



**AGENDA**  
**SHELBY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**SHELBY COUNTY SERVICES BUILDING**  
**2<sup>nd</sup> Floor Community Room**  
**1123 County Services Drive**  
**Pelham, AL 35124**



**July 17, 2006, 7 P.M.**

**WORK SESSION**

**A work session will be held in the conference room, (adjacent to the community room), prior to the regular meeting at 6:00 p.m. All interested parties are invited to attend. Note: This is not a public hearing.**

- 1. Approval of Minutes of June 5, 2006, Regular Meeting**
- 2. Z-07-06, Shaheen, Inc., Rezoning from A-1 to B-2**

*Purpose:* A request from Abdul Ali, Shaheen, Inc., for the approval of the rezoning of two parcels of land, totaling three acres, more or less, from "A-1", Agricultural District to "B-2", General Business District, to permit construction of a strip commercial development.

*Location:* The subject property is located unincorporated Shelby County in the Calera area on Highway 31 between Bonneville Drive and Ridgelyn Road. It is in the North Shelby – I-65 Corridor Zoning Beat situated in Township 24 North, Range 13 East, Section 2, parcel identification numbers 58-35-1-02-0-001-004.013 and 58-35-1-02-0-001-004.014.

- 3. V-02-06, Flaherty - Side Yard Variances**

*Purpose:* This is a request from Dorothy Flaherty for approval to permit the construction of a single-family residential home having an 11-foot left-side variance from a required 20-foot setback and a 5.5-foot right-side variance from a required 30-foot setback, as required in an "A-1", Agricultural District pursuant to Article VII, Section 3, of the Zoning Regulations of Shelby County, Alabama.

*Location:* The subject property is located in unincorporated Shelby County at 1277 Highway 277, Helena. It is in the North Shelby – I-65 Corridor Zoning Beat, Township 20 South, Range 4 West, Section 27; parcel identification number 58-12-8-27-0-000-015.003.

- 4 Case No. S-38-06, Maple Leaf Estates – Preliminary Plat**  
*Continued from June 5, 2006*

*Purpose:* A request from Conner Farmer, Maple Leaf, LLC, for the approval of a preliminary plat to be called *Maple Leaf Estates*, subdividing 36 acres into 28 single-family residential lots. The subject property is zoned "A-1", Agricultural District.

*Location:* The subject property is located at in unincorporated Shelby County on the west side of Wilsonville at 3801 Highway 55, approximately 1/3 of a mile north of County Road 40, in the Westover South – Wilsonville Zoning Beat and situated in SE ¼ of Section 20, Township 20 South, Range 1 East, parcel identification number 58-16-4-20-0-000-007.002.

## **5 S-45-06, Lake Wellington Estates Preliminary Plat**

*Purpose:* A request from Bobby Adams for the approval of a preliminary plat to be called ***Lake Wellington Estates***, subdividing 15.3 acres, more or less, into 21 single-family residential lots. This property is zoned "E-2", Single Family Estate District.

*Location:* The subject property is located on the west side of Caldwell Mill Road, approximately 375 feet south of Heatherwood Drive, in the North Shelby – I-65 Corridor Zoning Beat and situated in the NW ¼ of Section 10, Township 19 South, Range 2 West, parcel identification number 58-10-2-10-0-001-005.000.

### **Discussion Items**

- ***Status of Proposed Subdivision Regulations***