



Planning and Zoning Commission Meeting Minutes 03.17.22

Present: Chairman Bob Doyle, Steve Gilbert City Clerk, Nathan Stamps, Bill Glosson, George Henry, Councilman David King, Becky Tutwiler. Absent: Charlie Binion, Linda McCray

Verification of Quorum: Yes - Present.

Chairman Bob Doyle Called the Meeting to Order at 6:00 P.M.

Motion to approve Minutes from last Meeting on 02.17.2022, Motion to approve Minutes made by Henry, Second by King, Vote: All Ayes 6, 1 Abstain Nathan Stamps.

Case No. SD22-001 Heritage Trace – Amended Master Plan

Jay Skinner Attorney for Sealy family asked for George Henry to recuse himself. George Henry will not recue from discussion or voting.

Read from Alabama Law.

Clients have agreed to strike 5 of 7 areas of zoning to AR. Two homes on 37 acres.

Mrs. Sealy spoke with HOA 7 to 5 strikes of areas of AR zoning.

Mr. Sealy spoke that negotiations were positive, felt in good faith that a compromise had been reached.

Chip Harris Heritage Trace was at the meeting – what was agreed to was two acres.

Home occupancy definitions. Stated in Special District is HOA recommendation. Special District vegetative barrier between current area and new area.

Kristine Goddard Shelby County received definition of home occupation based on ordinances in place.

June Coffman 104 Heritage Trace loves the neighborhood but is concerned about traffic and what is allowed in AR.

Tina Whitworth 100 Heritage Trace asked why the rezoning away from SD to AR. Purpose.

Charles Matthews Heritage Trace small buffer zone. Conditional usages. Have they been struck? Permitted were struck conditional not stricken.

Chris Couters Patriot Park long process of building of house. Please do not approve until all is in writing.

George Henry clarification of definition of “Farm.”

What is the request as amended and worked out by the parties?

Lengthy discussion on subdivision and change in zoning.

Vicki Pounders “new builder” in area. Beauty of area. Concurred about preservation of the neighborhood. Please do not allow specific restrictions.

Jessica Henry Heritage Trace Please make sure lawyers are clear with restrictions. Why changes now?

Natural Buffer in place.

Motion: To allow conditional zoning to AR with struck conditions. Motion and second by Stamps. 6 Ayes, 1 Nay, Motion passes.

Publish minutes.

Case SD22 – 004 University SD Amendment – Alpha Tau Omega Fraternity House

Development by David Bradford, MORE Adventures Homes, LLC.

Clarification by Kristine Goddard of University SD and request of new property owner.

Motion made by Henry, second by King, All Ayes.

Case Ammersee Lakes Tom Bagley

Michael Rice designers of Sector 3. Tom Bagley spoke on development of Sector 3.

Motion to approve as presented. Motion by: King, second Gilbert, Vote: All Ayes (8).

Motion to Adjourn: Motion to Adjourn by King, Second by Stamps, All Ayes. Meeting adjourned at 8:25 p.m.

Submitted by: _____

Steve Gilbert, City Clerk

Case No. Z22-001 – Boyd Rezoning A-R to B-2

Discussion: Kevin Boyd spoke on behalf of the property owner - Betty Crowe. Discussion on grandfather clause for existing mobile home.

Call for Motion, Motion made by Gilbert, Second by Henry, All Ayes.