way. Recognizing that consequently the lots would not meet the minimum three (3) acre area requirement for a large lot subdivision, an exception to the area requirement was granted. The Planning Commission based this exception upon the fact that it was a private subdivision having only a cul-de-sac with no access to any external streets, except CR 41 and that it only contained 27 lots.

Sidney W. Smyer, III represented the request. Mr. Smyer explained that in 1988, The Shires was recorded as a first phase in the development and in 1989, The Shires, Phase II was recorded as the second phase. In 1994, The Shires, Phase III, Sector 1 was recorded. This Sector changed the alignment of the entrance roadway and renamed it Shephard Gap Road. It also amended the configuration of several of the previously recorded lots. The realignment was intended to accommodate additional properties that were being considered for development to the north. The development of that additional property has never materialized and the majority of that land is currently in foreclosure.

Mr. Smyer currently holds approximately 157 acres to the north and west of The Shires. He proposes to provide an easement to be available for future access to those properties through his proposed Lot 6 for future large lot development. Mr. Smyer said that the five (5) lots proposed to be a part of the The Shires will be subject to all covenants and restrictions of The Shires.

Dawn Duffy, president of The Shires Homeowner's Association came forward to speak in opposition. She stated that The Shires Homeowner's Association has 13 members and has been an active organization since 1996. Dues are collected and the organization maintains the subdivision. Ms. Duffy objected to the proposed easement because, in her opinion, it opens the door to hundreds of acres of potential development that could travel through The Shires.

John Clark, a resident of The Shires, offered an easement across the rear of his property as an alternate access route to the other properties.

Willard Lee McVey said that he has been a property owner in The Shires for four (4) years. He was not aware that a “developer” was still involved in the affairs of The Shires. It was his understanding that The Shires Homeowner's Association was the entity that is responsible the maintenance and upkeep of The Shires. He stated that he was never made aware of any expansion of The Shires to include or access other properties.

Helene Bettenger stated that she bought a lot in The Shires approximately six (6) years ago. She said that she chose The Shires for her home because it was a small 27 lot, gated private subdivision.

Mr. Smyer said that he had prepared a simple drawing that he gave to all buyers of lots in The Shires that he dealt with. He said that everyone in The Shires knows that he owns the properties

to the north and that they all use it as a walking trail. He said that he was not proposing a Greystone or Highland Lakes type of development on his other properties but that it would probably be less than 20 large lots. He also indicated that it is possible that an individual may purchase his land for one or two homes. At this time his main intent is to obtain the approval of the proposed five lots in The Shires so that he can sell a lot to an individual who wants to build a home for his family.

Commissioner Kinnebrew asked if the proposed easement had ever appeared on a record map. Mr. Wilkins responded that it had not. **Commissioner Thomas** asked if proposed Lot 1 could be eliminated from the plat. Mr. Wilkins stated that it could not be eliminated. All of the subject property involved in the subdivision must be included as part of a lot.

Winston Sitton stated that any proposed development of properties beyond The Shires would only be speculative. Proof of access of any property all of the way to CR 41 will be required before any development can occur.

Commissioner Wilder made a motion to approve the final plat. The motion was seconded by **Commissioner Kinnebrew** and by a vote of five (5), with Commissioners Garrett, Kinnebrew, Land, Thomas and Wilder voting in favor and with two (2), Commissioners Chambers and Taylor voting against, the following resolution was approved:

WHEREAS, Sid Smyer, representing The Shires, LLC, has petitioned the Shelby County Planning Commission for the approval of a final plat to divide a 15-acre tract of land and Lot 16, The Shires Phase II, into five residential lots as a part of The Shires, a private residential subdivision; and,

WHEREAS, the subject property is located approximately six miles northeast of U.S. 280 and northwest of Dunnivant Valley Road (CR 41) in an E-1, Single-Family Estate District of the Chelsea North - Dunnivant Valley South - Westover North Zoning Beat and situated in the NW ¼ of Section 24, Township 18 South, Range 1 West, Parcel Identification Nos. 58-03-6-24-0-000-009.009 and 58-03-6-24-0-000-009.021; and,

WHEREAS, the documents and maps submitted meet the minimum requirements of the Shelby County Subdivision Regulations;

NOW, THEREFORE, BE IT RESOLVED by the Shelby County Planning Commission that the application of Sid Smyer, representing The Shires, LLC, for the approval of a final plat to divide a 15-acre tract of land and Lot 16, The Shires Phase II, into five residential lots as a part of The Shires, a private residential subdivision located approximately six miles northeast of U.S. 280 and northwest of Dunnivant Valley Road (CR 41) in an E-1, Single-Family Estate District in the Chelsea North - Dunnivant Valley South - Westover North Zoning Beat and situated in the NW ¼ of Section 24, Township 18 South, Range 1 West, Parcel Identification Nos. 58-03-6-24-0-000-009.009 and 58-03-6-24-0-000-009.021 be, and the same is hereby ***Approved*** subject to:

- Conformance with ***all*** recommendations of the County Engineer.
- Renumbering the proposed lots to use the current sequential numbering system of the existing recorded lots, (e.g. 11, 12, 13, etc.)
- Compliance with the regulations, policies and guidelines of Shelby County.

The Planning Commission asked the staff to explore a solution to the creation of substandard lots when inappropriate deeds are recorded in the Office of the Judge of Probate. Ray E. Hamilton agreed to investigate the process and report back to the Commission.

There being no further business, **Commissioner Wilder** made a motion to adjourn. The motion was seconded by **Commissioner Garrett** and by a unanimous vote of seven (7), with Commissioners Chambers, Garrett, Kinnebrew, Land, Taylor, Thomas and Wilder voting in favor, the meeting was adjourned.

ADJOURNMENT 9:45 P.M. September 21, 2009.

David Hunke, AICP
Planning Services Supervisor

James R. Land, Chairman
Shelby County Planning Commission