

AGENDA
SHELBY COUNTY PLANNING COMMISSION
REGULAR MEETING
SHELBY COUNTY SERVICES BUILDING

August 15 2005 7:00 P.M.

WORK SESSION

A work session will be held prior to the regular meeting at 6:00 p.m. All interested parties are invited to attend.

Note: This is not a public hearing.

PUBLIC HEARING

1. Approval of Minutes of July 18, 2005 Regular Meeting

2. Case No. P-01-05, Burch Development – Site Plan Review *CONTINUED FROM JUNE 6, 2005 MEETING*

Purpose: A request from Rick Burch for a favorable review of a site development plan for the construction of a 14 building office complex on 8.12 acres in an "O & I - (2)", Office and Institutional District (2).

Location: The subject property is located on the northwest side of the 2500 block of Valleydale Road, across from Southeastern Bible School, and situated in the SE ¼ of Section 16, Township 19 South, Range 2 West, parcel identifications #'s: 10-5-16-0-001-013.000, 10-5-16-0-001-014.000, 10-5-16-0-001-015.000, 10-5-16-0-001-016.000, 10-5-16-0-001-016.001, and 10-5-16-0-001-018.000.

3. Case No. Z-10-05, Grace Meadows – Rezoning from A-1 to R-1

Purpose: A request from Allen T. Dennis for approval of the rezoning of 9.62 acres of land from "A-1 Agricultural District" to "R-1 Single Family District".

Location: The subject property is located off Newsome Road, and situated Section 11, Township 21 South, Range 1 West, Parcel Identification number 58-20-1-11-0-000-003.008.

4. Case No. Z-11-05, Game Rezoning, E-2 to O-I (2)

Purpose: A request from Rick Burch for approval of the rezoning of 3.95 acres of land from "E-2 Single Family Estate District" to "O-I Office and Institutional District (2)".

Location: The subject property is located at 222 Rutherford Loop Road off Valleydale Road, and situated Section 16, Township 19 South, Range 2 West, Parcel Identification number 58-10-5-16-0-004-053.003 & 58-10-5-16-0-004-054.000.

5. Case No. Z-12-05, Flemmings Farm, A-1 to SD

Purpose: A request from United States Steel Real Estate for approval of the rezoning of 198.8 acres of land from "A-1 Agricultural District" to "A-1 SD" Agricultural - Special District to permit the development of a 198.8 acre planned residential development.

Location: The subject property is located at the south end of Stadium Trace Parkway, north of the Cahaba River, and situated Sections 3 & 4, Township 20 South, Range 3 West, Parcel Identification numbers 58-13-2-04-0-000-001.000, 58-13-2-04-0-000-001.001, 58-13-2-04-0-000-005.001, and 58-13-2-03-0-000-003.000.

6. Case No. V-05-05, Johnson Variance, Highway 41 and Hawks View Drive

Purpose: A request from Jeff and April Johnson for a variance to permit the placement of an accessory structure in a required front yard along Hawks View Drive instead of in the rear yard as required; a variance of Article XXI, Section 7, pursuant to Article XXIII, Section 3.2.

Location: The subject property is located at the intersection of Hawks View Drive and Highway 41, and situated Section 13, Township 18 South, Range 1 West, Parcel Identification number 58-03-6-13-0-000-005.001.

7. S-60-05, Mt. Laurel – Phase IIIB, Preliminary Plat

Purpose: A request from John O. Freeman, Sr., EBSCO Development Company, for the approval of a preliminary plat to be known as the Mt. Laurel – Phase IIIB. The purpose of this subdivision is to develop approximately 43.6 acres into 138 residential lots.

Location: The subject property is located at the end of Burnham Drive in Mt. Laurel, Phase II, situated in Sections 2 & 3, Township 18 South, Range 1 West, parcel identification numbers: 58-09-2-03-1-001-001.000, 58-9-2-03-1-001-010.000 (part) and 58-09-1-02-0-000-001.001 (part).

Discussion Items