

STATE OF ALABAMA
SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting – January 9, 2006, 7:00 P.M.

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

Staff Present: Ray Hamilton, Development Services 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 Bob Land, Chairman. The Chairman introduced the members of the Shelby County Planning Commission and staff. There were approximately five (5) 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 December 19, 2005 Regular Meeting

Commissioner Thomas made a motion to approve the minutes of the December 19, 2005 meeting. The motion was seconded by **Commissioner Kinnebrew** and by a unanimous vote, the Minutes of the Meeting of December 19, 2005 were *Adopted*.

2. Case No. S-96-05, Plantation Manor – Preliminary Plat

Purpose: This is a request from Mike Craft for the approval of a preliminary plat to be called **Plantation Manor**, to subdivide 17.37 acres into 8 lots for single family residential use. The subject property is located in the Harpersville – Vincent Zoning Beat, which is an unzoned area.

Location: The property is located in northeast Shelby County, at the St. Clair County line; 4878 Highway 231, and situated in the NE ¼ of Section 24, Township 18S, Range 2 East; parcel identification number: 58-05-6-24-0-000-001.000.

The case was presented by Mike Craft. Mr. Craft stated that the proposed subdivision was to subdivide the existing 17.37 acre tract into eight (8) residential lots. One of the lots is the site of an existing home that was built in the 1920's and will remain to be sold; the other seven (7) lots will be improved with single family residences. Adjacent property owners voiced their concern and objections to this proposed development. They were concerned that the proposed development of the subject property could impact the use of their property.

Commissioner Taylor made a motion to *Approve* this preliminary plat. The motion was

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

WHEREAS, Mike Craft has petitioned the Shelby County Planning Commission for the approval of a preliminary plat to be known as **Plantation Manor**, to develop approximately 17.37 acres into eight (8) single family residential lots; and,

WHEREAS, the subject property is located in northeast Shelby County, at the St. Clair County line; 4878 Highway 231, and situated in the NE ¼ of Section 24, Township 18S, Range 2 East; parcel identification number: 58-05-6-24-0-000-001.000; and,

WHEREAS, the Planning Commission has found that the maps and documentation presented meet the requirements of the Subdivision Regulations of Shelby County;

NOW, THEREFORE, BE IT RESOLVED, that **Case No. S-96-05**, a request for the approval of a preliminary plat to be known as **Plantation Manor**, to develop approximately 17.37 acres into eight (8) single family residential lots, located in northeast Shelby County, at the St. Clair County line; 4878 Highway 231, and situated in the NE ¼ of Section 24, Township 18S, Range 2 East; parcel identification number: 58-05-6-24-0-000-001.000, is hereby **APPROVED** subject to:

- Applicant submitting a revised preliminary plat reflecting common drives and easements to avoid individual driveways;
- Coordination of all access, common driveways, and easements with the Alabama Department of Transportation;
- Compliance with the regulations, policies and guidelines of Shelby County;
- 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)].

NOTE:

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

There being no further 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 7:25 – January 9, 2006

Todd McDonald,
Planning Services Supervisor

James R. Land, Chairman
Planning Commission

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