

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

**June 6, 2022 – 6:00 PM**

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

**Members Present:** Jim Davis, Chairman; Samuetta Nesbitt; Bill Norton; Kenneth Wilder; Brett Winford

**Members Absent:** Michael O’Kelley, Vice Chairman; Joe Little

**Staff Present:** David Willingham, Chief Development Officer; Christie Hester, Manager of Planning & Community Development; Josh Osborne, Supervisor, Planning & MS4; Kristine Goddard, Senior Planner; Andrew Harris, Planner; Heidi Lee, Civil Engineer; Brenda Hungerford, Administrative Assistant

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**PUBLIC HEARING**

**Jim Davis, Chairman**, called the meeting to order at 6:00 pm. Following roll call, **Commissioner Davis** stated there was a quorum with five Commissioners present. There were no audience members present.

**1. Approval of the Minutes of the April 18, 2022, Planning Commission Regular Meeting**

**Commissioner Norton** made a motion to approve the meeting minutes of April 18, 2022; **Commissioner Nesbitt** seconded the motion. **Commissioner Davis** called for a vote and the Planning Commission unanimously approved the meeting minutes of April 18, 2022, 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. Approval of the Minutes of the May 16, 2022, Planning Commission Regular Meeting**

**Commissioner Norton** made a motion to approve the meeting minutes of May 16, 2022; **Commissioner Wilder** seconded the motion. **Commissioner Davis** called for a vote and the Planning Commission unanimously approved the meeting minutes of May 16, 2022, 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.

**3. SN22-002 – A Resubdivision of Lot 1A of Sims Land Division Resubdivision of Tract 1**

This is a request from Darren Vick, property owner, for approval of a final plat to subdivide Lot 1A of Sims Land Division of Sims Land Division Resubdivision of Tract 1, containing 12.41 acres, into three residential lots to be known as A Resubdivision of Lot 1A of Sims Land Division Resubdivision of Tract 1. The subject property is zoned A-1, Agricultural District, and located at 14954 Highway 61, approximately one-quarter mile south of the intersection with County Road 40; Parcel Identification No. 58-16-8-28-0-000-001.000.

Kristine Goddard provided a brief summary of the request for agenda item #3 based on the written staff report provided in the meeting information and answered questions related to the access easement.

With no further discussion, **Commissioner Davis** called for a motion. **Commissioner Wilder** made a motion in **Case SN22-002 – A Resubdivision of Lot 1A of Sims Land Division Resubdivision of Tract 1** that the evidence presented in the written staff report and presentation warrants Approval; **Commissioner Norton** seconded the motion. On a unanimous vote of five to zero (5-0), the Planning Commission approved the following resolution:

**WHEREAS**, Darren Vick, property owner, has petitioned the Shelby County Planning Commission for approval of a final plat to resubdivide Lot 1A of Sims Land Division Resubdivision of Tract 1, containing 12.41 acres, into three lots for residential use, to be known as A Resubdivision of Lot 1A of Sims Land Division Resubdivision of Tract 1; and,

**WHEREAS**, the subject property is zoned A-1, Agricultural District, and located at 14954 Highway 61 approximately one-quarter mile south of the intersection with County Road 40; Parcel Identification No. 58-16-8-28-0-000-001.000; and,

**WHEREAS**, Sims Land Division was reviewed administratively as a five-lot minor subdivision (Case No. S-27-89) and recorded in Map Book 13, Page 79, on June 13, 1989; and,

**WHEREAS**, Tract 1 of Sims Land Division was further subdivided in 2003 as Sims Land Division Resubdivision of Tract 1 (Case No. S-16-03) and recorded in Map Book 32, Page 56, on October 31, 2003; and,

**WHEREAS**, dividing Lot 1A into three lots creates a sixth lot that reclassifies Sims Land Division from a minor subdivision to a major subdivision, requiring Planning Commission approval; and,

**WHEREAS**, each lot maintains frontage along Highway 61 with acceptable sight distances; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Shelby County Planning Commission that the request from Darren Vick, property owner, for approval of a final plat to resubdivide Lot 1A of Sims Land Division Resubdivision of Tract 1, containing 12.41 acres, into three lots for residential use, to be known as A Resubdivision of Lot 1A of Sims Land Division Resubdivision of Tract 1, and located at 14954 Highway 61 approximately one-quarter mile south of the intersection with County Road 40; Parcel Identification No. 58-16-8-28-0-000-001.000 be, and the same is hereby *Approved* subject to compliance with the regulations, policies and guidelines of Shelby County.

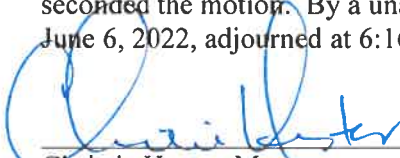
**DISCUSSION ITEMS**

• **Shelby County Comprehensive Plan – Future Development Map**

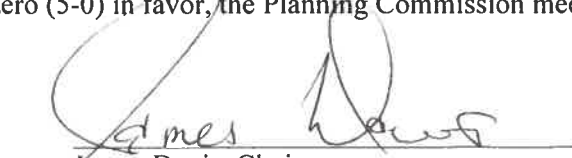
As a follow-up to the presentation at the last meeting, Christie Hester spoke briefly about the progress made on the Future Development Map that included 73 edits to the draft. She reminded the Planning Commission of the June 20<sup>th</sup> deadline to provide online feedback on the draft map and encouraged anyone with questions to reach out to staff.

- Christie Hester stated there would be one public hearing for a variance case at the next regularly scheduled meeting of the Planning Commission on June 20, 2022.

There being no further business, **Commissioner Norton** made a motion to adjourn and **Commissioner Wilder** seconded the motion. By a unanimous vote of five to zero (5-0) in favor, the Planning Commission meeting of June 6, 2022, adjourned at 6:16 pm.



Christie Hester, Manager  
Planning & Community Development



James Davis, Chairman  
Shelby County Planning Commission