

**STATE OF ALABAMA
SHELBY COUNTY**

SHELBY COUNTY PLANNING COMMISSION MINUTES

Regular Meeting – February 19, 2018 – 6:00 PM

Members Present: Michael O’Kelley, Chairman; Jim Davis, Vice Chairman; Bob Land; Amy Smith; Bill Kinnebrew

Members Absent: Samuetta Nesbitt; Kenneth Wilder

Staff Present: Chad Scroggins, Development Services Manager; Christie Pannell-Hester, Planning Services Supervisor; Sharman Brooks, Senior Planner; Kristine Goddard, Principal Planner; Josh Cameron, Planner

PUBLIC HEARING

The meeting was called to order at 6:00 P.M. by Michael O’Kelley, Chairman. **Commissioner O’Kelley** introduced the members of the Planning Commission and the County staff. There were approximately three audience members present in addition to the Planning Commission members and County staff.

Approval of the Minutes of the February 5, 2018 Planning Commission Meeting.

Commissioner Land made a motion to approve the minutes of the February 5, 2018 meeting and was seconded by **Commissioner Davis**. By a unanimous vote of five (5-0), with Commissioners O’Kelley, Land, Davis, Kinnebrew and Smith voting in favor the minutes of the February 5, 2018 meeting were approved.

1. Case No. SN17-024 Griffin Park Commercial

This is a request from Tony DeJohn of Highpointe Investments, LLC, property owner, for the approval of a Final Plat to subdivide approximately 4.52 acres into three (3) commercial lots to be known as Griffin Park Commercial. The three commercial lots must be consistent with the Griffin Park at Eagle Point Special District.

The subject property is located at the 4500 Eagle Point Drive (former Eagle Point Golf Course and Driving Range), in the North Shelby – I-65 Zoning Beat, situated in Section 8, Township 19 South, Range 1 West; Parcel Identification No. 58-09-3-08-0-002-001.000.

Ms. Sharman Brooks described the request and explained the final plat is consistent with the recently approved Special District for Griffin Park. She identified the conditions that are needed to approve the plans - the zoning should be revised to R-2 SD on the final plat and the cross access easement must be extended to lot 3 to allow access to the parking lot. She stated that Mr. Farmer, the property owner, is present and has agreed to these conditions.

With no further discussion, **Commissioner O’Kelley** called for a motion. **Commissioner Kinnebrew** made a motion in Case **SN17-024 Griffin Park Commercial** that the evidence and testimony warrant Approval with clerical notations. The motion was seconded by **Commissioner Smith** and by a unanimous vote of five (5-0), with Commissioners O’Kelley, Land, Davis, Kinnebrew and Smith voting in favor, the following resolution was approved:

WHEREAS, Tony DeJohn, Highpointe Investments, LLC, property owner, requests the approval of a Final Plat to subdivide approximately 4.52 acres into three (3) commercial lots to be known as Griffin Park Commercial; and,

WHEREAS, the subject property is located at 4500 Eagle Point Drive (former Eagle Point Golf Course and Driving Range), in the North Shelby – I-65 Zoning Beat, situated in Section 8, Township 19 South, Range 1 West; Parcel Nos. 58-09-3-08-0-002-001.000; and,

WHEREAS, the Griffin Park at Eagle Point Special District Plan was originally reviewed and approved by the Planning Commission in June 2016 as a 304-lot single family residential subdivision with a community center including a clubhouse and community pool; and,

WHEREAS, the Special District Plan for Griffin Park at Eagle Point was amended in September 2016 to include the relocation of the northern entrance, incorporation of unusable open space into adjoining lots and resulted in an increased total of 306 single family residential lots and a community center for the development; and,

WHEREAS, the Special District Plan for Griffin Park at Eagle Point was amended in September 2017 to include the following designated uses for the three (3) existing non-residential buildings in the community area of the development:

- Clubhouse and community pool
- Mortgage Broker Administrative office
- Sub-Contractor Administrative office with no heavy equipment stored on site; and,

WHEREAS, the September 2017 amendment to the Griffin Park at Eagle Point Special District Plan did not include an increase or reduction to the number of residential lots; and,

WHEREAS, the February 2018 amendment to the Special District Plan for Griffin Park at Eagle Point included the subdivision of the existing community area lot into three lots for the clubhouse, pool and two existing office buildings; and,

WHEREAS, the February 2018 amendment to the Griffin Park at Eagle Point Special District Plan does not include an increase or reduction to the number of residential lots; and,

WHEREAS, the overall number of lots did increase by two lots for a total of 308 lots; and,

WHEREAS, the proposed final plat meets all the requirements of the *Shelby County Subdivision Regulations*; and,

NOW, THEREFORE, BE IT RESOLVED by the Shelby County Planning Commission that the request from Tony DeJohn, Highpointe Investments, LLC, for the approval of a Final Plat to subdivide approximately 4.52 acres into three (3) commercial lots to be known as Griffin Park Commercial; located at 4500 Eagle Point Drive (former Eagle Point Golf Course and Driving Range), in the North Shelby – I-65 Zoning Beat, situated in Section 8, Township 19 South, Range 1 West; Parcel Nos. 58-09-3-08-0-002-001.000, and the same is hereby **APPROVED**, subject to:

- Applicant submitting revised final plat to include the following corrections:
 - Revise zoning to read R-2 SD
 - Extend the ingress, egress, utility and cross parking easement to include Lot 3
- Applicant submitting a record map for recording.

- Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the Shelby County Planning Commission.
- Compliance with the regulations, policies and guidelines of Shelby County.

DISCUSSION ITEMS

- Election of a Vice Chair to serve from March 2018 until the last meeting in February of 2019.

Pursuant to the Bylaws of the Shelby County Planning Commission “A Vice-Chairman shall be elected by the Commission from among its regular members during the last meeting in the month of February.” **Commissioner O’Kelley** opened the floor for nominations for the position of Vice-Chairman of the Planning Commission for the 2018-2019 Term. **Commissioner Land** nominated **Commissioner Amy Smith** to serve as Vice-Chairman of the Shelby County Planning Commission for the 2018-2019 Term. There being no further nominations, **Commissioner O’Kelley** called for a vote. **Commissioner O’Kelley, Land, Davis, Kinnebrew and Smith** voted in favor of **Commissioner Smith**. By a vote of 5 - 0, **Commissioner Amy Smith** was elected to serve as the Vice-Chairman of the Shelby County Planning Commission for the 2018-2019 term of office.

There being no further business, **Commissioner O’Kelley** made a motion to adjourn. The motion was seconded by **Commissioner Davis** and by a unanimous vote of five (5-0), with Commissioners O’Kelley, Land, Davis, Kinnebrew and Smith voting in favor, the meeting of February 19, 2018 was adjourned at 6:08 P.M.

Christie Pannell-Hester
Planning Services Supervisor

Michael O’Kelley, Chairman
Shelby County Planning Commission