



AGENDA
SHELBY COUNTY PLANNING COMMISSION
REGULAR MEETING
Shelby County Services Building
2nd Floor Community Room
1123 County Services Drive
Pelham, AL 35124
September 21, 2009



WORK SESSION

A work session will be held at 6:00 p.m. in the Community Room prior to the regular meeting. All interested parties are invited to attend. Note: *This is not a public hearing.*

PUBLIC HEARING

1. Approval of the Minutes of the July 20, 2009 Meeting

2. Z09-00008; Ponder Property – Lot Size Variance

Purpose: A request of Pat Ponder, representing the owner Tommy Ponder, for the approval of a variance to establish a substandard lot of 0.60 acre in an A-1, Agricultural District instead of the required minimum lot size of 1 acre; a variance of Section 3, Article XVII, pursuant to Section 3, Article XXIII.

Location: The subject property is located southeast of County Road 49 at 1490 Claude Hughes Road, approximately 600 feet south of the intersection with Sycamore Road in the A-1 zone district of the Westover – South Wilsonville Zoning Beat and situated in the NW ¼ of Section 30, Township 20 South, Range 1 East; Parcel Identification No. 16-9-30-000-008.005.

3. Z09-00009; Valleydale Professional Office – Parking Variance

Purpose: A request from Marty Byrom, representing the owners, Drs. Vance Blackburn and Douglas Moore, for a variance to permit the addition to one unit in a condominium office park resulting in 90 parking spaces, instead of the minimum 106 spaces required; a variance of Section 1.3, Article XX pursuant to Section 3, Article XXIII.

Location The subject property is located at 2520 Valleydale Road in the Valleydale Professional Office Condominium, diagonally across Valleydale Road from the Southeastern Bible College in the B-1, Neighborhood Business District of the North Shelby-I65 Corridor Zoning Beat and situated in the S ½ of Section 16, Township 19 South, Range 2 West; Parcel Identification Nos. 58-10-5-16-0-001-022.000, 8-10-5-16-0-001-022.001, 8-10-5-16-0-001-022.002, 8-10-5-16-0-001-022.003, 8-10-5-16-0-001-022.004, 8-10-5-16-0-001-022.005, and 8-10-5-16-0-001-022.006.

4. Z09-00010; Vulcan Materials – A-1 to M-2

Purpose: A request from Chuck King, representing Vulcan Lands, Inc., for the approval of the amendment of the zone district boundaries from the A-1, Agricultural District to the M-2, Heavy Industrial District to permit the continued extraction of mineral resources.

Location: The subject properties are located southwest of Exit 231 of I-65, south of CR 84 and north of CR 16 in the North Shelby – I-65 Corridor Zoning Beat and generally situated in Sections 7, 8, 9, 17 and 18, Township 22 South, Range 2 West; particularly, Parcel Identification Nos. 58-28-3-08-0-000-001.000 (pt.), 58-28-3-08-0-000-023.000, 58-28-4-18-0-000-010.000 (pt.), and 58-28-4-18-0-000-011.000 (pt.).

5. SP09-00007; Shoal Creek – Revised Master Plan

Purpose: A request from George Thompson, Thompson Realty, Inc., representing the Shoal Creek Association for the approval of an amended Master Plan for the Shoal Creek Subdivision.

Location: The subject property is located east of Dunnivant Valley Road (CR 41), approximately 5 miles northeast of U.S. 280 in an E-1 SD, Single Family Estate – Special District in the Chelsea North–Dunnivant Valley South–Westover North Zoning Beat and situated in Sections 25, 26, 27, 34, 35 and 36, Township 18 South, Range 1 West.

6. S09-00039; The Shires, Phase IV and a Resurvey of Lot 16 of Phase II – Final Plat

Purpose: A request from Sid Smyer, representing The Shires, LLC, for the approval of a final plat to divide 15 acres and Lot 16, The Shires Phase II, into five residential lots as a part of The Shires, a private subdivision.

Location: The subject property is located northeast of Dunnivant Valley Road (CR 41) approximately six miles northeast of U.S. 280 in the E-1, Single-Family Estate District of the Chelsea North - Dunnivant Valley South - Westover North Zoning Beat and situated in the NW ¼ of Section 24, Township 18 South, Range 1 West, Parcel Identification Nos. 58-03-6-24-0-000-009.009 and 58-03-6-24-0-000-009.021.

Discussion Items