

STATE OF ALABAMA

SHELBY COUNTY

SHELBY COUNTY PLANNING COMMISSION MINUTES

Regular Meeting –February 3, 2020 – 6:00 PM

Members Present: Michael O’Kelley, Chairman; Bill Kinnebrew, Vice Chairman; Jim Davis; Joe Little; Jay Gunther; Samuetta Nesbitt; Kenneth Wilder

Members Absent: None

Staff Present: David Willingham, Chief Development Officer; Christie Hester, Planning Services Supervisor; Sharman Brooks, Senior Planner; Josh Cameron, Principal Planner

PUBLIC HEARING

Michael O’Kelley, Chairman, called the meeting to order at 6:00 pm. **Commissioner O’Kelley** introduced members of the Planning Commission and County staff. There were two (2) audience members present in addition to the Planning Commission members and County staff.

1. Approval of the Minutes of the January 21, 2020, Planning Commission Meeting

Commissioner Davis made a motion to approve the minutes of the January 21, 2020, meeting and **Commissioner Gunther** seconded the motion. By a unanimous vote of seven (7-0) in favor, the Planning Commission approved the minutes of the January 21, 2020, meeting.

Note: A complete meeting information packet including written staff reports will be attached to the signed minutes retained by the Shelby County Development Services Department.

2. SN19-028 Silver Oaks Rural Subdivision

This is a request from Randy Goggans, property owner, for approval of a final plat to divide 21.32 acres from acreage creating a two-lot rural subdivision, to be known as the Silver Oaks Rural Subdivision.

The subject property is not zoned and is located on Highway 26, approximately 0.40 miles north of the intersection of Highway 70 in Columbiana; Parcel Identification No. 58-21-5-21-0-000-006.001.

Mr. Cameron gave a presentation regarding agenda item 2, based on the written staff report.

Commissioner O’Kelley asked whether the new easement discussed in the written report was for road improvements. Mr. Cameron explained this is a private easement for property access and there were no planned improvements.

Commissioner Nesbitt inquired about the acreage, and Mr. Cameron confirmed the information provided in the written report.

Mr. Cameron and Ms. Brooks discussed the easement’s location, property access, and rural subdivision regulations in response to questions by **Commissioner Little** and **Commissioner Kinnebrew**.

Commissioner O’Kelley asked the applicant if he would like to speak; Mr. Goggans did not have additional comment.

Commissioner O’Kelley opened the floor for public comment. Mr. Lamar Vick, an adjoining property owner, stated he attended the meeting to hear the discussion. No one spoke in favor or in opposition.

With no further discussion, **Commissioner O’Kelley** called for a motion. **Commissioner Gunther** made a motion in **Case SN19-028 Silver Oaks Rural Subdivision** that the evidence presented in the written staff report and presentation warrants Approval with conditions of the staff report, and **Commissioner Kinnebrew** seconded the motion. By a unanimous vote of seven (7-0) in favor, the Planning Commission approved the following resolution:

WHEREAS, Randy Goggans, property owner, has petitioned the Shelby County Planning Commission for the approval of a final plat to subdivide 21.14 acres from acreage creating a two-lot rural subdivision, to be known as Silver Oaks; and,

WHEREAS, The subject property is unzoned and located on Highway 26 near the intersection of Highway 26 and Highway 70 in the Columbiana Zoning Beat; Parcel No. 58-21-5-21-0-000-006.001; and,

WHEREAS, the property owner has dedicated thirty (30) feet of right-of-way along Blackmon Cemetery Road; and,

WHEREAS, Blackmon Cemetery Road is an unpaved prescriptive right-of-way; and,

WHEREAS, access to Lot 1 and Lot 2 via Blackmon Cemetery Road is prohibited; and,

WHEREAS, both Lot 1 and Lot 2 will be accessed via a sixty (60) foot easement from Highway 26; and,

WHEREAS, the proposed subdivision was originally approved under the name Creekview Estates by the Shelby County Planning Commission in June 2018; and,

WHEREAS, the application for Creekview Estates was withdrawn before recording the subdivision with the Judge of Probate; and,

WHEREAS, the proposed subdivision, Silver Oaks, meets the requirements for a rural subdivision as identified in the *Subdivision Regulations of Shelby County*; and,

NOW, THEREFORE, BE IT RESOLVED by the Shelby County Planning Commission that the request from Randy Goggans, property owner, for the approval of a final plat to subdivide 21.14 acres from acreage creating a two-lot rural subdivision, to be known as Silver Oaks and located on Highway 26 near the intersection of Highway 26 and Highway 70; Parcel Identification No. 58-21-5-21-0-000-006.001, be and the same is hereby *Approved* subject to:

- Applicant submitting a record map for approval and recording; and
- Compliance with the regulations, policies and guidelines of Shelby County, Alabama.

3. SN19-030 A Resubdivision of Lot 1 of Washington Estates and Acreage

This is a request from Tomas Cruz, property owner, for approval of a final plat to resubdivide an existing lot and add an additional lot for residential use, to be known as A Resubdivision of Lot 1 of Washington Estates and Acreage.

The subject property is zoned A-1, Agricultural District and is located at 489 & 517 Highway 63; Parcel Identification Nos. 58-28-4-20-0-000-027.011 and 58-28-4-20-0-000-027.002.

There were no public attendees for this case and the Planning Commission did not need a presentation of the staff report. Planning Commissioners had no follow-up questions to the written report provided in the meeting information packet.

Commissioner O'Kelley called for a motion. **Commissioner Kinnebrew** made a motion in **Case SN19-030 - A Resubdivision of Lot 1 of Washington Estates and Acreage** that the evidence presented in the written staff report warrants Approval with conditions of the staff report, and **Commissioner Davis** seconded the motion. By a unanimous vote of seven (7-0) in favor, the Planning Commission approved the following resolution:

WHEREAS, Tomas Cruz, property owner, has petitioned the Shelby County Planning Commission for approval of a final plat to resubdivide an existing lot and add an additional lot for residential use, to be known as A Resubdivision of Lot 1 of Washington Estates and Acreage; and,

WHEREAS, the subject property is zoned A-1, Agricultural District; and,

WHEREAS, the subject property is located at 489 & 517 Highway 63; Parcel Identification No. 58-28-4-20-0-000-027.010; and,

WHEREAS, the original Washington Estates subdivision was recorded in March 2017; and,

WHEREAS, the proposed subdivision meets the requirements of the *Subdivision Regulations of Shelby County*; and,

WHEREAS, the Planning Commission found that the evidence and testimony presented support the proposed subdivision of land; and,

NOW, THEREFORE, BE IT RESOLVED by the Shelby County Planning Commission that the request from Tomas Cruz, property owner, for approval of a final plat to resubdivide an existing lot and add an additional lot for residential use, to be known as A Resubdivision of Lot 1 of Washington Estates and Acreage; located in an unincorporated area of Shelby County, zoned A-1, Agricultural; Parcel Identification Number 58-28-4-20-0-000-027.010 be, and the same is hereby *Approved* subject to:

- Applicant submitting a final plat for recording; and
- Compliance with the regulations, policies and guidelines of Shelby County.

Ms. Brooks reminded everyone the next scheduled Planning Commission meeting is Monday, February 17, 2020.

There being no further business, **Commissioner Gunther** made a motion to adjourn, and **Commissioner Davis** seconded the motion. By a unanimous vote of seven (7-0) in favor, the Planning Commission meeting of February 3, 2020, adjourned at 6:16 pm.

Christie Hester
Planning Services Supervisor

Michael O'Kelley, Chairman
Shelby County Planning Commission