

**STATE OF ALABAMA  
SHELBY COUNTY**

**SHELBY COUNTY PLANNING COMMISSION MINUTES**

**Regular Meeting – August 19, 2019 – 6:00 PM**

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

**Members Absent:** Bill Kinnebrew, Vice Chairman

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

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**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 four (4) audience member(s) present in addition to the Planning Commission members and County staff.

**Approval of the Minutes of the August 5, 2019 Planning Commission Meeting.**

**Commissioner Davis** made a motion to approve the minutes of the August 5, 2019 meeting; the motion was seconded by **Commissioner Nesbitt**. By a unanimous vote of six (6-0), with Commissioners Davis, Little, O’Kelley, Nesbitt, Wilder and Gunther voting in favor, the minutes of the August 5, 2019 meeting were approved.

**1. SD19-006 The Village at Highland Lakes Amended Master Plan**

This is a request from Doug Eddleman, owner, Village at Highland Lakes, Inc., for the approval of an Amended Master Plan for Phase 3 of The Village at Highland Lakes to replace all 63 foot wide lots in Phase 3 with 90 foot wide lots and also to eliminate cul de sac streets. The subject property is located on the north side of County Road 41 (Old Dunnivant Valley Road) approximately 3.5 miles northeast of U.S. 280, in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 3, and the E ½ of Section 4, Township 19 South, Range 1 West; Parcel Nos. 58-09-2-03-0-001-013.004, 58-09-2-03-0-001-013.010, 58-09-2-03-0-001-013.011, 58-09-2-04-0-002-001.000, 58-09-2-04-0-002-001.004, and 58-09-2-04-0-002-001.005.

Sharman Brooks described the request and explained the applicant is requesting a continuance to October 7, 2019 to address concerns about the reduction of Common Area and drainage effects to Fowler’s Lake.

Tom Jury, representing the Fowler’s Lake Homeowners Association asked to voice concerns of the proposed development. **Commissioner O’Kelley** explained with the proposed Master Plan changes by the applicant that it would be appropriate to wait for the revised plans. Mr. Jury asked that his written comments and concerns be added to the record for consideration while reviewing the revised

Master Plan.

With no further discussion, **Commissioner O’Kelley** called for a motion. **Commissioner Nesbitt** made a motion in Case **SD19-006 The Village at Highland Lakes Amended Master Plan** that the evidence and testimony warrant Continuing to October 7, 2019. The motion was seconded by **Commissioner Davis** and by a unanimous vote of six (6-0), with Commissioners Davis, O’Kelley, Gunther, Nesbitt, Little and Wilder voting in favor, the following resolution was approved:

**WHEREAS**, Doug Eddleman, owner, Village at Highland Lakes, Inc., has petitioned the Planning Commission for the approval for the approval of an Amended Master Plan for Phase 3 of The Village at Highland Lakes to replace all 63 foot wide lots in Phase 3 with 90 foot wide lots and also to eliminate cul de sac streets; and

**WHEREAS**, the subject property is located on the north side of County Road 41 (Old Dunnivant Valley Road) approximately 3.5 miles northeast of U.S. 280, in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 3, and the E ½ of Section 4, Township 19 South, Range 1 West; Parcel Nos. 58-09-2-03-0-001-013.004, 58-09-2-03-0-001-013.010, 58-09-2-03-0-001-013.011, 58-09-2-04-0-002-001.000, 58-09-2-04-0-002-001.004, and 58-09-2-04-0-002-001.005; and,

**WHEREAS**, the applicant requested to continue the case to the October 7, 2019 regularly scheduled Planning Commission to address concerns about the reduction of Common Area and drainage effects to Fowler’s Lake Subdivision; and,

**WHEREAS**, Tom Jury, representing the Home Owners Association for Fowler’s Lake asked to submit and include his neighborhood’s comments and concerns to Development Service’s staff for consideration during the review of a modified plan; and,

**WHEREAS**, the Planning Commission agreed to continue the case to allow concerns to be addressed by the applicant; now

**NOW, THEREFORE, BE IT RESOLVED** by the Shelby County Planning Commission that the request from Doug Eddleman, owner, Village at Highland Lakes, Inc., has petitioned the Planning Commission for the approval for the approval of an Amended Master Plan for Phase 3 of The Village at Highland Lakes to replace all 63 foot wide lots in Phase 3 with 90 foot wide lots and also to eliminate cul de sac streets located on the north side of County Road 41 (Old Dunnivant Valley Road) approximately 3.5 miles northeast of U.S. 280, in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 3, and the E ½ of Section 4, Township 19 South, Range 1 West; Parcel Nos. 58-09-2-03-0-001-013.004, 58-09-2-03-0-001-013.010, 58-09-2-03-0-001-013.011, 58-09-2-04-0-002-001.000, 58-09-2-04-0-002-001.004, and 58-09-2-04-0-002-001.005, be and the same is hereby **CONTINUED to October 7, 2019**.

Ms. Brooks reminded the Planning Commission that the next Planning Commission meeting will be on September 16, 2019.

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There being no further business, **Commissioner Wilder** made a motion to adjourn. The motion was seconded by **Commissioner Gunther** and by a unanimous vote of six (6-0), with Commissioners Davis, O’Kelley, Little, Nesbitt, Wilder and Gunther voting in favor, the meeting of August 19, 2019 was adjourned at 6:09 P.M.

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Christie Hester  
Planning Services Supervisor

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Michael O’Kelley, Chairman  
Shelby County Planning Commission