

STATE OF ALABAMA
SHELBY COUNTY
SHELBY COUNTY PLANNING COMMISSION MINUTES

February 21, 2022 – 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; Michael O’Kelley; Kenneth Wilder; Brett Winford

Members Absent: Samuetta Nesbitt; Bill Norton

Staff Present: David Willingham, Chief Development Officer; Christie Hester, Manager of Planning & Community Development; Sharman Brooks, Supervisor, Planning & MS4; Josh Osborne, Supervisor, Planning & MS4; Kristine Goddard; Senior Planner; John Slaughter, Chief Civil Engineer; Brenda Hungerford, Administrative Assistant

PUBLIC HEARING

Joseph Little, Chairman, called the meeting to order at 6:00 pm. Following roll call, **Commissioner Little** stated there was a quorum with five Commissioners present. He introduced Commissioners and staff and reviewed the meeting procedures. Christie Hester introduced Josh Osborne, the new Supervisor of Planning & MS4. There were no audience members present.

1. Approval of the Minutes of the February 7, 2022, Planning Commission Regular Meeting

Commissioner O’Kelley made a motion to approve the meeting minutes of February 7, 2022, with the requested correction by Commissioner Little to change “25 feet” to “15 feet” on page 3 and **Commissioner Davis** seconded the motion. **Commissioner Little** called for a vote and the Planning Commission unanimously approved the meeting minutes of February 7, 2022, as amended with a vote of five to zero (5-0).

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

2. SN21-037 – A Resubdivision of Lot 1A of Hawks Cove

This is a request from Kimberly Mealer, property owner, for the approval of a final plat to resubdivide Lot 1A of Hawks Cove, containing 3.97 acres, into two lots for residential use, to be known as A Resubdivision of Lot 1A of Hawks Cove. The subject property is unzoned and located at 10 Highway 405, southwest of the intersection of Highway 405 and Highway 71, Shelby, Alabama; Parcel Identification No. 58-33-1-01-0-001-001.002.

Kristine Goddard gave a brief presentation on agenda item #2 based on the written staff report provided in the meeting information packet, noting the applicant was not in attendance. She explained there is insufficient sight distance for the existing driveway on Highway 71; the applicant is fully aware of this situation; and her surveyor has worked with the Highway Department. Ms. Goddard stated staff recommends any approval include the following conditions:

- Submittal of a revised plat with the removal of all references to the existing, unpermitted driveway to Highway 71 and the addition of a note stating, “No lots shall have direct access to Highway 71.”
- Physical removal, in a permanent manner, of the existing drive accessing Highway 71.

With no further discussion or any public comments, **Commissioner Little** called for a motion. **Commissioner O’Kelley** made a motion in **Case SN21-037 – A Resubdivision of Lot 1A of Hawks Cove** that the evidence presented in the written staff report and presentation warrants Approval with the conditions outlined by staff; **Commissioner Davis** seconded the motion. On a unanimous vote of five to zero (5-0), the Planning Commission approved the following resolution:

WHEREAS, Kimberly Mealer, property owner, has petitioned the Shelby County Planning Commission for approval of a final plat to resubdivide Lot 1A of Hawks Cove, containing 3.97 acres, into two lots for residential use, to be known as A Resubdivision of Lot 1A of Hawks Cove; and,

WHEREAS, the subject property is unzoned and located at 10 Highway 405, southwest of the intersection of Highway 405 and Highway 71, Shelby, Alabama; Parcel Identification No. 58-33-1-01-0-001-001.002; and,

WHEREAS, Hawks Cove was reviewed and approved administratively in 1994 as a two-lot minor subdivision (Case No. S-77-94) and recorded in Map Book 19, Page 60 on October 5, 1995; and,

WHEREAS, the resubdivision of Lot 1 of Hawks Cove (Case No. S-65-99) was reviewed and approved administratively and recorded in Map Book 26, Page 56 on November 24, 1999; and,

WHEREAS, the subdivision of Lot 1A into two lots creates a sixth lot in Hawks Cove, reclassifying the subdivision from a minor subdivision to a major subdivision requiring Planning Commission approval; and,

WHEREAS, both proposed lots maintain frontage along Highway 405 with acceptable sight distances; and,

WHEREAS, an existing, unpermitted drive accessing Highway 71 with unacceptable sight distance must be physically removed in a permanent manner prior to recording; and

WHEREAS, all visual notation references to the existing drive accessing Highway 71 must be removed from the final plat; and,

WHEREAS, the final plat shall include a note stating, “No lots shall have direct access to Highway 71”; and,

WHEREAS, a final plat will not be signed for recording until the concerns of the County Highway Department as identified have been satisfactorily addressed; and,

NOW, THEREFORE, BE IT RESOLVED by the Shelby County Planning Commission that the request from Kimberly Mealer, property owner, for approval of a final plat to resubdivide Lot 1A of Hawks Cove, containing 3.97 acres, into two lots for residential use, to be known as A Resubdivision of Lot 1A of Hawks Cove located at 10 Highway 405, southwest of the intersection of Highway 405 and Highway 71, Shelby, Alabama; Parcel Identification No. 58-33-1-01-0-001-001.002 be, and the same is hereby *Approved* subject to:

- Submittal of a revised plat with the following corrections:
 - Remove all reference to the existing, unpermitted drive to Highway 71; and,
 - Add note on the plat stating, “No lots shall have direct access to Highway 71”.
- Physical removal, in a permanent manner, of the existing drive accessing Highway 71.
- Compliance with the regulations, policies and guidelines of Shelby County.

ACTION ITEM

1. Election of Vice Chairman

In accordance with the *Bylaws of the Planning Commission of Shelby County, Alabama*, Section 3.b, the Planning Commission shall elect a Vice Chairman during the last meeting in the month of February and the former Vice Chairman shall become the Chairman of the Planning Commission at the next meeting.

Commissioner Little opened the floor for nominations to elect a new Vice Chairman of the Shelby County Planning Commission for the 2022-2023 term. **Commissioner O’Kelley** stated his willingness to serve. **Commissioner Little** nominated **Michael O’Kelley**; **Commissioner O’Kelley** accepted the nomination; and **Commissioner Davis** seconded the nomination.

There being no further nominations, **Commissioner Little** called for a vote. By a vote of 5-0, the Planning Commission unanimously elected **Commissioner Michael O’Kelley** to serve as the Vice Chairman of the Shelby County Planning Commission for the 2022-2023 term of office.

Commissioner Little thanked the Planning Commission and County staff for their support during his chairmanship.

DISCUSSION ITEMS

1. Shelby County Comprehensive Plan Update

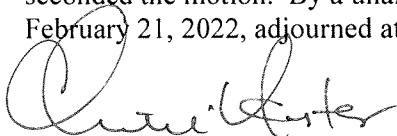
Christie Hester, Co-Project Manager for the Shelby County Comprehensive Plan, updated the Planning Commission on the project through a presentation and discussion on the draft Existing Conditions and Trends report sent via email prior to the meeting. She asked the Planning Commission to send any edits or comments by March 1, noting an anticipated date of March 7 to share the Existing Conditions and Trends report with the public.

A copy of the presentation will be attached to the final minutes.


2. Preview of Upcoming Meeting Agendas

Sharman Brooks confirmed the next scheduled meeting of the Planning Commission is Monday, March 7, 2022, and distributed the meeting agenda that was posted last week.

There being no further business, **Commissioner Davis** made a motion to adjourn and **Commissioner O’Kelley** seconded the motion. By a unanimous vote of five to zero (5-0) in favor, the Planning Commission meeting of February 21, 2022, adjourned at 6:48 pm.



Christie Hester, Manager
Planning & Community Development



Joseph Little, Chairman
Shelby County Planning Commission