



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



**June 5, 2006, 7:00 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.

**PUBLIC HEARING**

**1. Approval of Minutes of May 15, 2006, Regular Meeting**

**2. Z-06-06, Our Savior Evangelical Lutheran Church – Rezoning: H-Z to O&I**

*Purpose:* A request from Robert Holbrook, Our Savior Lutheran Church, representing the owner, Ken Underwood, for the approval of the rezoning of a 9.6 acre tract of land from the “H-Z”, Holding Zone District to the “O-I”, Office and Institutional District to permit the development of a church.

*Location:* The subject property is located on Dunnivant Valley Road, (County Road 41), approximately ¾ mile east of U.S. Highway 280, in the vicinity of Smith Drive, Brock Drive and Trott Lane; located in the Chelsea North – Dunnivant Valley South Westover North Zoning Beat and situated in SW ¼ of Section 16, Township 19 South, Range 1 West; Parcel Identification Nos. 58-09-5-16-0-001-031.006 and 58-09-5-16-0-001-031.008.

**3. Case No. MP-02-06, Park Place – Master Plan Approval**

*—CONTINUED FROM MAY 1, 2006—*

*Purpose:* A request from John Whately for the approval of a master plan of a town home development consisting of 94 units, in 17 buildings, on a 15 acre, more or less, tract of land. The subject property is *not zoned*.

*Location:* The subject property is located on the west side of Oak Mountain State Park Road, approximately 0.7 mile south of Highway 119, in the North Shelby – I-65 Corridor Zoning Beat and situated in Section 6, Township 18 South, Range 2 West, Parcel Identification No. 58-14-3-06-1-001-004.000.

**4. Case No. MP-03-06, Highland Ridge — Master Plan Approval**

*Purpose:* A request from Leo E. Joseph, Jr., for the approval of a master plan of a subdivision development consisting of 56 lots on a 63-acre, more or less, tract of land. The subject property is *not zoned*.

*Location:* The subject property is located on the west side of County Highway 39, south of High Chaparral and north of Cameron Woods, in the Chelsea South Zoning Beat and situated in Sections 17 & 18, Township 20 South, Range 1 West, Parcel Identification No. 58-15-4-18-0-000-001.001.

**5. Case No. S-07-06, Yellow Leaf Farms – Preliminary Plat**

*Purpose:* A request from Dustin Woods, D & D Construction, Inc., for the approval of a preliminary plat to be known as **Yellow Leaf Farms** to subdivide approximately 32.5 acres into 23 single family residential lots. The subject property is zoned "A-1", Agricultural District.

*Location:* The subject property is located south of Westover, on the north side of County Road 51, approximately ¼ mile east of the intersection of County Road 55 in the Westover South - Wilsonville Zoning Beat; and situated in the W ½ of Section 4, Township 20 South, Range 1 East; Parcel Identification Nos. 16-2-04-0-000-011.000, 16-2-04-0-000-011.002, 16-2-04-0-000-011.003, 16-2-04-0-000-011.004.

**6. Case No. S-16-06, Saunders Bridge 1<sup>st</sup> Sector – Preliminary Plat**  
—CONTINUED FROM MAY 1, 2006—

*Purpose:* A request from Jackie Davis, Surveying Solutions, Inc. for the approval of a preliminary plat to be called Saunders Bridge 1<sup>st</sup> Sector to subdivide 256 acres into 36 lots. A master plan of this subdivision was approved by the Shelby County Planning Commission, (*Case No. MP-05-05*), in September 2005. The subject property is *not zoned*.

*Location:* The subject property is located in northeast Shelby County, on Twin Pines Road, County Highway 45 in the Sterrett – Vandiver Zoning Beat and situated in the S ½ of Section 23, the NW ¼ of Section 26, and the NE ¼ of Section 27, Township 18 South, Range 1 East, Parcel Identification Nos. 58-04-6-23-0-000-003.000, 58-04-6-23-0-000-003.011, 58-04-6-23-0-000-003.013, 58-04-6-23-0-000-006.000, 58-04-7-26-0-000-002.000; and 58-04-8-27-0-000-001.002.

**7. Case No. S-17-06, Highland Lakes, Sector 1, Phase 6 – Preliminary Plat**  
—CONTINUED FROM MAY 1, 2006—

*Purpose:* A request from Kenneth B. Weygand, Eddleman Properties Inc., for the approval of a revised preliminary plat, to be called Highland Lakes, Sector 1 – Phase 6, to subdivide 123.61 acres into 108 single family residential lots. This property is zoned "E-2-SD", Special Estate District.

*Location:* The subject property is located in the Highland Lakes community, near the Highway 280 entrance and south of Highland Lakes Court in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Sections 8, 16, and 17, Township 19 South, Range 1 West, Parcel Identification Nos. 58-09-3-08-0-001-001.020, 58-09-4-17-0-001-001.004, 58-09-4-17-0-001-001.004, and 58-09-4-17-0-001-011.000.

**8. Case No. S-38-06, Maple Leaf Estates – Preliminary Plat**

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

*Location:* The subject property is located at 3801 Highway 55, on the west side of Wilsonville, approximately 1/3 of mile north of County Road 40, in the Westover South – Wilsonville Zoning Beat and situated in Section 20, Township 20 South, Range 1 East, Parcel Identification No. 58-16-4-20-0-000-007.002.

**9. Case S-39-06, Woodhall Green, Preliminary Plat**

*Purpose:* A request from George Thompson, Thompson Realty Co., Inc., for the approval of a preliminary plat to be called Woodhall Green to subdivide 6.82 acres into eight (8) single-family residential lots. The subject property is zoned "E-1 SD", Special Estate District.

*Location:* The subject property is located within Shoal Creek, off Carnoustie Drive on Wakonda Terrace, in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 26, Township 18 South, Range 1 West, Parcel Identification Nos.: 58-03-7-26-0-000-069.000; 58-03-7-26-0-000-070.000; 58-03-7-26-0-000-070.001; 58-03-7-26-0-000-071.000; and 58-03-7-26-0-000-071.001

**Discussion Items**

- "HZ", Holding Zone – Conditional Uses –(Case No. ZAM -01-06)