

**STATE OF ALABAMA**  
**SHELBY COUNTY**  
**SHELBY COUNTY PLANNING COMMISSION MINUTES**

**May 3, 2021 – 6:00 PM**

**Shelby County Services Building, Second Floor Community Room**  
**1123 County Services Drive, Pelham, AL 35124**

**Members Present:** Joseph Little, Chairman; Jim Davis, Vice Chairman; Samuetta Nesbitt; Michael O’Kelley; Kenneth Wilder; Brett Winford

**Members Absent:** Bill Norton

**Staff Present:** David Willingham, Chief Development Officer; Christie Hester, Manager, Planning & Community Development; Kristine Goddard, Principal Planner; Josh Cameron, Principal Planner; John Slaughter, Chief Civil Engineer

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**PUBLIC HEARING**

[*Note:* The quality of sound during this meeting was muffled at times because of the room set up to enable social distancing for public participation.]

**Joseph Little, Chairman**, called the meeting to order at 6:00 pm. Following roll call, **Commissioner Little** stated there was a quorum with six Commissioners, and he reviewed the meeting procedures, noting there were no visitors present.

**1. Approval of the Minutes of the April 19, 2021, Planning Commission Regular Meeting**

**Commissioner Davis** made a motion to approve the meeting minutes of April 19, 2021, and **Commissioner O’Kelley** seconded the motion. **Commissioner Little** called for a vote and the Planning Commission unanimously approved the meeting minutes of April 19, 2021, with a vote of six to zero (6-0).

**Note:** The signed minutes retained by the Shelby County Development Services Department will have a complete meeting information packet including staff reports attached.

**2. SN21-004 – A Resubdivision of Lots 1 & 2 of Poczatek Family Subdivision**

This is a request from Czeslaw and John Poczatek, property owners, for approval of a final plat to resubdivide Lots 1 & 2 of Poczatek Family Subdivision, containing 9.44 acres, into three lots for residential use, to be known as A Resubdivision of Lots 1 & 2 of Poczatek Family Subdivision. The subject property is zoned A-1, Agricultural District and is located at 173 Elvira Road; Parcel Identification Nos. 58-13-4-18-0-000-028.001 and 58-13-4-18-0-000-028.002.

Josh Cameron stated he had the staff presentation for agenda item #2, noting it did not include any additional information beyond the written staff report provided in the meeting information packet. There were no questions or discussion, and the presentation was not required since the applicant was not present and there were no other audience members in attendance.

With no further discussion, **Commissioner Little** called for a motion. **Commissioner Davis** made a motion in **Case SN21-004 – A Resubdivision of Lots 1 & 2 of Poczatek Family Subdivision** that the evidence presented in the written staff report warrants Approval with conditions of the written staff report and **Commissioner Wilder** seconded the motion. By a unanimous vote of six to zero (6-0), the Planning Commission approved the following resolution:

**WHEREAS**, Czeslaw and John Poczatek, property owners, have petitioned the Shelby County Planning Commission for the approval of a final plat to resubdivide Lots 1 & 2 of Poczatek Family Subdivision, containing 9.44 acres, into three lots for residential use, to be known as A Resubdivision of Lots 1 & 2 of Poczatek Family Subdivision; and,

**WHEREAS**, the subject properties are zoned A-1, Agricultural District and located at 173 Elvira Road; Parcel Identification Nos. 58-13-4-18-0-000-028.001 and 58-13-4-18-0-000-028.002; and,

**WHEREAS**, the Poczatek Family Subdivision was reviewed and approved administratively by the Department of Development Services as a two-lot family subdivision (Case No. S14-045) and recorded in Map Book 44, Page 72 on November 5, 2014; and,

**WHEREAS**, the applicant is requesting to resubdivide Lot 1 into two lots and resurvey the northern boundary of proposed Lot 1B to correct a property line encroachment by the existing carport on Lot 2; and,

**WHEREAS**, this resubdivision creates the third lot in the Poczatek Family Subdivision; and,

**WHEREAS**, the final plat and documents meet the requirements of the *Zoning Ordinance of Shelby County* and *Shelby County Subdivision Regulations*; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Shelby County Planning Commission that the request from Czeslaw and John Poczatek, property owners, for approval of a final plat to resubdivide Lots 1 & 2 of Poczatek Family Subdivision, containing 9.44 acres, into three lots for residential use, to be known as A Resubdivision of Lots 1 & 2 of Poczatek Family Subdivision and located at 173 Elvira Road; Parcel Identification Nos. 58-13-4-18-0-000-028.001 and 58-13-4-18-0-000-028.002, and the same is hereby *Approved* subject to compliance with the regulations, policies and guidelines of Shelby County.

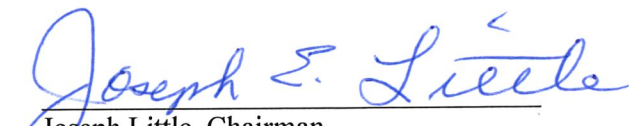
**OTHER INFORMATION**

Christie Hester informed the Planning Commission that no cases were ready for presentation prior to the deadline for the May 17<sup>th</sup> meeting; therefore, the next meeting of the Planning Commission would be Monday, June 7, 2021, at the Shelby County Services Building.

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There being no further business, **Commissioner Davis** made a motion to adjourn and **Commissioner Winford** seconded the motion. By a unanimous vote of six to zero (6-0) in favor, the Planning Commission meeting of May 3, 2021, adjourned at 6:03 pm.

  
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Christie Hester, Manager  
Planning & Community Development

  
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Joseph Little, Chairman  
Shelby County Planning Commission