



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



March 6, 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 February 20, 2006 Regular Meeting**
- 2. Case No. P-01-05, Burch Development – Site Plan Review**

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 approximately 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 the Southeastern Bible College, and situated in the SE ¼ of Section 16, Township 19 South, Range 2 West, Parcel Identification number(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. S-96-05, Plantation Manor Subdivision, REVISED Preliminary Plat**

Purpose: This is a request from Mike Craft for the approval of a preliminary plat to be called **Plantation Manor**, to subdivide 17.37 acres into 9 lots for single family residential use. The subject property is located in the Harpersville – Vincent Zoning Beat, which is an unzoned area.

Location: The subject property is located in northeast Shelby County, at the St. Clair County line; 4878 Highway 231, and situated in the NE ¼ of Section 24, Township 18S, Range 2 East; parcel identification number: 05-6-24-0-000-001.000.

- 4. V-01-06, Oak Harbor Phase I, Front Variance**

Purpose: A request from Phil Duke, owner, for the approval of a 15-foot front-yard variance to permit the construction of a residence having a 20-foot front setback instead of the minimum 35 feet required in the "E-2 Single-Family Estate District", a variance of Article IX, Section 3, pursuant to Article XXIII, Section 3.

Location: The subject property is located on Lay Lake, at the south end of Harbour Drive, Lot 3-A, Oak Harbour Phase I, and situated in the SE ¼ of Section 23 Township 21 South Range 1 East; parcel identification number 20-6-23-0-002-003.000.

5. Case No. Z-01-06, The Preserve at Brook Highland

Purpose: A request from Eddleman Properties, Inc., for the approval of the rezoning of 253 acres, more or less, from “R-1 Single Family Residential District” and “HZ Holding Zone District” to “R-4 (SD) Multiple Dwelling Special District” to permit the planned development of single-family residential dwellings.

Location: The subject property is located in north central Shelby County, off of Cahaba Beach Road, approximately 1 mile northeast of U.S. Highway 280 in the North Shelby – I-65 Corridor Zoning Beat and situated in Section 30, Township 18 South, Range 1 West, parcel identification numbers, 03-9-30-0-001-001.000 and 03-9-30-0-002-001.111.

Discussion Items